



TOWN OF UPTON, MASSACHUSETTS

Planning Board

Quarterly Report 1st & 2nd Quarters 2016

Summary

The following public hearing was held during the 1st & 2nd quarters of 2016:

- 3/8/16 – Large-Scale Ground-Mounted Solar Photovoltaic Installation Special Permit and Site Plan Approval application for 5 Walker Dr; hearing continued to 3/22/16 & 4/12/16; hearing closed 4/12/16.

Subdivisions:

- **“Crosswinds”** [Blueberry Ln & Dogwood Dr] - Definitive Plan (32 lots) located between Plain Street and Station Street was approved September 2005. Modification of this definitive subdivision was submitted in March 2015. The following modifications were presented and approved: eliminate the intersection of Dogwood Dr and Station St by creating a cul-de-sac which also removes the need for a railroad crossing; eliminate one (1) lot and modify three (3) lots; eliminate two (2) catch basins. Infrastructure is complete and construction of houses has begun; several houses have been sold and are occupied.
- **“Governor’s Landing”** Definitive Plan (59 lots) off Milford Street. No action to date.
- **“Hartford Highlands”** – 4-lot Definitive Plan approved June 2014. Covenant has been submitted and approved. Work on the infrastructure has begun.
- **“JR Estates”** [Azalea Ln] - 5-lot Open Space subdivision (Special Permit) located off West River St was approved July 2011. Infrastructure is complete and construction of houses has begun.
- **“Rockwood Meadows”** [Cranberry Cir & Rockwood Ln] - Senior Housing Community (Special Permit) located off East Street, was approved in September 2006. Application for Modification of the Special Permit and Site Plan was submitted in July 2013. Modification included changing number of single family (50) and duplex (12) units. Total number of units remains at 62. Modification of the plan was approved November 2013. Construction of infrastructure, roadways and homes is being done in 2 phases. Several homes have been sold and are occupied.
- **“Sylvan Springs”** Definitive Plan was approved in November 2006. This is a 54-lot subdivision located off Northbridge Road, in Mendon. Ten lots (6 houses) will be located in Upton. Construction of the subdivision has begun in Mendon. No work has begun in Upton to date.
- **“Upton Ridge North & South”** – Application of Pulte Homes of New England, LLC for a Preliminary Subdivision plan relative to the Pre-Application for a Senior Housing Community Special Permit located off Hartford Ave S on 53.4± acres. Submitted 2/19/16 and is under review by Town Boards/Departments and the Planning Board’s engineer. (See special permit below).
- **“Whitney Farms at Cotton Gin Circle”** - Definitive Plan submitted January 2014. This is an 8-lot subdivision located off Grove St. The Board voted to deny the subdivision on 7/22/14. Applicant filed an appeal of the decision. Negotiations with the applicant are on-going.

Special Permits:

- Upton Ridge North & Upton Ridge South Senior Housing Community Pre-Applications for 139 units located off Hartford Ave S. Applications are under review at this time.
- Application of NEI Solar LLC, 13 Brent Dr, Hudson MA for a 327 kW Large-Scale Ground-Mounted Solar Installation (includes Site Plan Approval application) on 2.04± acres located at 5 Walker Dr. Application was approved by the Planning Board on 4/26/16. Site clearing is complete and installation has begun. Minor modification of the application (installation of 4 additional tables) was submitted for review in July 2016. Approval of the Fire Chief was issued for the modification; waiting for review from the Board's engineer.
- Application of Upton Solar LLC, 4 Liberty Square, Boston MA for a 2.0± megawatt Large-Scale Ground-Mounted Solar Installation (includes Site Plan Approval application) on 61.6± acres off Milford St. Application was approved by the Planning Board on 12/8/15. Construction has not yet begun.

Site Plans:

- Application of Town of Upton/DPW for a 30 space parking lot at the Kiwanis Beach facility to be accessed off Cider Mill Ln. A public hearing was held and upon presentation by the applicant and review by our engineer the hearing was closed. Planning Board approved the application on 2/23/16. Construction of the parking lot has begun and should be completed early fall (2016).

Plan Review

Summary of the Board's review activity for the 1st & 2nd quarters of 2016:

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	6	8 lots	\$800.00
Preliminary Subdivision	1	see Sp Permit	1650.00
Definitive Subdivision	0	NA	0
Modification to Definitive Subdivision	0	NA	0
Site Plan	0	NA	0
Special Permit	2	NA	4225.00
Modification of Site Plan and/or Special Permit	0	NA	0
Street Acceptance	0	NA	0

Update of previously approved projects:

<u>Approved/In Process (construction started)</u>			
Subdivisions	5	108 houses/units (total)	NA
Completed	0	20 house/units completed	NA
Site Plans	1		NA
Completed	0	0 completed	NA
Special Permits	1	1 lot	NA
Completed	0	0 completed	NA

Goals (on going)

- Review and amend the Zoning Bylaws as necessary.
- Review and amend the Subdivision of Land Rules & Regulations as necessary.
- Recommend/implement items from the Master Plan.
- Attend workshops, seminars and training sessions in order to keep up-to-date on information pertinent to the Planning Board.

General

The Planning Board Office is located on the main floor of town hall in Room 101 adjacent to the Town Clerk's office. Office hours are Tuesday 8:00 am – 3:00 pm & Thursday 8:00 am – 3:00 pm. Please contact Denise Smith, Department Coordinator at (508) 529-1008 or email: dsmith@uptonma.gov. You may also find information relative to the Planning Board on the Town's website: www.uptonma.gov. Planning Board meetings are held the 2nd & 4th Tuesday of each month at 7:00 pm at Town Hall, Room 203 (Little Town Hall conference room) and as posted. Meeting agendas are posted on the website in advance of each meeting however, they are subject to change.

Respectfully Submitted,
Paul Carey
Planning Board Chair