

To: Planning Board, Conservation Commission  
CC: Upton Town Manager  
Date: 09/28/2023  
Subj: Concerns over 47 Main Street 40B apartment application

We have previously documented concerns in a letter dated 06/01/2023. We have attended the recent Planning Board and Conservation Commission meetings and expressed concerns verbally. This letter summarizes our questions and concerns regarding the access road to the apartment complex.

- The road appears to carefully snake between the surrounding wetlands and abutters property. When will we see a detailed map that identifies exactly how close it comes to infringing on the wetlands and buffer areas? Are they planning on clearing all the buffer trees and replacing them with shrubs?
- During the construction of the road and the building, we can expect significant equipment movements. Are there any restrictions on keeping this equipment and blasting from damaging the wetlands; particularly the existing tall trees that have almost no root structure due to high water levels? Would these restrictions apply to buffer areas as well?
- Our understanding is that school children will be picked up on Main Street. There would seem to be several potential safety concerns. Is the proposed sidewalk wide enough to accommodate all the parents and children? Is there added risk in multiple cars leaving the parking area at the same time as the walkers? Should we mandate 2 sidewalks to allow safely walking against traffic? I'm not aware of the forecast for the number of school age children. Will they queue up on the sidewalk while the cars try to exit to Main Street? Perhaps additional space needs to be provided and accounted for. The problem is that the proposed road barely fits now. How ironic if a "large driveway" that never should have been built, becomes a town road.
- What is the expectation for morning traffic exit to Main Street? Will we need another red light to let tenants out? Will we need to address the curve in Main St that appears to restrict visibility? Left turns could be very difficult, so will traffic simply turn right and cut over Fiske? The current condition of people speeding down Fiske, past the entrance to Memorial School, is already a potentially dangerous situation. How much additional risk will the expected 100+ cars exiting the development bring?

The proposed road makes a mockery of the preservation of wetlands. Force fitting it between the buffers that would normally be provided to abutters and wetlands is simply a bad design. As a town we need to figure out how to mitigate all the potential environmental and safety hazards brought about by this proposed road.

Sincerely,  
Patrick and Mary Hurley  
13 Whitney Ln