



## TOWN OF UPTON, MASSACHUSETTS

Code Enforcement Department  
Zoning Board of Appeals

### Application for Comprehensive Permit

Name of Applicant (primary contact): Kevin W. Lobisser

Company: Lobisser Building Corp.

Address: 1 Charlesview Rd. Hypedale, MA 01747

Daytime Phone: 508-474-4235 Other Phone: 508-294-3177

Email Adress: david@lobissercompanies.com (David Rye)

Name of Owner: Pedersen Family Living Trust

Address: 43 Piedmont Drive, Holliston, MA 01746

Daytime Phone: 508-429-1238 Other Phone: 508-439-2251

Email Adress: abpedersen@hotmail.com

Name of Engineer: D&L Design Group Inc.

Address: 115 Water Street, Milford MA 01757

Daytime Phone: 774-265-0851 Other Phone: \_\_\_\_\_

Email Adress: Plavole@dandldesigngroup.com

Location of Property: 47 Main Street

Upton Assessor's Tax Map Number: 202 Parcel Number(s): 108

Deed Reference – Worcester County Registry of Deeds Book: 231498518 Page: 370/302

Plan Reference – Worcester County Registry of Deeds Book: 926 Page: 58

Acreage: 6.75 Zoning District: SRA

Circle all that Apply:

Wetlands  Floodplain  Chapter 61 land  Aquifer  Wellhead Protection



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Purpose of Comprehensive Permit (attach separate sheets if needed):

Develop 68 units of mixed-income multifamily rental housing and accessory uses. Project includes

105 parking spaces, 24 of which are located in 3 detached garage buildings.

Name of Proposed Development: 47 Main Street  
Date of Site Eligibility Letter: August 11, 2023  
Total Development Site Area: 6.75 Acres  
Total Open Space Area: 4.53 Acres  
Number of Dwelling Units: 68 Units  
Number of Affordable Units: 17 Units  
Method of Wastewater Disposal: Sewer

The undersigned hereby apply to the Zoning Board of Appeals for a Comprehensive Permit under M.G.L. c. 40B, § 20-23. The undersigned hereby certify that the information on this application and plans submitted herewith are correct, and that, to the best of his/her knowledge, the application complies with all applicable provisions of Law and Regulations.

Signed under the penalties of perjury in accordance with M.G.L. c. 268, § 1A:

Applicant's Signature: *John D. Johnson* Date: 9/5/23

I hereby assert that I have knowledge of and consent to and concur with the application as presented:

Owner's Signature (s): *Kenneth M. Johnson Jr.* Date: 8-31-23

Town Clerk's Date Stamp:

Official Use Only:
Fee: \$ _____ Date Paid _____ Check# _____
Date(s) of Public Hearing(s): _____
Decision of ZBA: _____ Date: _____