

EXISTING SITE CONDITIONS NARRATIVE FOR PROJECT SITE AND ADJACENT AREA

Location and Boundaries

Upton Apartments (the “Project”) is located on a 6.75± acre parcel on the north side of Main Street (Route 140) at 47 Main Street between 45 and 51 Main Street in Upton, MA.

The parcel is roughly bounded by Main Street on the south; Whitney Lane on the west and north; Hazeltine Road on the north; and School Street on the east. The predominant land use on Whitney Lane, Hazeltine Road, and School Street is single-family housing. A funeral home/garage/office (Pickering & Son Upton Funeral Home) and single-family houses are located to the south on Main Street.

Existing Road Network and Access

Main Street (Route 140) is a two-lane, urban principal arterial roadway that is under MassDOT jurisdiction. In the vicinity of the Project site, Route 140 provides two 13-foot wide travel lanes that are separated by a double yellow centerline, with 6-8-foot wide marked shoulders. The posted speed limit in the vicinity of the Project site is 35 miles per hour. A sidewalk is provided along both sides of the roadway.

The site access for the Project is proposed to align with an existing curb cut that was left at the parcel frontage for future development. There is an existing traffic light on Main Street (Route 140) at the intersection of Hartford Avenue approximately 1,500 feet northwest from the proposed entrance to the Project. The site has approximately 109 linear feet of frontage along Main Street. The entrance driveway to the Project falls within the Upton Center Historic District.

Existing Transportation Resources

The nearest commuter rail stations are in Grafton (Framingham/Worcester Line) (9.2 miles) and Southborough (Framingham/Worcester Line) (9.7 miles). Daily commuter service is provided to Worcester and to South Station, Boston. There is ample parking available at both stations and both stations are accessible. The local Upton Council on Aging (COA) provides transportation to seniors (60+) and eligible disabled Upton residents. Trips must be scheduled 48 hours in advance by contacting the COA and the cost varies based upon the trip destination.

Existing Zoning and Adjacent Land Uses

The site is currently zoned for Residential uses: “Single Residence A.” The zoning districts across Main Street and the immediately adjacent areas on Whitney Lane, Hazeltine Road, and School Street are also located in “Single Residence A” zoning districts. As noted previously, the predominant land use on Whitney Lane, Hazeltine Road, and School Street is single-family housing. On Main Street, the predominant land uses are single-family housing and small commercial buildings. Also, the Memorial Elementary School (Pre-K through Grade 4) is located nearby at 69 Main Street.

Physical Site Characteristics: Topography and Resource Areas

The project site parcel is characterized by moderately dense woods, undulating moderate slopes, and undisturbed vegetation. Elevations across the site vary from elevation 354 at the stonewall along the back of the site to elevation 320 at the stonewall along the east property line adjacent to School Street and elevation 330 at the existing curb cut on Main Street (Route 140). There are bordering vegetated wetlands within the parcel boundary. The attached Order of Resource Area Delineation (ORAD) was issued on June 30, 2022. No area on the site is within a 100-year flood boundary or floodway as presently mapped by FEMA.

Availability of Existing Utilities

- **Water** – An 8” water main extends up Main Street (Route 140), adjacent to the subject site.
- **Sewer** – There is an 8” municipal gravity sewer within Main Street (Route 140). Upton has a wastewater treatment plan on Maple Street which is approximately ½ mile from the site.
- **Natural Gas** – There is a 6” high pressure gas main in Main Street (Route 140).
- **Electric** – Utility poles with overhead wires provide electric service along Main Street Route 140).
- **Telephone and Cable** – Verizon provides service through overhead wires along Main Street (Route 140).

Photographs of Project Site and Adjacent Land Uses

Photographs of the project site and adjacent land uses have been provided in Section 12 of the Comprehensive Permit Application.