

## PLANNING BOARD

Town of Upton



Massachusetts

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# Upton Planning Board Quarterly Report 3rd Quarter - 2014

## Summary

The following public hearings were held during the 3rd quarter of 2014:

- 9/23/14 – Large Lot Frontage Reduction Special Permit Applications (2) for land off Mendon St. Hearing was closed.

## Subdivisions:

- **“Whitney Farms at Cotton Gin Circle”** - Definitive Subdivision Plan submitted January 2014. This is an 8-lot subdivision located off Grove St. A Preliminary plan was reviewed 2013. The Public hearing was opened on 3/25/14; review and discussion continued over several months. The public hearing was closed 6/24/14. The Board voted to deny the subdivision on 7/22/14. Applicant has filed an appeal of the decision.
- **“Hartford Highlands”** – Definitive Subdivision Plan submitted January 2014. This is a 4-lot subdivision plan located off Hartford Ave S. Public hearing was held on 3/25/14. Hearing was closed that evening. Board voted on 6/24/14 to approve the subdivision. A covenant has been submitted and approved by Town counsel.
- **“Crosswinds,”** a 32-lot definitive plan located between Plain Street and Station Street was approved September 2005. Infrastructure work is complete, including installation of the sewer lines, water mains and drainage structures. The sewer pump station has been installed and has been approved by the DPW. The developer reports that he has reached agreement with the railroad regarding the crossing over the tracks on the Station St side of the subdivision. Applicant has requested 15 lots be released for construction. To date the Board has not released any lots.
- **“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.
- **“JR Estates”** a 5-lot Open Space subdivision located off West River St was approved July 2011. Covenant was signed on September 11, 2012. Infrastructure work has begun.
- **“Governor’s Landing”** subdivision (59 lots off Milford Street). Litigation has been completed however no further action has been taken to date. The Planning Board will require a covenant and performance bond before construction can begin.

