

EDC Response to Public Comments on the draft Economic Development Plan
Approved by EDC May 24 2021

The following questions were submitted on the draft Economic Development Plan that was posted on the town website. The public comment period was February 1 through February 26 2021. Many comments submitted were statements of opinion, which are not included here. Listed below are questions that the Economic Development Committee has considered along with the committee's response.

Meetings of the Economic Development Committee are open to the public for all to attend. Committee discussions regarding the Economic Development Plan are part of the public record. Meeting minutes are posted on the town website.

Public Comment	Committee Response
My other concern with the EDC is the planning map. Not sure why we have to have all that orange section for more housing. Why do we need to take all the present open space and suggest building there- who came up with the map? why do we need to keep adding houses- this means we have to increase all the services in town bc of increase of population.	The area on Map 2 shown in orange is zoned Commercial & Industrial. It is not intended for residential development. Rather, it is hoped the area can be used for appropriate business use that can generate tax revenue that in turn will help lower the burden on homeowners.
The Master Plan needs to be updated. There have been a lot of changes in this town and in surrounding towns since the plan was adopted.	Updating the Town Master Plan is a priority for the new Town Planner. This will be added to ED Plan.
I am aware of the work that went into this Economic Development plan. However, I am concerned that I have never been surveyed on any matters regarding the proposed changes planned for this town. Was a town wide survey done? Are we sure that the majority of residents of this town want these changes? All of the residents need to be engaged in the future plans for Upton for them to be successful.	Public input is generally obtained through a public hearing or public comment period (due to COVID). The public comment period provides interested citizens the opportunity to review the plan and express their opinions and concerns. The committee has considered all of the public comments received.
Page 2, Contributors: Why does this plan only have three Town of Upton Contributors? Only one Contributor is a Resident and none of the three are taxpayers? Including a more broad set of Stakeholders (EDC, FinComm, CPC, CBC, RecComm, Open Space & Historical Commission) in the development of this plan is far more likely in generating Community acceptance, ownership and engagement and prevent it from being just another Report or Study that does not have more broad consensus support for goals & objectives.	The members of the EDC will be listed on the list of contributors. Along with past members.
Page 3, Part I – Historical Commission (& the Society) should provide input. The Downtown Historic District is missing. This District designation provides the community access to the Federal Secretary of the Interior's Grant Programs and the Historic Rehabilitation Tax Credit (HTC) Program.	Two members of the EDC are also members of the Historical Commission. We can make mention of the Downtown Historic District.
Page 26 – THE EDC SHOULD ENSURE ALL MIXED USE OVERLAY DISTRICTS INCLUDE HOUSING AND	The EDC supports mixed-use development that includes affordable units as is described

