

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD  
BOSTON, MASS. 02125  
617-727-8470, FAX: 617-727-5128

**PROJECT NOTIFICATION FORM**

Project Name: Upton Apartments (aka 47 Main)  
Location / Address: 47 Main Street (MA Route 140) - The subject parcel is located between 45 & 51 Main St.  
City / Town: Upton  
Project Proponent  
Name: Lobisser Building Corp.  
Address: 1 Charlesview Road  
City/Town/Zip/Telephone: Hopedale, MA 01747 508-478-6235

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

<u>Agency Name</u>	<u>Type of License or funding (specify)</u>
Upton Zoning Board of Appeals	Chapter 40B Comprehensive Permit
Upton Conservation Commission/D.E.P.	Order of Conditions
MassDOT (Highway Division)	Vehicular Access Permit (Curb Cut Permit)

**Project Description (narrative):**

See attached Project Description (Exhibit #1)

**Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.**

No

**Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.**

No

**Does the project include new construction? If so, describe (attach plans and elevations if necessary).**

See attached Site Plan, Architectural Plans, Renderings, and Site Photographs (Exhibit #2).

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A (continued)

**To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.**

The initial section of the entrance to the proposed project falls within the Upton Center Historic District (UCHD).

The size of the area within the UCHD is approximately .69 acres. See Exhibit #3.

**What is the total acreage of the project area?**

Woodland	<u>6.75</u>	acres	Productive Resources:		
Wetland	<u>0.87</u>	acres	Agriculture	<u>0</u>	acres
Floodplain	<u>0</u>	acres	Forestry	<u>0</u>	acres
Open space	<u>4.5</u>	acres	Mining/Extraction	<u>0</u>	acres
Developed	<u>2.22</u>	acres	Total Project Acreage	<u>6.75</u>	acres

**What is the acreage of the proposed new construction?** 2.22 acres

**What is the present land use of the project area?**

Vacant land

**Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.**

See attached USGS Map (Exhibit #3)

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

---

Signature of Person submitting this form: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/Town/Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

**REGULATORY AUTHORITY**

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.

**Exhibit 1**  
**Project Description**

**Upton Apartments (the “Project”)**

**Location:** Main Street (Massachusetts Route 140). Access to the site will be located between 45 Main Street (Pickering & Son Upton Funeral Home) and 51 Main Street. The Project’s address will be 47 Main Street pending Town of Upton approval. The initial section of the entrance driveway to the Project is located within the Upton Center Historic District. The proposed residential building is set back approximately 360 feet from Main Street.

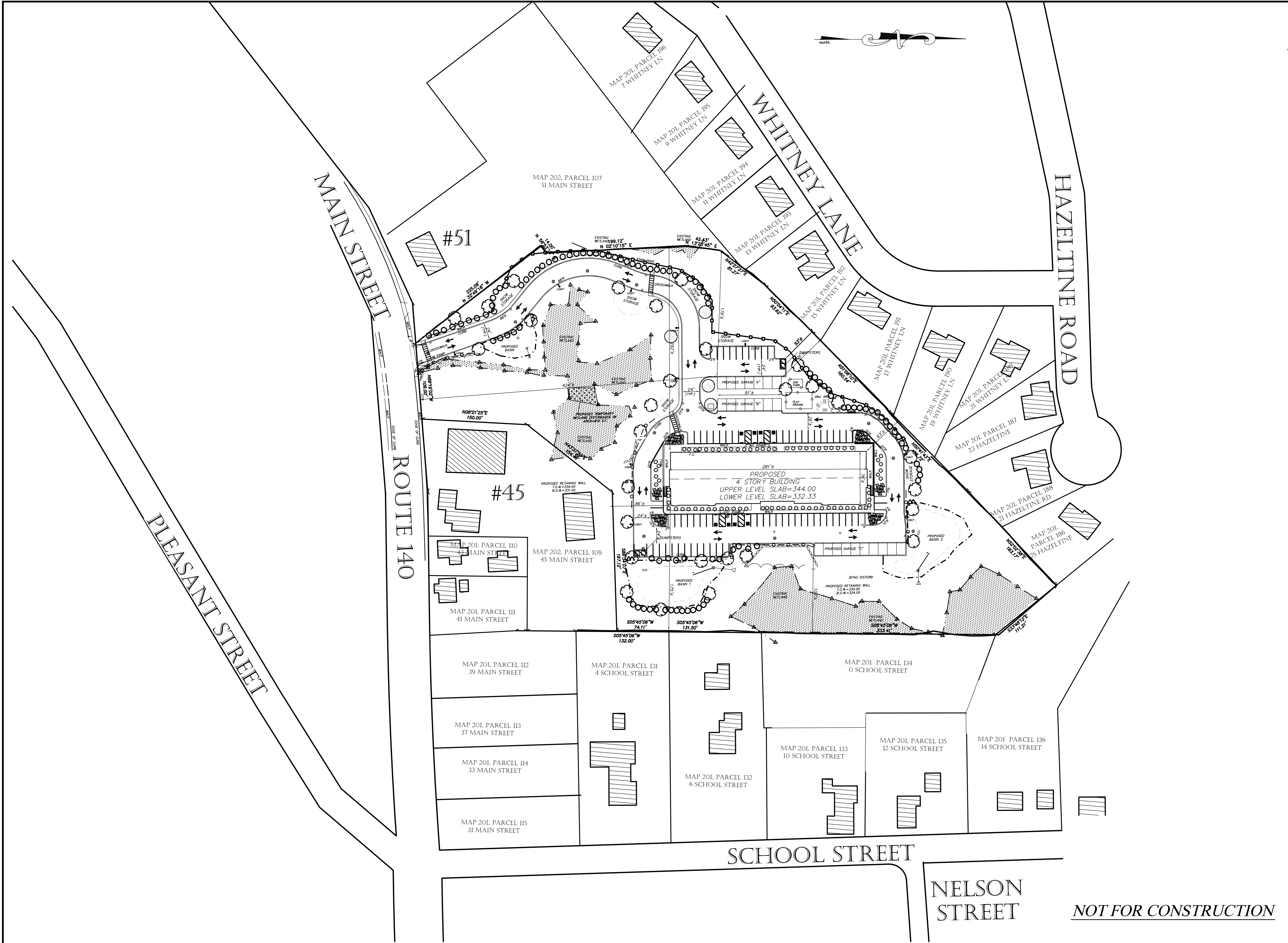
**(See Exhibits 2 and 3)**


**Lot Size:** 6.75 +/- acres. There are no buildings on the site. Approximately .69 acres of the subject site fall within the Upton Center Historic District (approximately 10% of the entire 6.75-acre site).

**Proposed Building Description:** There will be 68 rental units including 17 Affordable Units at 80% Area Median Income (AMI). The Unit Mix will be 26-1BR Units (6 Affordable), 35-2BR Units (9 Affordable), and 7-3BR Units (2 Affordable). 70% of the Affordable Units will have Local Preference for the initial rent-up. The building will be four stories with a Basement level. In addition to the residential building, there will be three one-story detached garage buildings with a total of 24 parking bays. There will be a total of 105 parking spaces (1.54 spaces/unit) including 24 garage spaces.

**(See Exhibit 2).**

**Proposed Permitting Process:** A Chapter 40B Comprehensive Permit application for the Project was submitted to the Upton Zoning Board of Appeals on September 15, 2023. The current zoning of the site is Single Residential A (SRA).



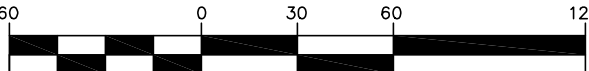


**D&L Design Group**  
Civil Engineering & Land Surveying  
115 Water Street • Milford, MA 01757  
P: (508) 408-2577  
www.dandlgroup.com

P.E.

P.L.S.

GRAPHIC SCALE

  
(IN FEET)  
1 inch = 60 feet

REVISIONS		
REV.	DATE	DESCRIPTION

PROJECT NO.

J-016

DESIGNED BY

PML

CHECKED BY

MD

DATE

9/13/23

CAD FILE

J-016 SITE PLAN

PLAN NO.

