



TOWN OF UPTON, MASSACHUSETTS

Planning Board

2019 – 3rd & 4th Quarter Report

Subdivisions

Under Review (no decision):

- **“East Street Estates”** - Definitive Subdivision Plan (16 single-family lots) located off East Street. Public hearing was opened 9/25/18 and is still open as revisions are still being presented and reviewed. A 16-lot Open Space Subdivision plan was previously submitted for this property but withdrawn as did not meet the open space calculation requirements.
- **“Governor’s Landing”** – Owner’s representative presented concept plans for discussion purposes only (2018) with a change from single-family houses to multi-unit buildings. Additional changes have been submitted for a potential Senior Housing Community and Townhouse Development. Definitive plans have not been filed to date. Previously this property was approved for a 59 lot Definitive Subdivision (single-family homes) off Milford Street.
- **“The Preserve at Dean Pond”** – Open Space (Special Permit) Residential Subdivision (14 single-family lots) located off Hopkinton Rd was filed 9/10/19. Public hearing was opened 11/12/19. Review and discussion are on-going.

Review Complete/Construction In-Progress (IP):

- **“Hartford Highlands”** [Mayflower Dr] – Definitive Plan (4 single-family lots) located off Hartford Ave S was approved June 2014. Infrastructure is complete and three houses have been built and sold to date.
- **“JR Estates”** [Azalea Ln] – Open Space Subdivision & Special Permit (5 single-family lots) located off West River St was approved July 2011. All houses built, sold and occupied.
- **“Rockwood Meadows”** [Cranberry Cir & Rockwood Ln] - Senior Housing Community (Special Permit) located off East St – 62 units (50 single-family & 12 duplex units). Modification of the Special Permit and Site Plan was approved 2013. Construction of infrastructure & roadways is complete and all homes are sold and occupied.
- **“Sylvan Springs”** – Definitive Plan approved in November 2006. 54 single-family lots 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”** – [Caden Ct, Shannon Way, Jackson Dr & Sienna Cir] Senior Housing Community Special Permit & Definitive Plan located off Hartford Ave S 139 units including 10 affordable. Approved October 2017. Site clearing and infrastructure work has begun. Several units have been completed and have been sold and are occupied.
- **“Whitney Farms”** – [Summers Circle] Definitive Subdivision (8 single-family lots) located off Grove St submitted January 2014. Upon resolution of the litigation the Board voted in October 2016 to approve with conditions the definitive application. Infrastructure has been completed and construction of homes has begun. Several houses have been sold and are occupied.

Special Permits

Under Review (no decision):

- “The Preserve at Dean Pond” see subdivisions above.
- Modification of previously approved Special Permits for 2 Large Lot Frontage Reduction lots on Mendon St. A public hearing was opened on 11/12/19. Review and discussion are on-going.

Review Complete/Construction In-Progress (IP):

- **Upton Ridge North and South Senior Housing project** – see subdivision above.
- **145 West River St Large Lot Frontage Reduction** (2 lots) application filed Nov. 2018. Public hearing was held and review completed. Applications (2 lots) approved June 2019.

Under Appeal

- Application (2018) of Zero Point Energy Solutions, LLC, 6 Park Ave, Worcester MA for a 2.5 MW Large-Scale Ground-Mounted Solar Photovoltaic Installation (includes Site Plan Approval application) on 72.4± acre parcel of property located off Westboro Rd (Assessors Map 8/Lot 41). **Site Plan was approved** Sept 2018; **Special Permit was denied** Dec. 2018. Appeal has been filed by the Applicant.

Site Plans

Under Review (no decision): NONE

Review complete/Construction In-Progress (IP):

- **Upton Ridge North and South Senior Housing project** – see subdivision above.

Plan Review

Summary of the Board’s new activity for the 3rd & 4th quarter of 2019:

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	2	3 lots & 1 parcel	\$ 350.00
Preliminary Subdivision	0	--	0
Definitive Subdivision	1	14 lots	\$6800.00
Modification to Def. Sub.	0	--	0
Site Plan	0	--	0
Special Permit	0		
Modification of Site Plan and/or Special Permit	1	--	\$1000.00
Street Acceptance	0	--	0

Summary of approved on-going projects:

<u>Type of Plan</u>	<u># of projects</u>	<u>Total # of Units/Lots</u>
Subdivisions:		
Construction (IP)	6	224 houses/units
Completed*	0	
Special Permits:		
Construction (IP)	1	2 lots
Completed	0	
Site Plans (IP)	0	
Completed	1	

*Roads have been accepted by the Town

Proposed Zoning Bylaw amendments:

A public hearing was held on October 22, 2019 at the request of the Economic Development Committee for the following amendments: Section 2.0 – Districts by establishing the “*Upton Center Business District*” (UCBD) and Section 2.2. Map by amending the *Upton Zoning Map*; Section 3.0 - Use Regulation and 3.1.3 *Table of Principal Uses (Table A) & Notes*; Section 4.0 - Dimensional Regulations by amending *Table C: General Business and Commercial & Industrial Districts and Notes*; Section 5.0 – General Regulations by adding a new *Section 5.10.6 Parking Bylaw for UCBD*; and Section 10 – Definitions by adding “*Mixed-use Facility*”. Planning Board voted to make a recommendation at the Special Town Meeting on November 5, 2019 to adopt these amendments. Amendments were adopted at STM.

Proposed Rules & Regulation amendments: None.

Goals (on going)

- Review and amend the Subdivision of Land Rules & Regulations as necessary.
- Review and recommend amends to the Zoning Bylaws 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 & 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 Tuesdays of each month at 7:00 pm at Town Hall, Room 203 and as posted. Meeting agendas are posted on the website in advance of each meeting however, they are subject to change.

Respectfully Submitted,
Gary Bohan
Planning Board Chair