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<p>HOUSING UNITS/TYPES THAT ARE AFFORDABLE. APARTMENTS & CONDOMINIUMS OVER COMMERCIAL SPACE SHOULD BE CONSIDERED TO BE A PRIORITY IN THE ROUTE 140 CORRIDOR. ADDITIONALLY MIXED USE BUILDINGS WOULD PROVIDE UPTON THE ABILITY TO CONTRIBUTE IT'S SHARE OF APARTMENT & CONDOMINIUM UNITS THAT ARE PART OF THE "MISSING MIDDLE" HOUSING TYPES & UNITS IN MA AND OUR LOCAL REGION.</p>	<p>in the Vision document for Upton Center. Mixed-use development offers the best chance of revitalizing Upton Center by providing space for new businesses as well as providing housing in Upton Center.</p>
<p>1) Is the community's tax base heavily driven by a few geographic locations? 2) How much of the tax base is concentrated there? 3) Are these areas that can be expanded and invested in?</p> <p>As seen in Map 5, the majority of the parcels in Upton are not statistically interdependent on the assessed value of their neighbors. The primary hot spot identified in Upton is the neighborhood of West Upton. West Upton is adjacent to Nipmuc Regional High School and Blackstone Valley Regional Vocational Technical High School and is a mid-density residential neighborhood. There is also a small, less significant hot spot north of Upton center, which primarily surrounds housing development on Holowarth and Francis Drive. Combined, these hot spots (90% or greater confidence) account for 11% of the land area in Upton. They make up a slightly larger portion of Upton's tax base, accounting for 16% of taxable property value. Investments in these areas have a strong chance of impacting nearby prices due to strong price interdependence.</p> <p>THIS FISCAL HOT SPOTS ANALYSIS APPEARS TO BE NOT WELL DEVELOPED? IT ALSO DOES NOT APPEAR TO BE AN ANALYSIS METHOD OR TOOL THAT DOES NOT HELP INFORM UPTON'S EDC STRATEGIC PLAN?</p> <p>IS THERE ANOTHER METHOD THAT IS MORE IMPACTFUL THAT CAN ALSO BE COMPLETED TO SUCH AS AN UPDATE OR REFRESH OF THE "HOUSING PRODUCTION PLAN" OR A "MIXED USE OR COMMERCIAL DEVELOPMENT PRODUCTION PLAN"?</p> <p>THIS HOT SPOT ANALYSIS IDENTIFIES SEVERAL PARCELS THAT ARE HAVE LIMITED DEVELOPMENT POSSIBILITIES SUCH AS THE PARCEL ON SOUTH STREET AND GOSS POND ESTATES THAT IS A FLOOD PLAIN. THIS ANALYSIS SHOULD REFLECT THESE LIMITATIONS AND THE CONSTRAINT THEY PLACE ON DEVELOPMENT.</p>	<p>The committee will consider this information and based on the recommendation of our Town Planner will remove it.</p>
<p>THESE COMPLETE STREETS PRIORITIES FOR DOWNTOWN DOES NOT SEEM TO ALIGN WITH THE 2019 VISION? THE 2019 VISION PROMOTES PEDESTRIAN CENTRIC ELEMENTS THROUGHOUT THE DOWNTOWN UBCD.</p> <p>PARKING LOTS, SIDEWALKS WITH A MAIN STREET "FEEL" SHOULD BE PROMOTED AND PLANNED TO HELP SUPPORT AND ENCOURAGE THE VISION. IT APPEARS THAT TO DATE THE BOS, EDC AND OTHER BOARDS & COMMITTEES ARE OPERATING UNDER</p> <p>THE ASSUMPTION THAT UTILITY INFRASTRUCTURE & STREETSCAPE IMPROVEMENTS WILL BE BOURNE BY A DEVELOPER AS PART OF A PROJECT. THIS IS A VERY UNLIKELY PROPOSITION GIVEN THE ECONOMICS OF PROJECTS ARE ALREADY CHALLENGED BY THE BUILDING EFFICIENCY OR NET TO GROSS AREAS FOR THE VARIOUS BUSINESS, MERCANTILE OR RESIDENTIAL USES. THESE ARE CLEARLY UNKNOWN OR RISKS TO A PROSPECTIVE DEVELOPER THAT DISCOURAGE INVESTMENT</p> <p>MAP 9 COMPLETE STREETS</p>	<p>The Upton Center development project will include sidewalks and other amenities as part of the upcoming Rte 140 TIP project.</p>