APPLICANT/DEVELOPER:

**LOBISSER BUILDING CORP.**  
1 Charlesview Road • Hopedale, MA 01747  
P: (508) 478-6235

TITLE:

*Upton Apartments*  
*47 Main Street,*  
*Upton Massachusetts*  
*Preliminary*  
*Residential Development Plans*  
*Comprehensive Permit Application*  
*Upton Zoning Board of Appeals*

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

C-3.0

NOT FOR CONSTRUCTION

# Upton Apartments

**Project Address:**  
47 Main St, Upton MA 01568

**Architects Project #** 22107  
**Issue Date:** 09/07/2023

**Project Team:**  
**Architect:**  
Maugel DeStefano Architects, Inc  
200 Ayer Road  
Harvard, MA 01451  
Tel: 978-456-2800  
Fax: 978-456-2801

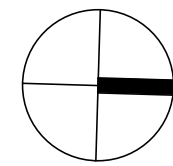
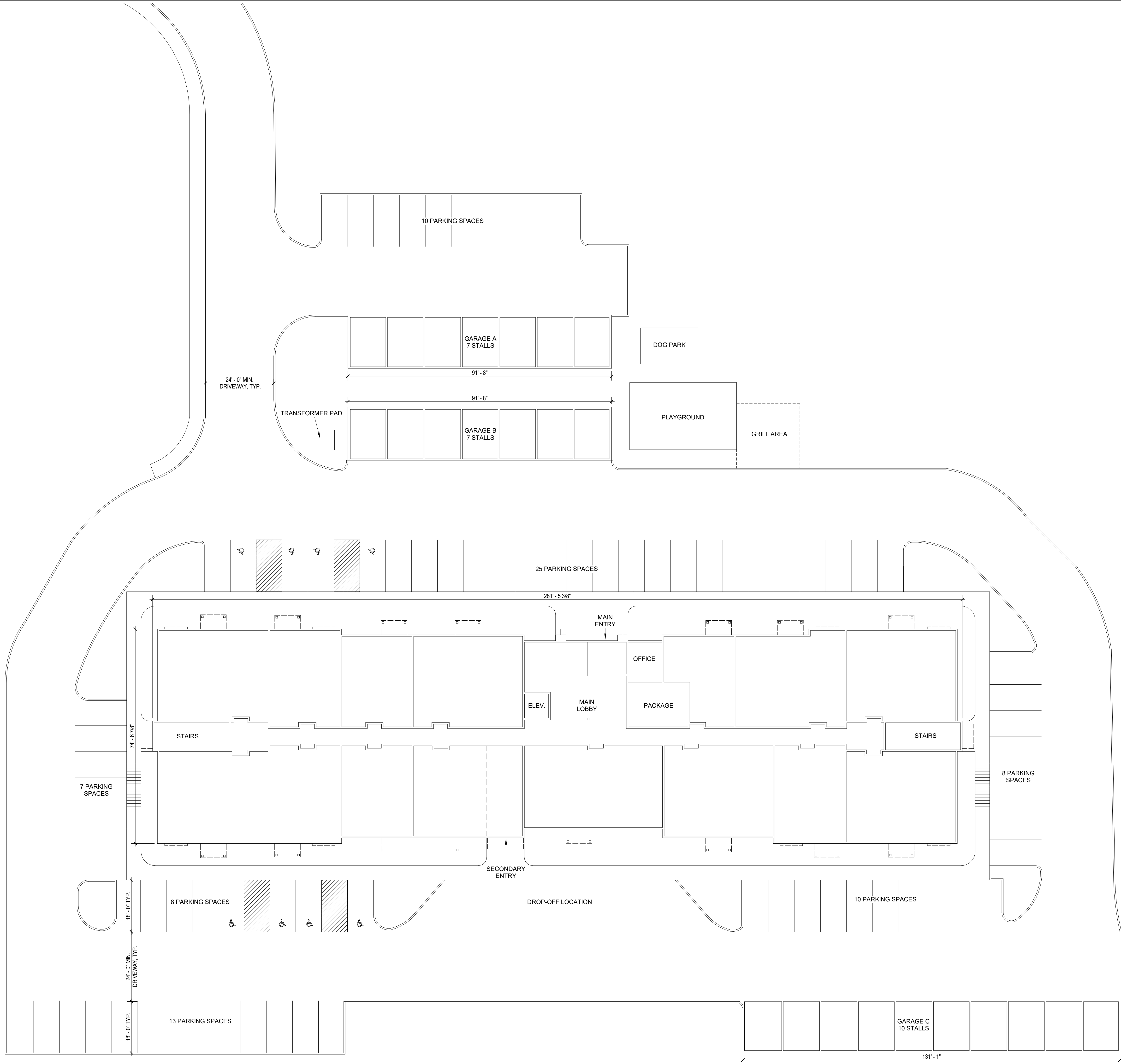
**Client:**  
Lobisser Building Corp.  
1 Charlesview Rd  
Hopedale, MA 01747  
Tel: 508-488-6433

**Civil Engineer:**  
D&L Design Group  
115 Water St  
Milford, MA 01757  
Tel: 508-408-2577

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# Comprehensive Permit Application





Notes:

UNIT BREAKDOWN	
3 BED UNITS - 7 (10%) 2 BED UNITS - 35 (52%) 1 BED UNITS - 26 (38%)	
68 TOTAL UNITS	
UNIT TYPE BREAKDOWN	
1 BR - A1 - 12	3 BR - C1 - 4
1 BR - A2 - 12	3 BR - C2 - 2
1 BR - A3 - 2	3 BR - C3 - 1
2 BR - B1 - 33	
2 BR - B2 - 2	
BUILDING SIZE	
17,305 SF (GROUND LEVEL) 18,860 SF (FIRST FLOOR) 18,552 SF (SECOND FLOOR) 18,860 SF (THIRD FLOOR) 18,860 SF (FOURTH FLOOR)	
92,437 SF TOTAL	
FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL DWGS. FOR SITE PLAN.	

Key Plan:

Architect's Stamp:



Project:  
Upton Apartments  
47 Main St, Upton MA  
01568  
Client:

Project #: 22107  
Scale: As indicated  
Issue: Comprehensive Permit Application  
Date: 09/07/2023

Revisions:	Date:

Drawing Title:  
SITE PLAN

Sheet Number:

A.100

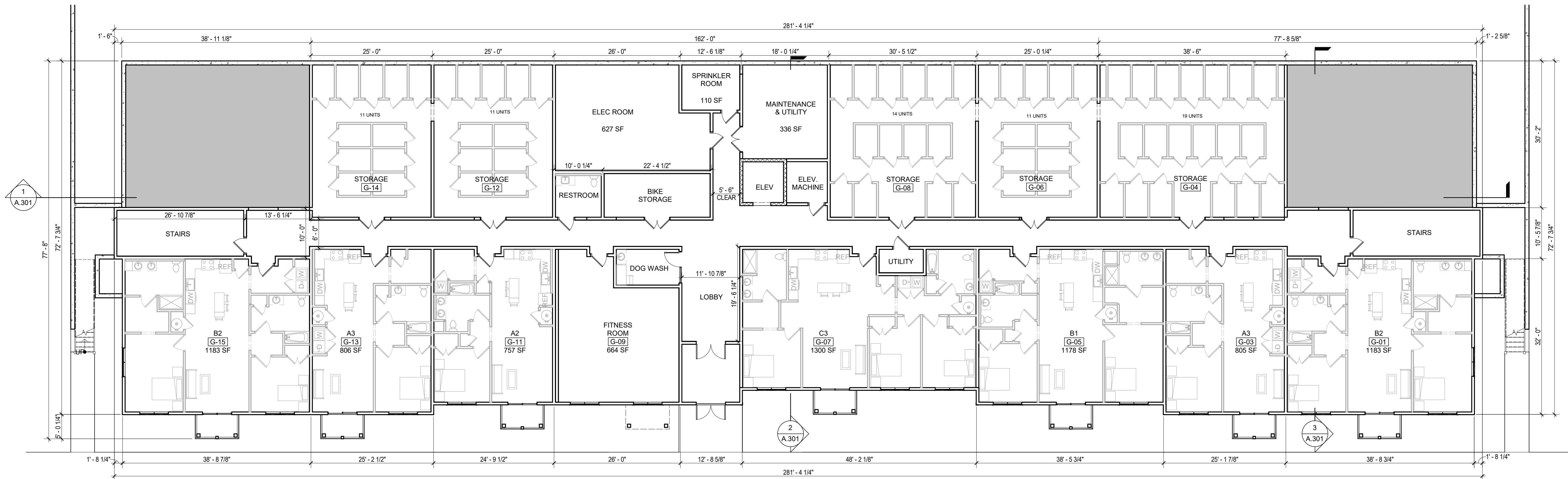


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OVERALL - SITE PLAN  
SCALE: 1/16" = 1'-0"



FIRST FLOOR 2  
SCALE: 3/32" = 1'-0"



GROUND LEVEL 1  
SCALE: 3/32" = 1'-0"

Notes:

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Key Plan:

Architect's Stamp:



Project:  
Upton Apartments

47 Main St, Upton MA  
01568  
Client:

Project #: 22107

Scale: As indicated

Issue:

Comprehensive Permit  
Application

Date:

09/07/2023

Revisions:

Date:

Drawing Title:

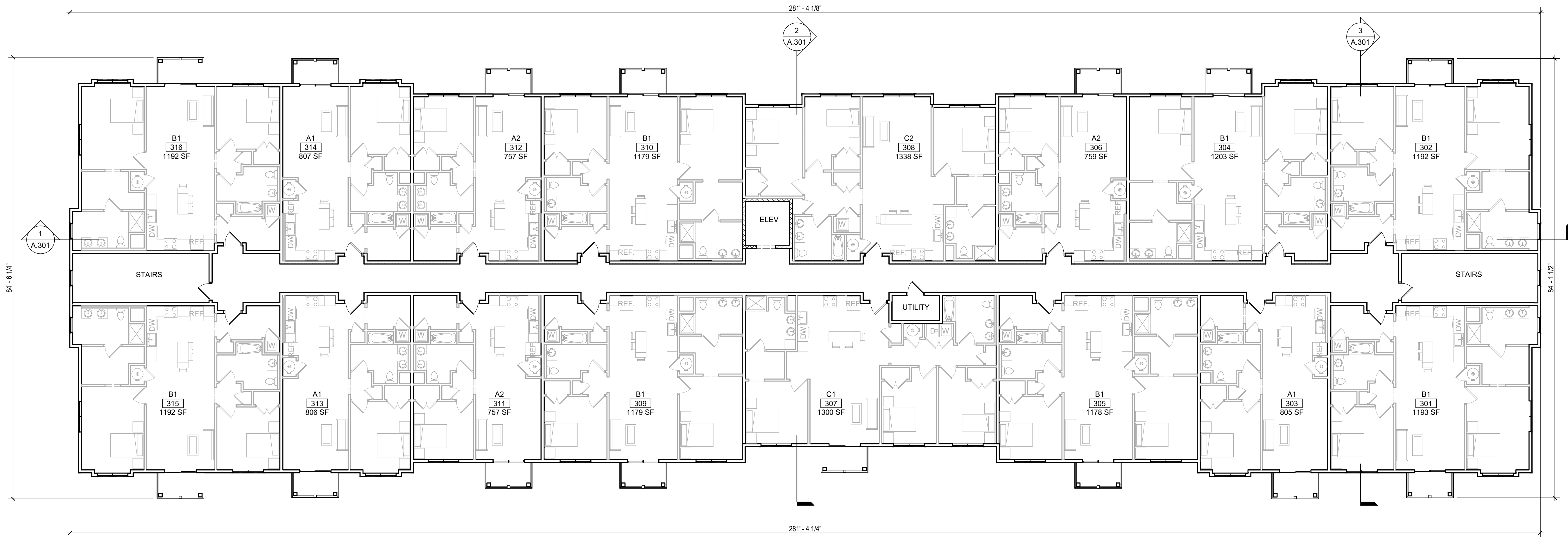
PLAN - BASEMENT & FIRST FLOOR

Sheet Number:

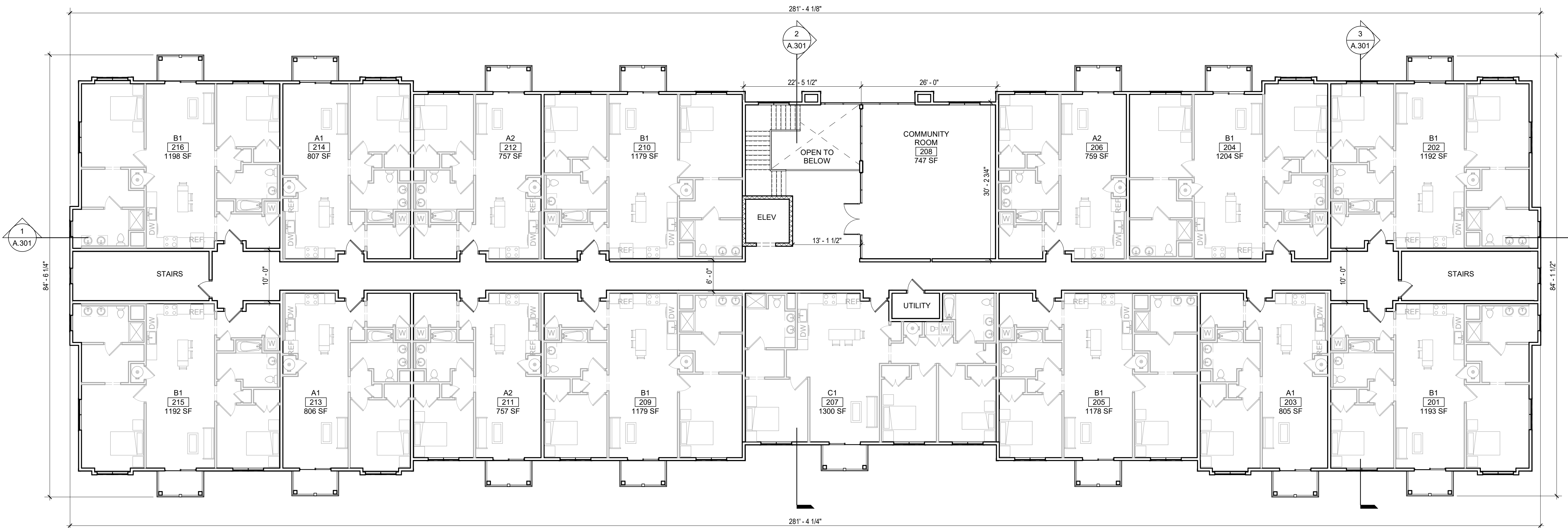
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THIRD FLOOR 2  
SCALE: 3/32" = 1'-0"



SECOND FLOOR 1  
SCALE: 3/32" = 1'-0"

Notes:

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92,437 SF TOTAL	

Key Plan:

Architect's Stamp:



Project:  
Upton Apartments

47 Main St, Upton MA

01568

Client:

Project #: 22107

Scale: As indicated

Issue:

Comprehensive Permit  
Application

Date:

09/07/2023

Revisions:

Date:

Drawing Title:  
PLAN - SECOND & THIRD FLOOR

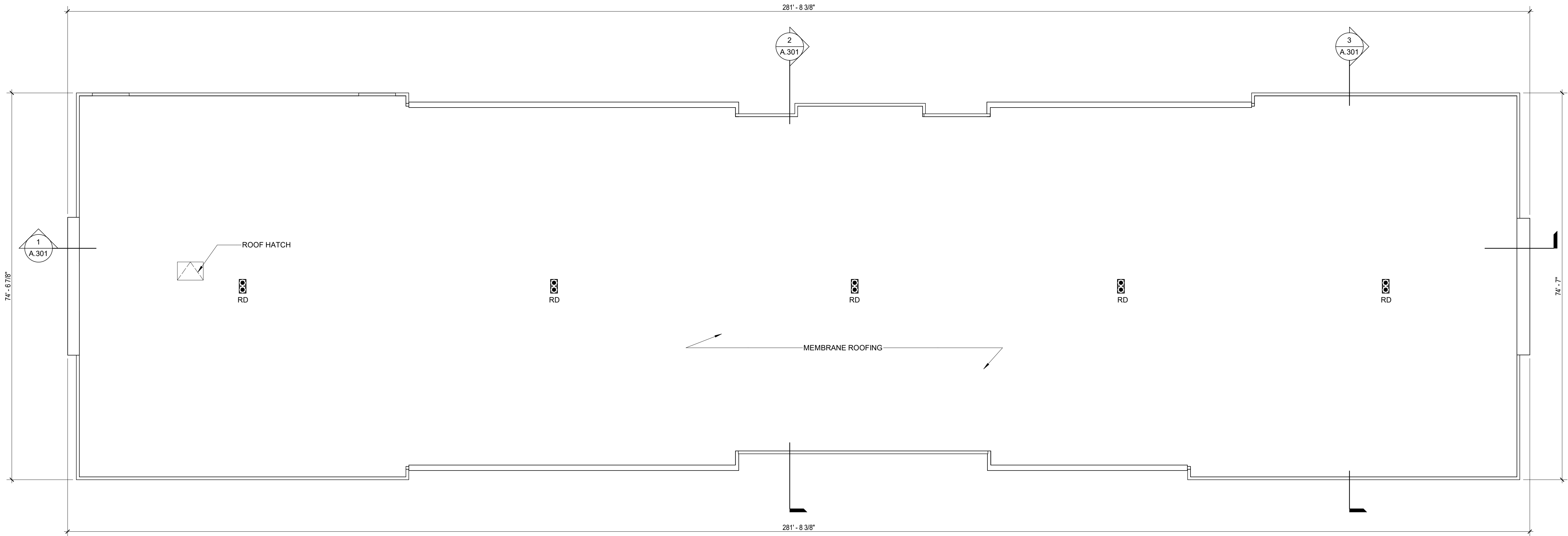
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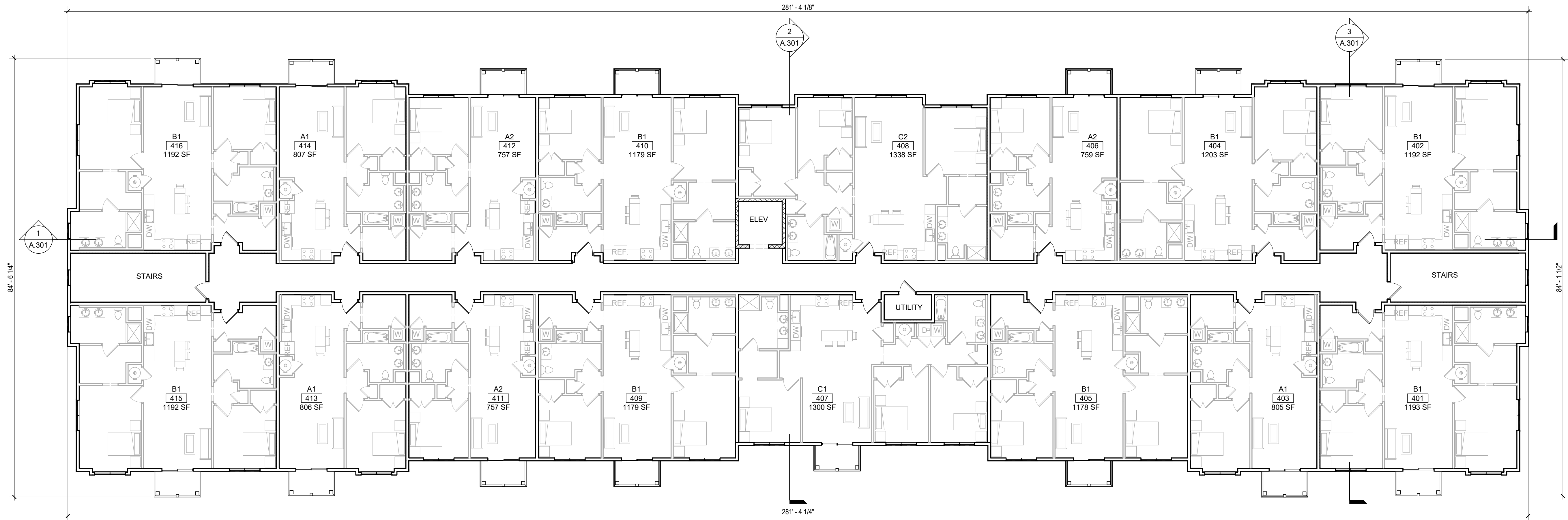


