

PLANNING BOARD

Town of Upton



Massachusetts

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Upton Planning Board Quarterly Report 4th Quarter, CY2012

Summary

During the 4th quarter of 2012 the Planning Board held the following public hearings:

- 10/23/12 – Continued public hearing - Large Lot Frontage Reduction Special Permit Application for 142 North St. Hearing was opened on 9/25/12; Hearing closed 10/23/12.
- 11/13/12 – Proposed Zoning Bylaw amendment to the Table of Principal Uses. Hearing was opened and upon discussion the Board decided to pass over this amendment pending further review. Hearing was closed 11/13/12.

Subdivisions:

“**Cross Winds**,” a 32-lot definitive plan located between Plain Street and Station Street was approved September 2005. Infrastructure work is almost complete. Specifically installation of the sewer lines, water mains and drainage structures. “**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. “**JR Estates**” a 5-lot Open Space Subdivision located off West River St was approved July 2011. Covenant was signed on September 11, 2012. Construction has not yet been started. “**Governor’s Landing**” subdivision (59 lots off Milford Street) litigation has been completed however no further action has been taken at this time. The Planning Board will require a covenant and performance bond before construction can begin.

Special Permits:

An amended Large Lot Frontage Reduction Special Permit application was been submitted on August 14, 2012 for property at 142 North St. The applicant previously submitted a plan that was denied and through an appeal process has resubmitted a plan. A public hearing was opened on 9/25/12 and continued to 10/23/12. Upon further discussion and information presented by the applicant the public hearing was closed on 10/23/12. The Board voted to approve this Special Permit application on 11/27/12 and signed the decision document on 12/11/12.

The Wireless Data Transfer Facility located on Pratt Hill has been installed and is active. The following carriers are or will be co-locating on this tower: Verizon, Sprint/Nextel, TMobile, and American Medical Response.

The Special Permit development plan entitled “**Rockwood Meadows**”, a 62-unit Senior Housing Community, located off East Street, was approved in September 2006. No further action has taken place. “**Maple Ave Planned Village Development**” Special Permit was approved in June 2006. No further action has taken place.

Site Plans:

No Site Plans were submitted this quarter.

Plan Review

The data table below summarizes the Board’s review activity for the 4th quarter of 2012.

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	1	3 lots	\$ 300.00
Preliminary Plan	0	NA	0
Definitive Plan	0	NA	0
Modification to Def. Plan	0	NA	0
Site Plan	0	NA	0
Special Permit	0	NA	NA
Street Acceptance	0	NA	NA
Subdivisions in process	4	102 houses	NA
Construction started	2	0 houses completed	NA
Site Plans in process	0	NA	NA
Construction started	0	NA	NA
Special Permits in process	4	NA	NA
Construction started	1	NA	NA

Grafton-Upton Railroad

At this time the Board has no applications or requested actions regarding the rail yard on Maple Avenue.

Goals (on going)

- Review and amend the Zoning Bylaws as may be necessary.
- Review and amend the Subdivision of Land Rules & Regulations as may be 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 in the Town Hall adjacent to the Town Clerk’s Office. Office hours are Tuesday & Thursday 8:00 am – 2:00 pm. Please contact Denise Smith, Administrative Clerk, 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 Nipmuc Regional High School (Professional Development Center - PDC), 90 Pleasant Street, and as posted. Meeting agendas are posted on the website in advance of each meeting however, they are subject to change.

Respectfully Submitted,

Thomas Davidson
Planning Board Chair