<p>THIS EDC PLAN DOES NOT ADDRESS THE INFRASTRUCTURE CONSTRAINTS THAT ARE THE OTHER AND "EQUALLY SIGNIFICANT" CHALLENGES TO COMMERCIAL DEVELOPMENT. THE 2011 WATER MASTER PLAN HAS NOT BEEN ADEQUATELY ADVANCED AND IMPLEMENTED.</p> <p>ALSO THE SEWER DISTRIBUTION SYSTEM HAS NEVER BEEN EXPANDED AND INVESTED INTO AND HAS SEVERAL SIGNIFICANT CONSTRAINTS THAT PRESENT RISKS TO THE TOWN AND PROSPECTIVE DEVELOPERS SUCH AS THE IDENTIFIED INFILTRATION IN THE CENTERBROOK SEWER MAIN THAT IS LOCATED IN A FLOOD PLAIN AND REGULATORY WATERWAY BETWEEN GROVE STREET & MAIN STREET. ALSO THE SEWERAGE CAPACITY IN THE DOWNTOWN UBCD DOES NOT APPEAR TO BE SUFFICIENT TO SUPPORT THE BUILD OUT OF THE COMMUNITY'S 2019 VISION.</p>	<p>Water and Sewer infrastructure are definitely challenges to economic development. The town has historically resisted efforts to expand the Water and Sewer infrastructure due to the enormous cost and the fact that much of the town would not directly benefit from any such expansion. From the information provided by the DPW Director, the capacity of the water and sewer lines in that area of town could support the Upton Center redevelopment project.</p>

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<p>PRIOR TO RE-ISSUING AN RFP THE BOS, EDC, FINCOMM & CBC NEED TO ADDRESS THE WATER, SEWER, STORMWATER, PARKING & STREETSCAPE/WALKING TRAILS OF THE DOWNTOWN REVITALIZATION PROJECT. PRESENTING A CLEAR PARKING PLAN & CIRCULATION OF SITE ELEMENTS TO SUPPORT A BUILD OUT OF THE VISION IS VITAL.</p> <p>SEWERAGE, PARKING AND STORM WATER MANAGEMENT ARE COMPLICATED RISKS IN THE UBCD PARCELS IN DEVELOPING AN OVERALL APPROACH AND DESIGN SOLUTION TO REALIZING PROGRESS IN IMPLEMENTING A WORKABLE SOLUTION. THE CURRENT CBC PROJECT ESSENTIALLY IS A PROJECT IN ITS OWN SILO:</p> <p>1. PROPOSING A 3-ACRE PROJECT ON A 2-ACRE SITE; 2. INTRODUCING AN ADA COMPLIANCE ISSUE TO THE VFW BALL FIELDS WITH THE SHARED PARKING ARRANGEMENT & IT IS NOT DETERMINED IF THE SOLUTION HELPS OR HINDERS THE OVERALL DOWNTOWN PARKING NEEDS. 3. LEAVES THE HISTORICAL SOCIETY IN THE RISTEEN BUILDING ENCUMBERING A TOWN CAPITAL ASSET WITH A TENANT IN A NON-ADA COMPLIANT CONDITION IN A BUILDING WITH A LONG HISTORY OF ACCESS AND ADA COMPLIANTS. 4. THE SEWERAGE FOR THE BUILDING IS NOT DETERMINED - SOLO SOLUTION LIKELY IS NOT COMPATIBLE WITH AN OVERALL DOWNTOWN APPROACH</p>	<p>Review of infrastructure needs as well as parking and streetscape issues would be performed by the appropriate town boards and committees as part of the normal development process.</p>
<p>THE ACTION PLAN FOR THE UBCD SHOULD COORDINATE ALL WATER & SEWER IMPROVEMENTS BOTH PLANNED AND NECESSARY/NEEDED FOR DEVELOPMENT/BUILD-OUT IN THE DOWNTOWN REVITALIZATION PROJECT. THE PLAN SHOULD CONSIDER ALL DOWNTOWN EFFORTS TO BE PHASED OR COORDINATED/CONNECTED TO ENSURE THE 2019 VISION ELEMENTS DO NOT GET MISSED OR REMOVED FROM ONE PROJECT OPPORTUNITY TO THE NEXT. THE CURRENT CBC PROJECT IS NOT COORDINATED WITH REGARD TO LAND USE (NOT BUILDING TO ZONING ON LAND USE); DOWNTOWN PARKING; SEWER UTILITIES AND STREETSCAPES/WALKING TRAILS. THESE UNKNOWNNS OR RISKS ARE FAR MORE LIKELY PROSPECTIVE BIDDERS DID NOT SUBMIT ON THE PREVIOUS RFP.</p> <p>IT WOULD BE IDEAL FOR THE WEST UPTON ACTION PLAN INVOLVE THE CREATION/IMPLEMENTATION OF ANOTHER OVERLAY DISTRICT SIMILAR TO THE UBCD. DESIGN GUIDELINES ALONE WILL LIKELY CREATE ANOTHER BARRIER TO DEVELOPMENT - THE TOWN NEEDS TO INVEST IN/COORDINATE UTILITIES & STREETSCAPES TO SUPPORT PROPERTY REDEVELOPMENT.