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ROOF 2  
SCALE: 3/32" = 1'-0"



FOURTH FLOOR 1  
SCALE: 3/32" = 1'-0"

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92,437 SF TOTAL	

Key Plan:

Architect's Stamp:



Project:

Upton Apartments

47 Main St, Upton MA  
01568

Client:

Project #: 22107

Scale: As indicated

Issue:

Comprehensive Permit  
Application

Date:

09/07/2023

Revisions:

Date:

Drawing Title:

PLAN - FOURTH FLOOR & ROOF

Sheet Number:

A.103



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WEST ELEVATION 2  
SCALE: 3/32" = 1'-0"



EAST ELEVATION 1  
SCALE: 3/32" = 1'-0"

Notes:

Key Plan:

Architect's Stamp:



Project:  
Upton Apartments

47 Main St, Upton MA  
01568

Client:

Project #: 22107

Scale: 3/32" = 1'-0"

Issue:

Comprehensive Permit Application

Date:

09/07/2023

Revisions:

Date:

Drawing Title:

ELEVATIONS

Sheet Number:

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Notes:

Key Plan:

Architect's Stamp:



Project:  
Upton Apartments

47 Main St, Upton MA  
01568

Client:

Project #: 22107

Scale: 3/32" = 1'-0"

Issue:

Comprehensive Permit  
Application

Date:

09/07/2023

Revisions:

Date:

Drawing Title:

ELEVATIONS

Sheet Number:

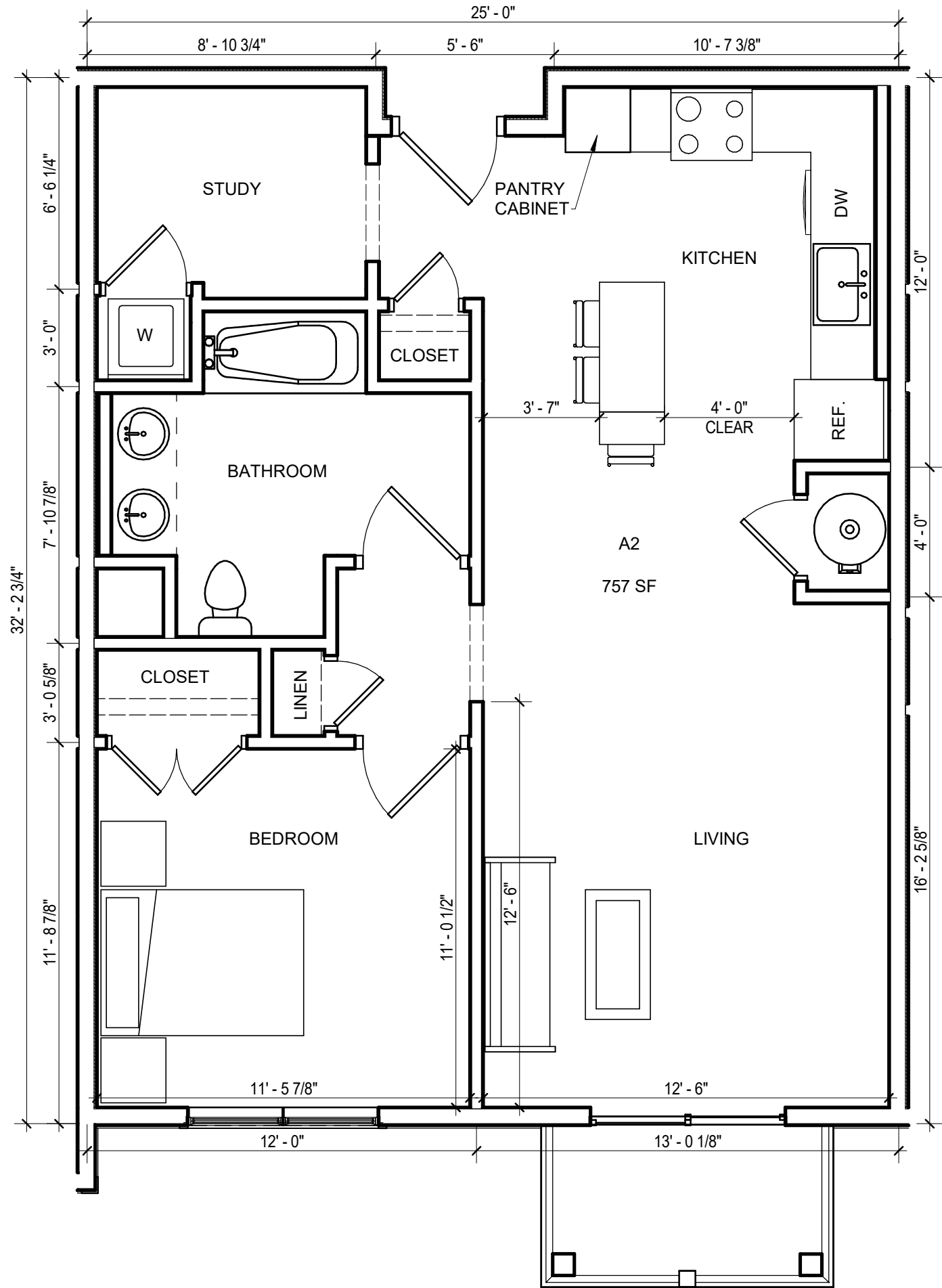
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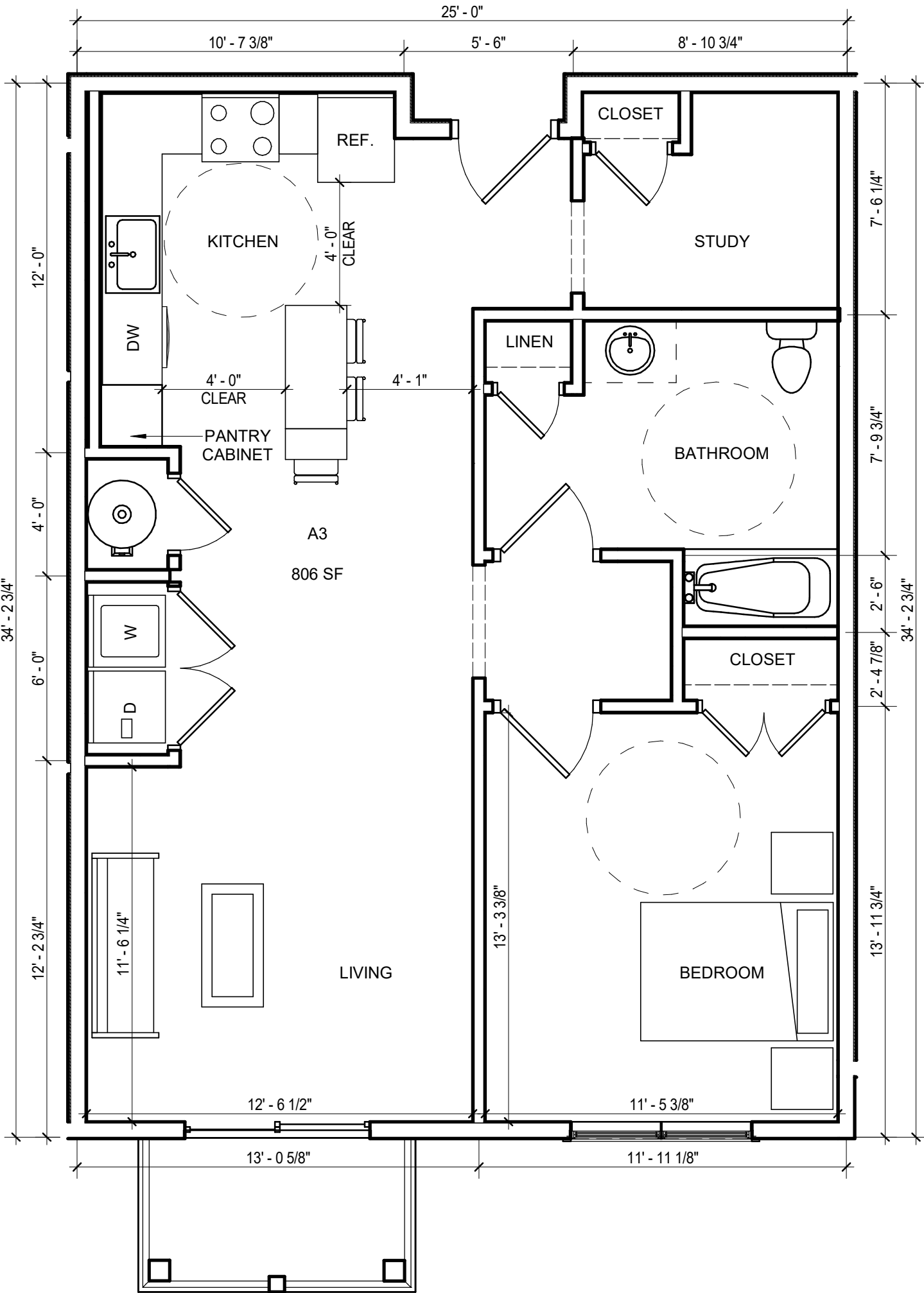
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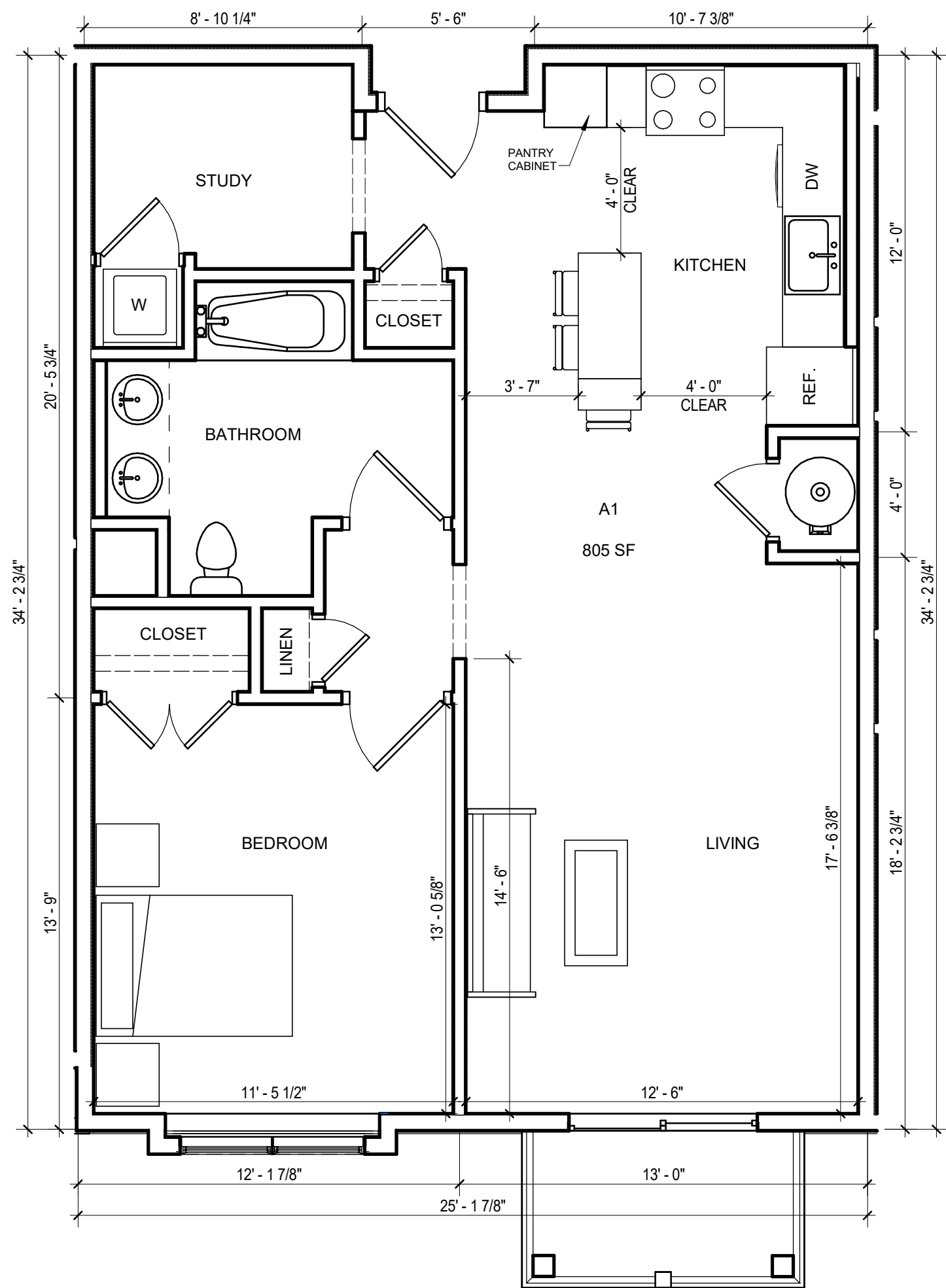




ENLARGED UNIT PLAN - 1 BED - A2  
SCALE: 1/4" = 1'-0"



ENLARGED UNIT PLAN - 1 BED - A3  
SCALE: 1/4" = 1'-0"



ENLARGED UNIT PLAN - 1 BED - A1  
SCALE: 1/4" = 1'-0"

Notes:

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Key Plan:

Architect's Stamp:



Project:  
Upton Apartments

47 Main St, Upton MA  
01568

Client:

Project #: 22107

Scale: As indicated

Issue:

Comprehensive Permit  
Application

Date:

09/07/2023

Revisions:

Date:

Drawing Title:

1-BED UNIT PLANS

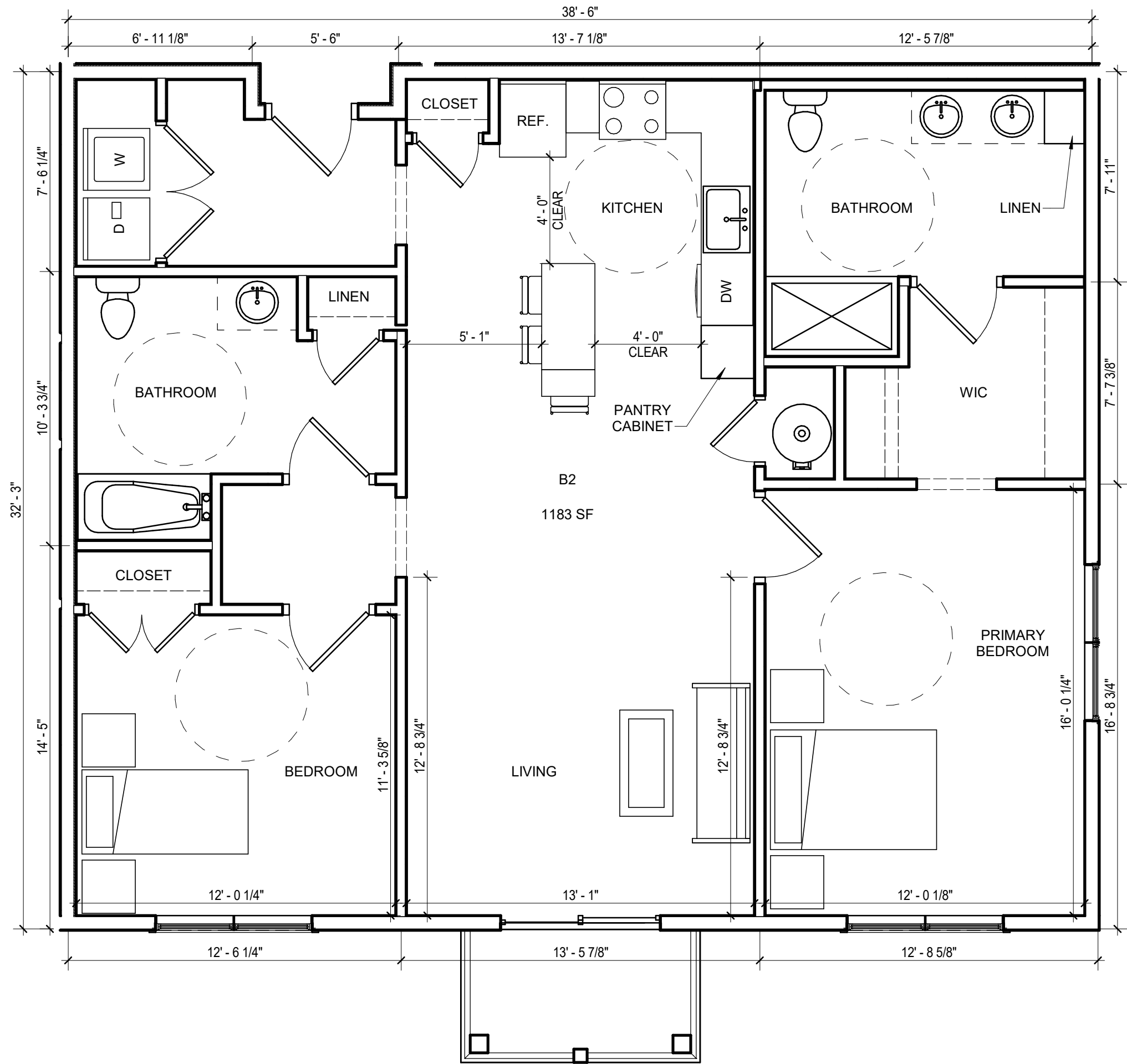
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ENLARGED UNIT PLAN - 2 BED - B2

SCALE: 1/4" = 1'-0"

2



ENLARGED UNIT PLAN - 2 BED - B1

SCALE: 1/4" = 1'-0"

1

Notes:

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Key Plan:

Architect's Stamp:



Project:  
Upton Apartments

47 Main St, Upton MA  
01568

Client:

Project #: 22107

Scale: As indicated

Issue:

Comprehensive Permit  
Application

Date:

09/07/2023

Revisions:

Date:

Drawing Title:

2-BED UNIT PLANS

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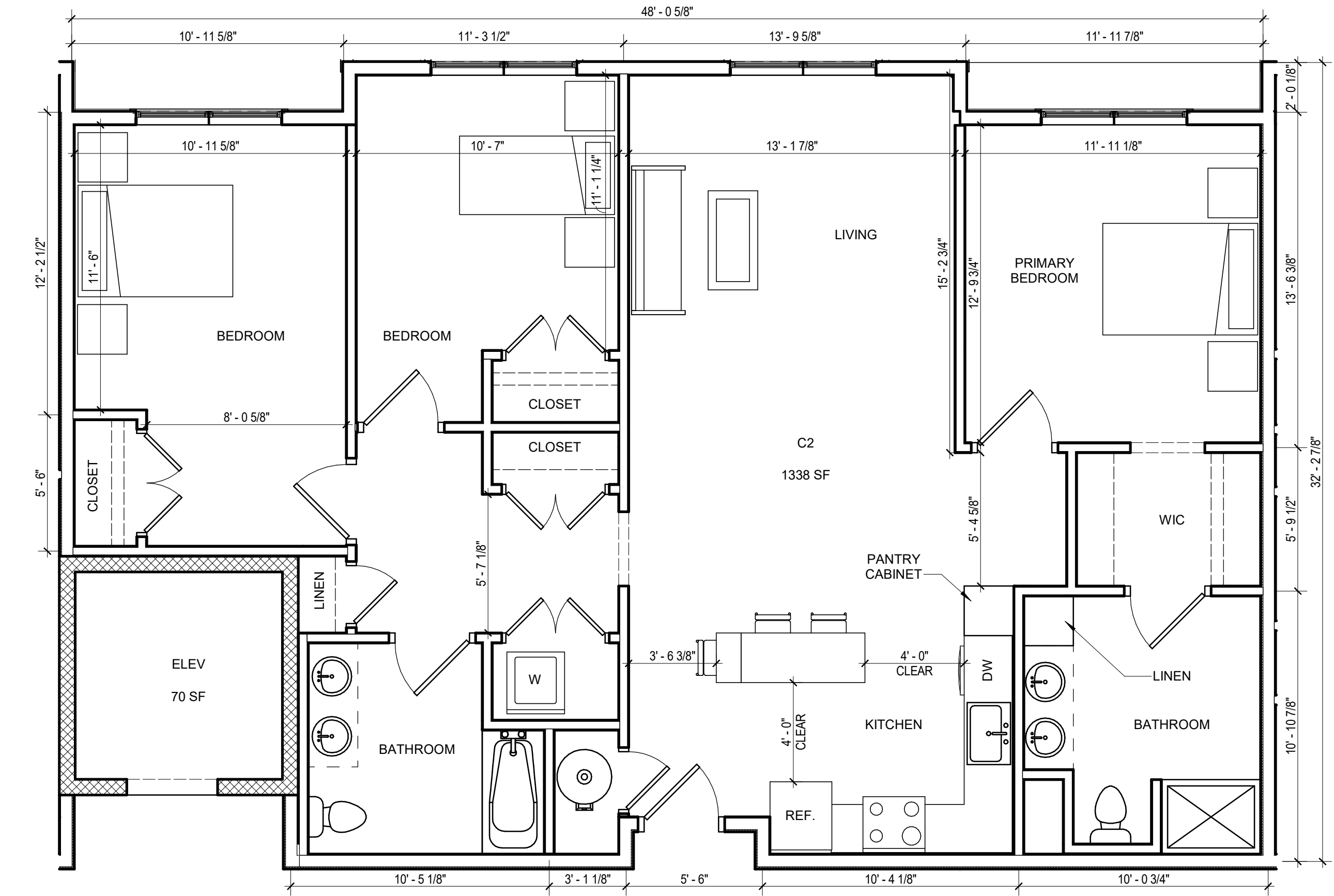
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Notes:

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18,860 SF (THIRD FLOOR)	
18,860 SF (FOURTH FLOOR)	
92,437 SF TOTAL	



ENLARGED UNIT PLAN - 3 BED - C2 2  
SCALE: 1/4" = 1'-0"

Key Plan:

Architect's Stamp:



Project:  
Upton Apartments  
47 Main St, Upton MA  
01568  
Client:

Project #: 22107  
Scale: As indicated  
Issue: Comprehensive Permit Application  
Date: 09/07/2023

Revisions:	Date:

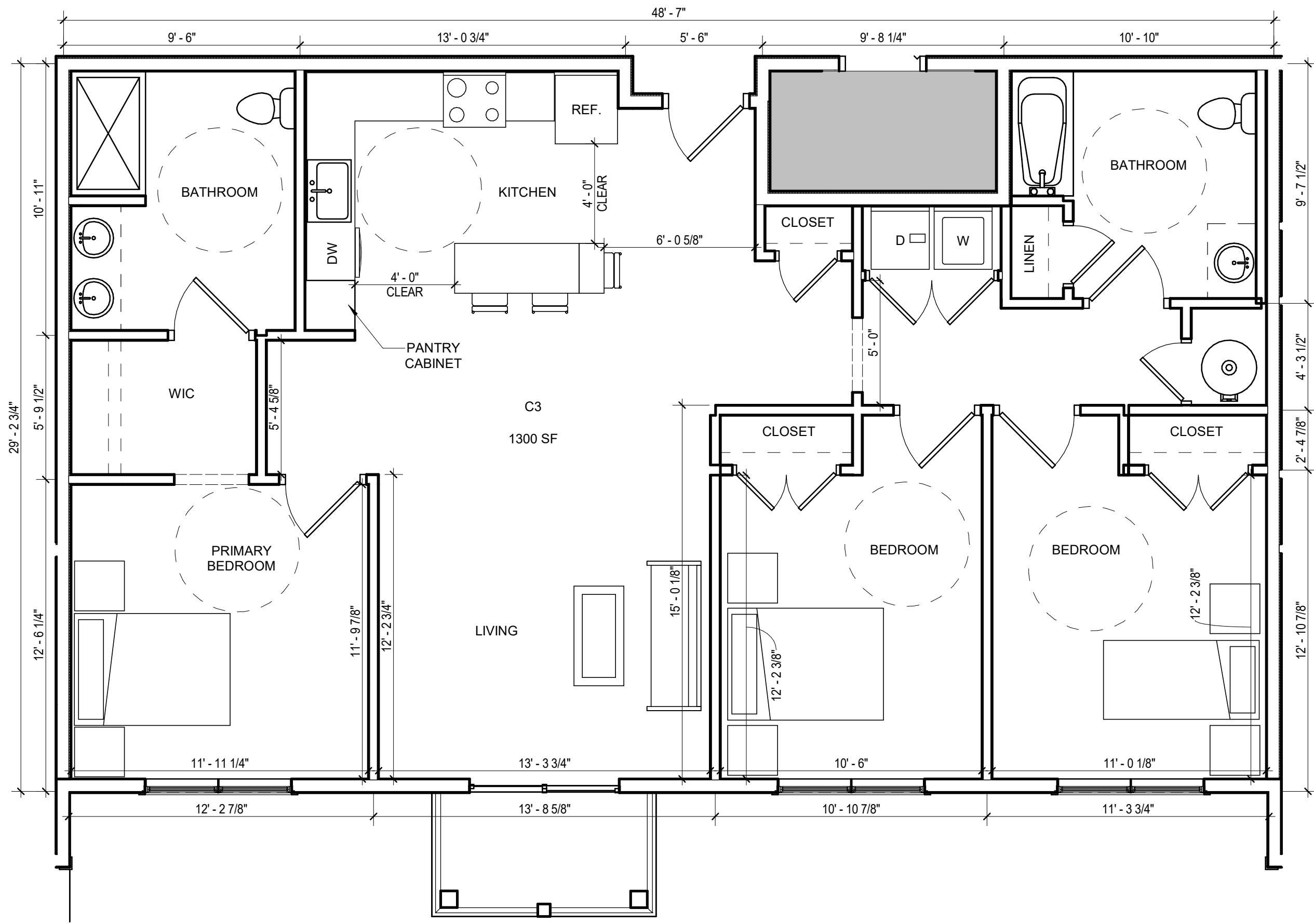
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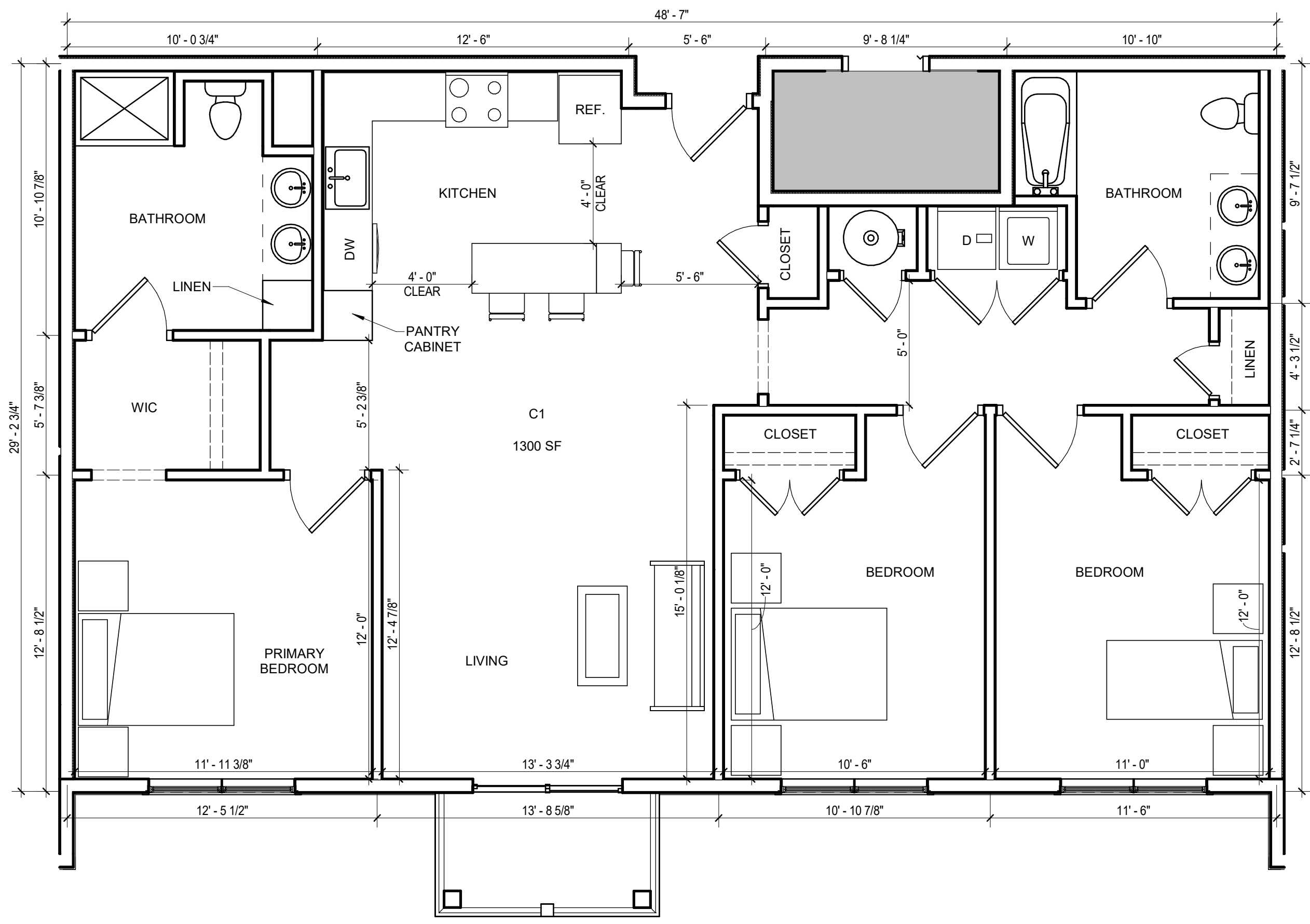
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ENLARGED UNIT PLAN - 3 BED - C3 3  
SCALE: 1/4" = 1'-0"



ENLARGED UNIT PLAN - 3 BED - C1 1  
SCALE: 1/4" = 1'-0"

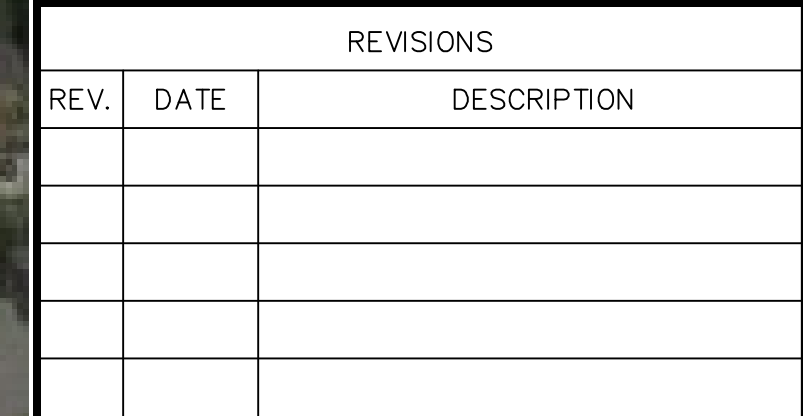
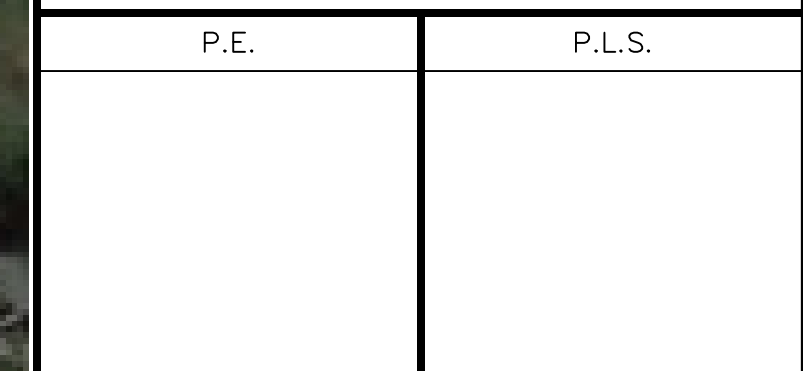












