



TOWN OF UPTON, MASSACHUSETTS

Planning Board

To: Upton Zoning Board of Appeals

October 12, 2023

Attn: Members

Ref: 47 Main St. 40B Project

The Planning Board has reviewed the application and supporting materials for the proposed 40B project located at 47 Main Street. While Town Boards have the opportunity to comment on the proposed 68-unit development, this development is not subject to Planning Board review. Under the law, the developer must only receive a determination of eligibility subject to final approval from Mass Housing and a comprehensive permit through the ZBA.

The intention of this letter is to provide guidance on the processes the Planning Board typically follows when reviewing projects of similar scope.

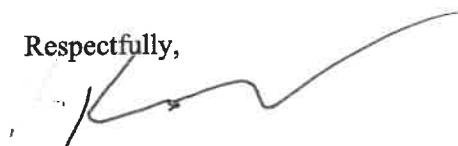
The Planning Board typically reviews the site plan to verify that a proposed project conforms to the Town's Zoning Bylaws or, if not, is eligible for a special permit as allowed by the Town. In an SRA district such as that impacted by 47 Main Street, projects without a special permit are limited to single-family homes with no more than 2.5 stories (30 feet.) and 100 feet of frontage. The proposed project would not be eligible for a special permit under the town rules and regulations governing subdivisions, open space, or over-55 developments. If a project is determined to be in conformance with the Town Bylaws or requirements for special permits, the Planning Board would then conduct a design and engineering review.

As a part of the design and engineering review, all errors, inadequacies, or defects in the site plan must be adequately addressed, which requires a thorough review by the permit granting authority and staff. The review must entail a site plan that outlines all structures, access, and parking, deemed satisfactory by the Board. Additionally, the plan must be consistent with all Planning Board rules and regulations. The following studies and or reports may be required depending on the site conditions: environmental impact assessment, stormwater report, traffic report, utilities report, and a historical/archeological survey. To aid in the review process, the permit granting authority must hire consulting engineers and peer review agents accordingly. The Planning Board also considers the impact on the abutter's property.

Through the review process, the permit granting authority must address all potential impacts to the Town, which includes and is not limited to compliance with the State Wetlands Protection Act, impacts on wildlife, impacts on drainage, flooding and water supply with respect to the neighboring properties, changes in traffic patterns, noise and light pollution, blasting impacts, change of neighborhood/Town character, resident's quality of life, and overall impact to the school system.

Thank you for your review of the Planning Board comments.

Respectfully,

A handwritten signature in black ink, appearing to read "Katherine Robertson".

Katherine Robertson, Chair
Planning Board