</p> <p>IN PARALLEL WITH AN OVERLAY DISTRICT A TOWN CAPITAL PROJECT FOR A COMPLETE STREETS STREETSCAPE IMPROVEMENT PROJECT THAT INCLUDES THE DESIGN GUIDELINES WOULD BE AN IMPACTFUL AND ATTRACTIVE IMPROVEMENT THAT WOULD ATTRACT INVESTMENT FROM BUILDING AND LANDOWNERS OR DEVELOPERS INTERESTED IN ACQUIRING PROPERTIES AND IMPROVING THEM. THE 2011 WATER MASTER PLAN IMPROVEMENTS & SEWER DISTRIBUTION IMPROVEMENTS NEED TO BE COORDINATED WITH RT 140 TIP PROJECT.</p> <p>THIS LONG TERM COMPLETE STREETS EFFORT SHOULD HAVE A PLAN TO CONNECT WEST UPTON TO PLEASANT STREET SCHOOLS, THE DOWNTOWN UBCD, THE RECREATION ASSETS OF KIWANIS BEACH/CAVE & THE TRASK PROPERTY.</p>	<p>Streetscape improvements will be provided by the state as part of the Rte 140 TIP project. This includes sidewalks, granite curbs, bike lane and likely a roundabout in front of town hall.</p> <p>The UBCD is not an overlay but rather it replaced the General Business Zone that was in place prior to its approval at TM.</p>
<p>Goal 3.4 Feedback – INSTEAD OF CREATING ANOTHER COMMITTEE THE TOWN SHOULD CONSIDER CREATING A MULTI BOARD COORDINATING COMMITTEE TO ENSURE ALL TOWN OFFICIALS AND ENTITIES ARE WORKING IN CONCERT TO COORDINATE AND ADVANCE EDC STRATEGIC PLAN EFFORTS.</p>	<p>Agree. Revised goal 3.4.</p> <p>The EDC suggested an All Boards meeting this over a year ago. This is on the BoS FY 21 priority plan.</p>
<p>Goal 5.6 Feedback – THE POSSIBILTIY OF AN ENERGY STORAGE PEAKING PLANT GIVEN THE ENERGY TRANSMISSION INFRASTRUCTURE THAT PASSES THRU UPTON IS A POSSIBILTY. THE TOWN WOULD NEED TO ENSURE ADEQUATE UTILITY INFRASTRUCTURE (WATER SUPPLY) IS BROUGHT TO POSSIBLE PLANT LOCATIONS. DATA CENTERS ARE VERY UNLIKELY GIVEN THE POWER REQUIREMENTS AND AND GRID PRELABILITY SOUGHT BY THESE OWNERS/USERS.</p>	<p>Agree. Goal will be revised. EDC can promote the use that would require improved infrastructure.</p>
<p>"Map 13 Open Space" in the EDSP, which was taken from the 2011 OSRP, could be replaced with the "Figure 13 Open Space Map" from the 2020 OSRP.</p>	<p>Agree. Will update Map 13</p>
<p>The Protected lands sub-section of the Natural and</p>	<p>Agree. Will update Map 4.</p>

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Cultural Resources section of the EDSP could be updated with 2020 acreages from the 2020 OSRP. We can provide the updated information if needed.																																					
Page 20 – THIS MAP DOES NOT MATCH OR ALIGN WITH THE OPEN SPACE PLAN MAPS THAT INCLUDE ALL CHAP.61 LAND, ALL CONSERVATION RESTRICTED LAND & THE ENVIRONMENTALLY RESTRICTED PARCELS THAT HAVE DESIGNATIONS SUCH AS ACEC. THIS MAP SHOULD MATCH & ALIGN WITH OPEN SPACE & LAND STEWARDSHIP INCLUDED IN A LATER FIGURE	Maps 4 and 13 will be updated based on more recent plans.																																				
<p>Boston-area rents continue to rapidly increase, forcing residents and businesses to migrate outwards.</p> <p>Figure 3 Population Projections 2010-2035</p> <p>Population</p> <p>UMass Donahue Institute</p> <p>AGE DISTRIBUTION</p> <p>2010 2015 2020 2025 2030 2035</p> <p>14,000 12,000 10,000 8,000 6,000 4,000 2,000 0</p> <p>7,542 8,804 9,792 10,879 11,994 13,074</p> <p>THIS IS NOT ACCURATE. FROM 2008-2018 THE COMMUNITY HAD ALMOST NO POPULATION GROWTH. THIS FIGURE INACCURATELY SHOWS ALMOST 1900 MORE RESIDENTS THAN MATCHED OUR CENSUS.</p>	We will include 2020 Census data as soon as we can get it. For now, we have removed the table and will update the population numbers once they are available.																																				