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SHEET TITLE

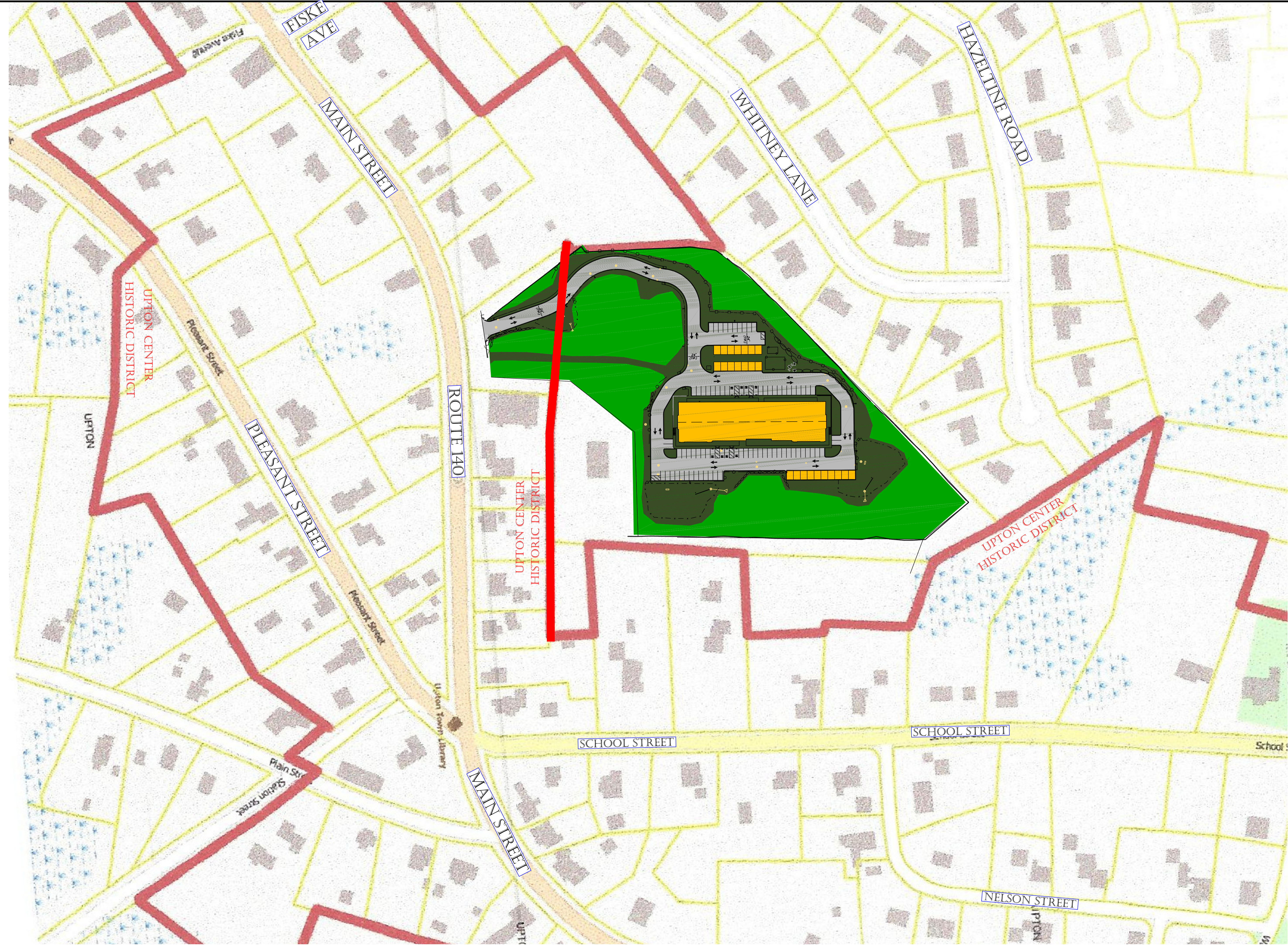
SHEET NO.






*Entrance to Site on Main Street (between 45-51 Main Street)*








D&L Design Group  
CIVIL ENGINEERING & LAND SURVEYING  
115 Water Street • Milford, MA 01757  
P:(508) 408-2577  
www.danddesigngroup.com

P.E.

P.L.S.

GRAPHIC SCALE  
  
(IN FEET)  
1 inch = 80 feet

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO.	J-016
DESIGNED BY	PML
CHECKED BY	MD
DATE	9-13-23
CAD FILE	J-016-MAIN STREET
PLAN NO.	

TITLE:

Exhibit#4  
Site Plan  
Upton Apartments  
in  
Upton, Massachusetts

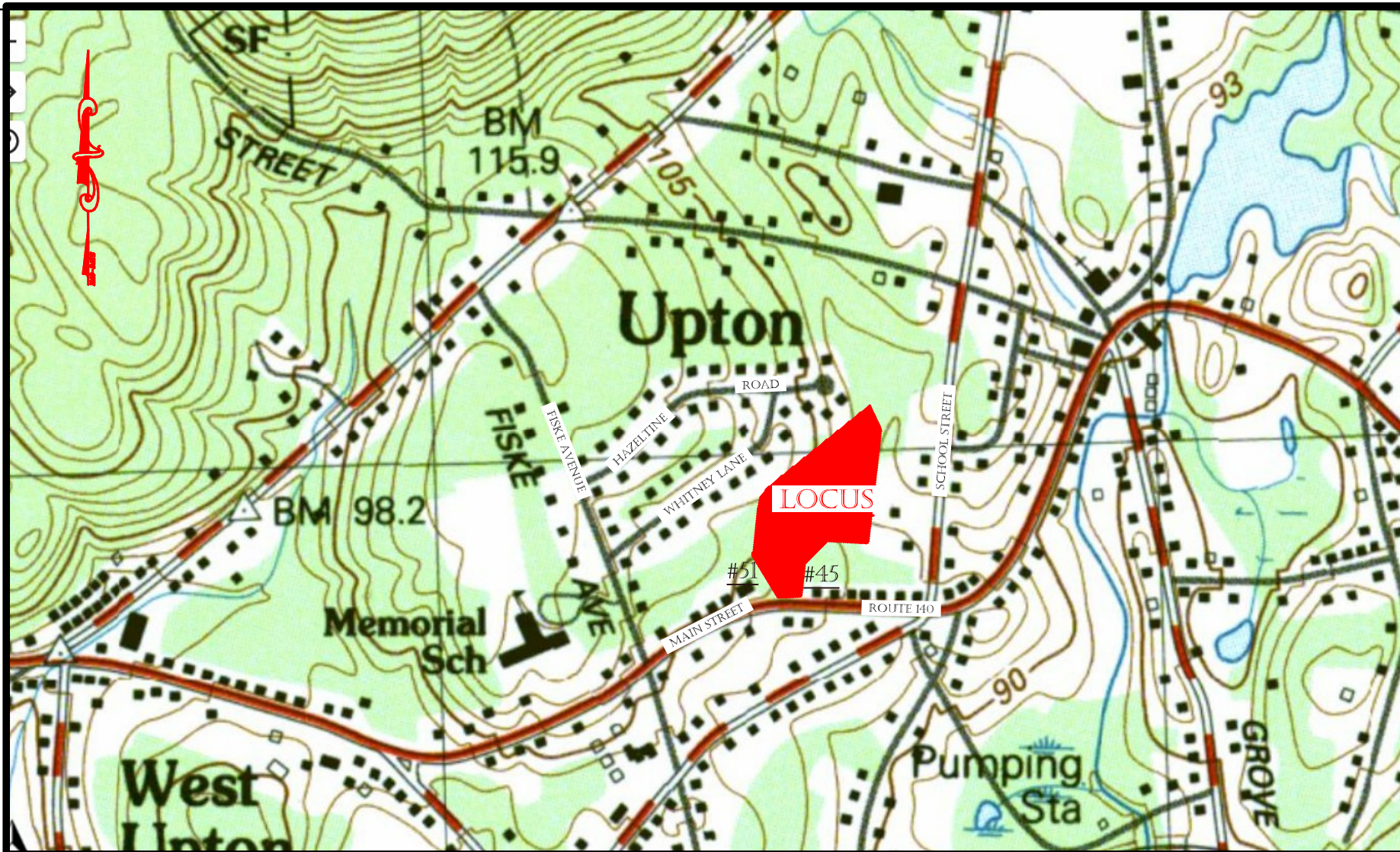
SHEET TITLE


UPTON CENTER HISTORIC DISTRICT MAP

SHEET NO.

1 OF 1





Exhibit#5 - USGS Map	
FOR: STREET	MAIN STREET
ASSESSOR'S MAP	202 BLOCK/LOT 108
TOWN:	UPTON, MASSACHUSETTS
PREPARED FOR	
LOBISSER BUILDING CORP.	
SCALE: N.T.S.	APRIL 28, 2023
 Civil Engineering & Land Surveying	
115 Water Street • Milford, MA 01757 P: (508) 408-2577	
PROJECT NO. J-016	DRAWING J016
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