



TOWN OF UPTON, MASSACHUSETTS

Planning Board

Quarterly Report 4th Quarter 2015

Summary

The following public hearing was held during the 4th quarter of 2015:

- 11/10/15 – Kiwanis Upper Parking Lot (off Cider Mill Ln) Site Plan Approval application; hearing continued to 12/8/15 for more discussion; hearing closed 12/8/15.
- 11/24/15 – Large-Scale Ground-Mounted Solar Photovoltaic Installation (off Milford St) Special Permit and Site Plan Approval application; upon discussion the hearing was closed.

Subdivisions:

- **“Crosswinds”** - 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”** a 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”** 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.
- **“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 has filed an appeal of the decision. Negotiations with the applicant are on-going.

Special Permits:

- 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. A public hearing was held and presentation given by the applicant. Upon review by our engineer and other town departments the application was approved by the Planning Board on 12/8/15.

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. The Planning Board has not issued a decision to date.
- Large-Scale Ground-Mounted Solar Installation Site Plan Approval application (see Special Permit above).

Plan Review

Summary of the Board's review activity for the 4th quarter of 2015:

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	3	2 lots/2 parcels	\$300.00
Preliminary Subdivision	0	NA	0
Definitive Subdivision	0	NA	0
Modification to Definitive Subdivision	0	NA	0
Site Plan	1	NA	0
Special Permit	1	NA	\$750.00
Modification of Site Plan and/or Special Permit	0	NA	0
Street Acceptance	0	NA	0

Update of previously approved projects:

Approved/In Process (construction started)

Subdivisions	5	108 houses/units (total)	NA
Completed	0	5 house/units completed	NA
Site Plans	1	3 units (total)	NA
Completed	0	0 units 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 9:00 am – 2:30 pm & Thursday 8:00 am – 2:30 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,
Margaret Carroll
Planning Board Chair