<p>Table 3 Top Employers in Upton</p> <table border="1"> <thead> <tr> <th>Top Employers in Upton</th> <th>Address</th> <th>Number of employees</th> </tr> </thead> <tbody> <tr> <td>Blackstone Valley Voc. Tech High</td> <td>Pleasant St.</td> <td>100-249</td> </tr> <tr> <td>Nipmuc Regional High School</td> <td>Pleasant St.</td> <td>100-249</td> </tr> <tr> <td>Memorial Elementary School</td> <td>Main St.</td> <td>50-99</td> </tr> <tr> <td>Chem-Dry</td> <td>Milford St.</td> <td>20-49</td> </tr> <tr> <td>Dunkin' Donuts</td> <td>Hartford Ave N.</td> <td>20-49</td> </tr> <tr> <td>George J Summers Trucking Co</td> <td>Church St.</td> <td>20-49</td> </tr> <tr> <td>Hopedale Cardiology</td> <td>Milford St.</td> <td>20-49</td> </tr> <tr> <td>Red Barn Coffee Roasters</td> <td>Walker Dr.</td> <td>20-49</td> </tr> <tr> <td>Riverside Outpatient Ctr.</td> <td>Milford St.</td> <td>20-49</td> </tr> <tr> <td>Upton Fire Dept.</td> <td>Church St.</td> <td>20-49</td> </tr> <tr> <td>Upton Police Dept.</td> <td>School St.</td> <td>20-49</td> </tr> </tbody> </table> <p>33 Page</p> <p>WHERE IS GRAFTON UPTON RAILROAD IN THIS ANALYSIS? THE EXPANSION OF THE 25 MAPLE AVE PARCEL SHOULD BE REVIEWED TO DETERMINE ITS IMPACT ON THE COMMUNITY - AND FUTURE GROWTH PROJECTIONS?</p>	Top Employers in Upton	Address	Number of employees	Blackstone Valley Voc. Tech High	Pleasant St.	100-249	Nipmuc Regional High School	Pleasant St.	100-249	Memorial Elementary School	Main St.	50-99	Chem-Dry	Milford St.	20-49	Dunkin' Donuts	Hartford Ave N.	20-49	George J Summers Trucking Co	Church St.	20-49	Hopedale Cardiology	Milford St.	20-49	Red Barn Coffee Roasters	Walker Dr.	20-49	Riverside Outpatient Ctr.	Milford St.	20-49	Upton Fire Dept.	Church St.	20-49	Upton Police Dept.	School St.	20-49	Company is based in Grafton so employees are listed in that town.
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Map 13 THIS MAP IS OUT OF PLACE. CONSIDER COORDINATING IT WITH AN EARLIER FIGURE/DISCUSSION ON LAND USE/PROTECTED LAND-PARCELS.	We will consider moving it.																																				
We recommend that the Civilian Conservation Corps Resources Historic District located within Upton State Forest, which is listed on the National Register of Historic Places, be identified as a significant historic resource in the EDSP. It includes two of the original camp buildings, which is very rare as the CCC camp buildings were usually torn down after the camps were closed. Other CCC resources in the district include the site of the camp, roads, water holes, and other stone features constructed by the CCC, and Dean Pond, which was created by a dam built by the CCC. The CCC Historic District is a natural fit in efforts to attract visitors to Upton's open spaces.	Agree. The EDC's Historic Commission members will prepare a section on the CCC for inclusion in the Historical Perspective Section. Will add a sentence.																																				
History neglected mentioning Nipmuc/Algonquian Indians inhabiting the land for 8,000 years or so as documented	Agree. The EDC's Historic Commission members will prepare a section on the																																				

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in archeology. The Nipmucs were freshwater fishermen, with ocean fish coming up stream every spring to lay eggs and eels going downstream to the warm Caribbean to lay their eggs every fall. These two migrations of fish were a significant food source for thousands of years. Berry and nut harvests were also important.	Nipmuc/Algonquin Indians for inclusion in the Historical Perspective Section.												
Historic buildings are mentioned, but nowhere is the historic ceremonial stone landscape mentioned which is recognized in the NRHP eligibility for the discontinuous landscape of the stone chamber in Heritage Park and the cultural features on Pratt Hill. USF/DCR has also recognized cultural landscapes in the area. Identification and preservation of this landscape is important.	Agree. The EDC's Historic Commission members will prepare a section on the stone chamber in Heritage Park as part of the Historical Perspective Section. Will add a short description.												
