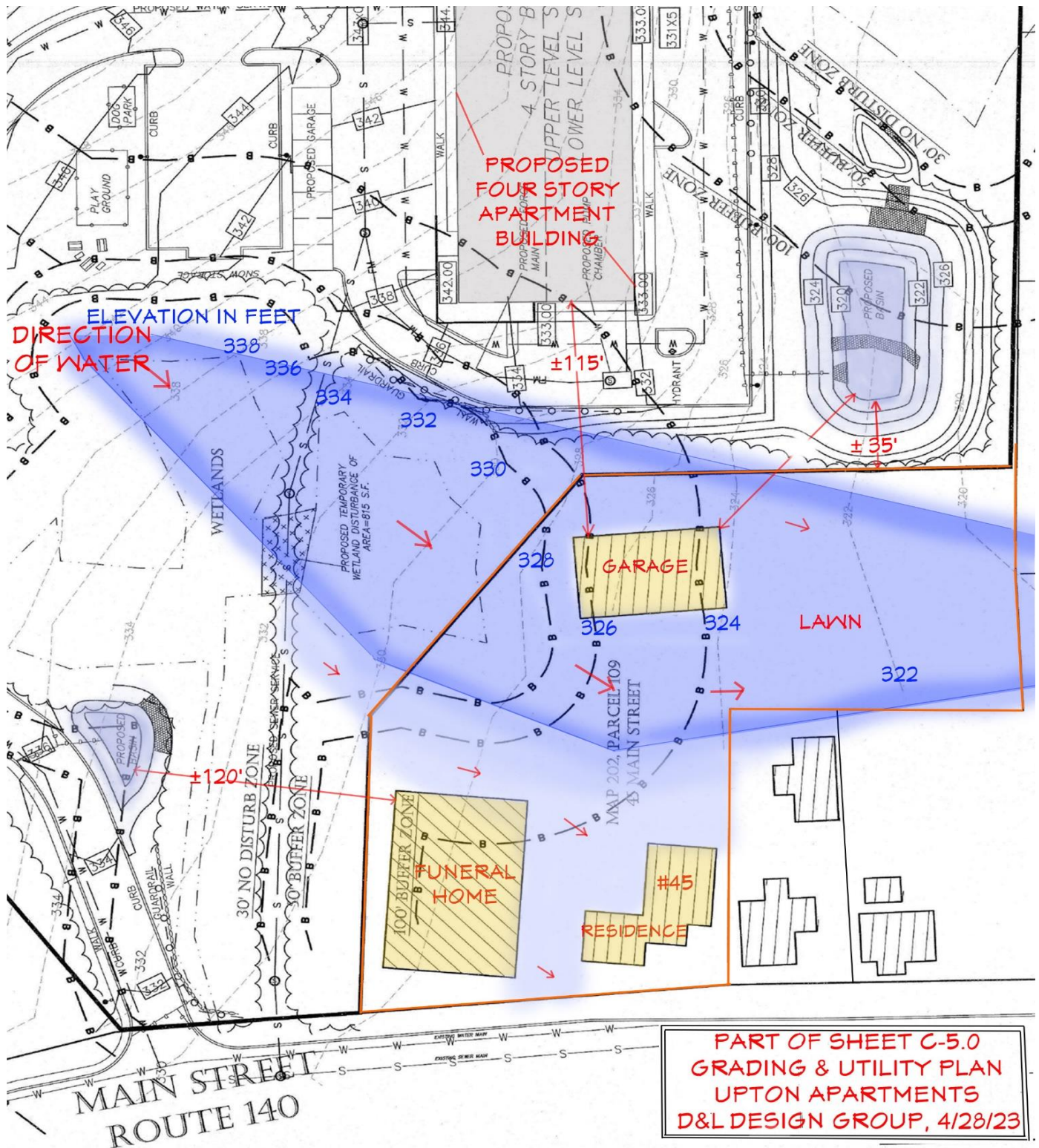


June 5, 2023

Significant Concerns Regarding the Proposed 40B Apartment Building at 45-51 Main Street

Pickering & Son Upton Funeral Home is located at 45 Main Street, Upton. Also on the property is a private residence and garage. As owner and director, we are writing to express our significant concerns regarding the proposed four-story apartment building which would be located behind our property. Our concerns are detailed on the plans below. Titles and other color notations have been added and not original to this drawing, which was taken from a set of drawings as shown in the Board of Selectman plans provided on their website.



Concerns:

- **Location:** The nearest side of the building will be located approximately 115' from the rear of our garage. One of the two proposed water drainage basins will be located approximately 35' from our lawn and the other approximately 120' from the funeral home.
- **Mass, Height and Noise:** The three buildings on our property will be the closest to this proposed project, closer than the other buildings that surround it. It would not be possible to have large enough landscape boundaries behind our property that could block the view of, or provide a noise barrier from, the proposed building from those who are attending funeral services.
- **Water Issue:** We currently have a significant water drainage issue originating from the 45-51 Main Street property. Looking at the plan from C-5.0, where the proposed temporary disturbance area is behind the funeral home and to the left of the garage, every time it rains and every time the snow melts, we end up with a river flowing across the parking lot. The plan above has been highlighted to reflect how the water comes from the 45-51 Main Street property and flows across our parking lot. The direction of waterflow starts at elevation grade level 342 and decreases in elevation to grade level 326 in our parking lot. The images below show that when the snow melts, or when we have rain in the winter, and once the temperature drops below freezing, we end up with a horrible frozen river across the parking lot that now becomes a public hazard. This requires us to use excessive amounts of calcium chloride and sodium chloride, which becomes costly for the business and is harmful to the environment since it ends up where the water is draining.

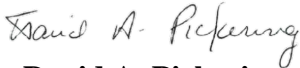



Our other concern with respect to water is that the proposed basins, which are located within feet of our property lines, will create other issues with drainage into our property. The proposed basin, which is located directly behind our lawn, will have a higher elevation grade level, and will likely continue to flood our lawn and wooded area.

- **Animals, Rodents, and Insects:** Currently, the woods and wetlands area of the 45-51 Main Street property create an issue with mosquitos, ticks, mice, and other animals. The construction will cause these animals, rodents, and insects to push away from this property and end up on the surrounding properties. Of particular concern would be that the proposed apartment building's dumpsters (for trash) will no doubt attract mice, rats, other rodents and animals.

The Funeral Home is one of the oldest, if not the oldest continuously run businesses in town. For 121 years, we as well as all the owners before us, have provided a necessary service to the community. Since purchasing the Funeral Home and the property in 2018, we have made sizable investments to ensure that the Upton residents have a serene, dignified and aesthetically pleasing facility to mourn their loved ones. We respectfully request your consideration of this sensitive and crucial service that the Funeral Home and its property have provided and will continue to provide to the residents of Upton.

Respectfully yours,


David A. Pickering
Owner/President


Andrew D. Pickering
Director