Page 11 – The Historic District is a vital designation that provides opportunity and access to the Federal Historic Tax Credit (HTC) Program.	Agree. The EDC's Historic Commission members will prepare a section on the Historic District as part of the Historical Perspective Section.												
Page 25 (Graduation Rates) – WHAT IS THE PURPOSE OF THIS TABLE? DOES IT HAVE REGARDING UPTON'S EDC EFFORTS & INITIATIVES. IS THIS RELEVANT OR THE MOST ACCURATE INFORMATION TO INFORM OUR PLAN. WHAT IS THE SIGNIFICANCE OF THIS DATA POINT AS IT RELATES TO THE COMMUNITIES ECONOMIC DEVELOPMENT DRIVERS? THE BVT DATA SHOULD ALSO BE REFELECTED SINCE THE STUDENTS THEY EDUCATE AND PLACE INTO THE WORK FORCE MATCH MANY OR MOST OF THE LOCAL EMPLOYERS.	We will delete this table.												
West Upton was also supposed to be a NRHP district- and is a strong potential district for the hat factory complex- ANY PLANS ON FOLLOWING THRU WITH THIS?- the paperwork was filled out many years ago by David Mackey and Barbara Burke and put aside.	The Historical Commission had decided not to move forward with West Upton a few years ago. The Hat Factory is already on the NHRP by itself.												
<table border="1" data-bbox="197 1343 833 1469"> <thead> <tr> <th data-bbox="197 1343 295 1364">5</th> <th data-bbox="197 1343 295 1364">Action Plans</th> <th data-bbox="572 1343 703 1364">Responsible Parties</th> <th data-bbox="736 1343 833 1364">Time Frame</th> </tr> </thead> <tbody> <tr> <td data-bbox="197 1364 295 1417">5.1</td> <td data-bbox="197 1364 540 1417">Leverage existing State Forest Land and town conservation land to help transform Upton into an eco-tourism destination.</td> <td data-bbox="572 1364 703 1417">EDC, Open Space Committee, Land Stewardship Committee</td> <td data-bbox="736 1364 833 1417">3-5 years</td> </tr> <tr> <td data-bbox="197 1417 295 1469">5.2</td> <td data-bbox="197 1417 540 1469">Explore expanding existing Walking Tour of Upton to include Milhaus, Town Hall, Bradish House and other historical sites.</td> <td data-bbox="572 1417 703 1469">EDC, Historical Commission, Historical Society</td> <td data-bbox="736 1417 833 1469">3-5 years</td> </tr> </tbody> </table> <p data-bbox="181 1501 850 1596">What are the environmental impacts of solar battery charging facilities? Transit Hub? Again, what would be the environmental impact.</p>	5	Action Plans	Responsible Parties	Time Frame	5.1	Leverage existing State Forest Land and town conservation land to help transform Upton into an eco-tourism destination.	EDC, Open Space Committee, Land Stewardship Committee	3-5 years	5.2	Explore expanding existing Walking Tour of Upton to include Milhaus, Town Hall, Bradish House and other historical sites.	EDC, Historical Commission, Historical Society	3-5 years	<p data-bbox="899 1374 1455 1564">We would clearly need to understand the environmental impact of each facility should they come to pass. Not knowing the environmental impact does not mean the town shouldn't consider these options. Local permitting process accounts for this.</p>
5	Action Plans	Responsible Parties	Time Frame										
5.1	Leverage existing State Forest Land and town conservation land to help transform Upton into an eco-tourism destination.	EDC, Open Space Committee, Land Stewardship Committee	3-5 years										
5.2	Explore expanding existing Walking Tour of Upton to include Milhaus, Town Hall, Bradish House and other historical sites.	EDC, Historical Commission, Historical Society	3-5 years										
A critical analysis of the types of businesses that exist in this town needs to be done. What types of business could survive here? Route 140 is, for the most part, built out. Supplying water and sewer towards Hopedale/ Milford appears to be financially impractical given the current build out. Auto repair and sales appear to be the largest business group in town- why is that? Over the years we have lost a pharmacy, hardware store, lumber yard, auto	EDC has a goal to conduct a survey to help determine what types of businesses the community would like to attract and what our economy needs.												

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parts store, bakery and more. The towns surrounding Upton provide most of our commercial needs- and that, in part, determines what businesses will choose to locate here.	