

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).

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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	6.75	acres	Productive Resources:	0	acres
Wetland	0.87	acres	Agriculture	0	acres
Floodplain	0	acres	Forestry	0	acres
Open space	4.5	acres	Mining/Extraction	0	acres
Developed	2.22	acres	Total Project Acreage	6.75	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)**

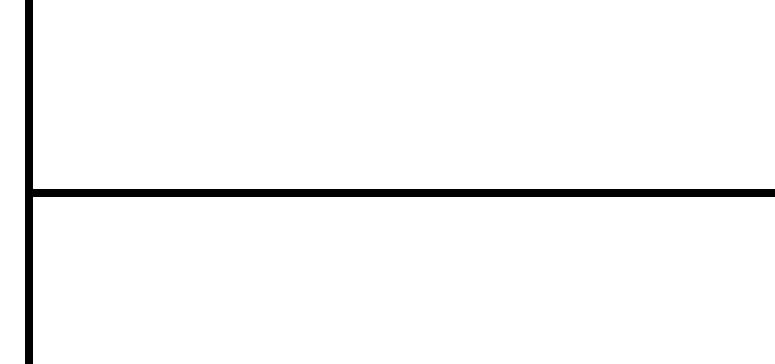
**Lot Size:** 6.75 +/- acres. There are no buildings on the site. Approximately .69 acres of the subject site fall within the Upton Center Historic District (approximately 10% of the entire 6.75-acre site).

**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).

P.E.	P.L.S.



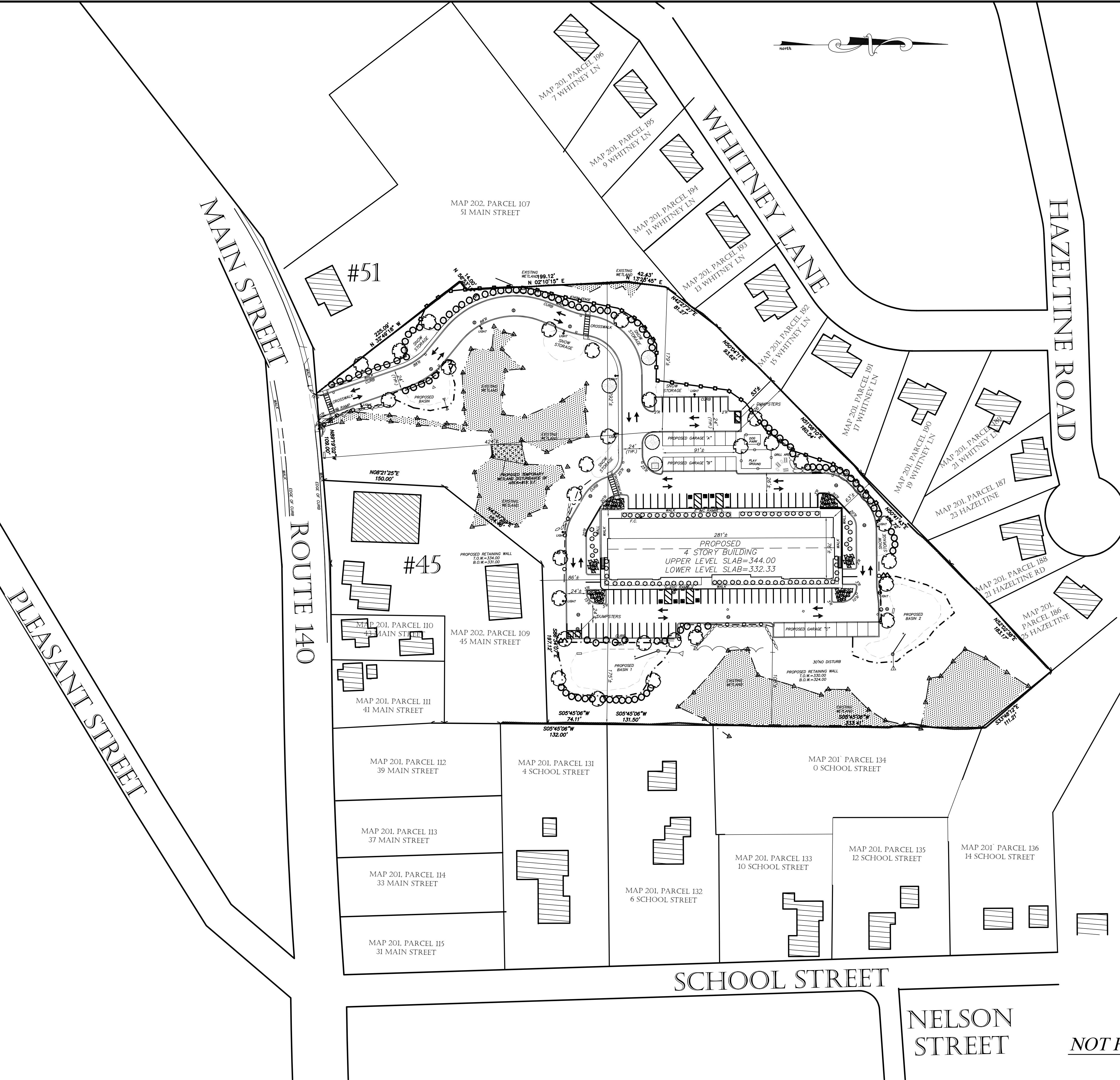
REV.	DATE	DESCRIPTION

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

APPLICANT/DEVELOPER:  
**LOBISSEUR BUILDING CORP.**  
1 Charlesview Road • Hopedale, MA 01747  
(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



# 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

Comprehensive Permit Application



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ARCHITECTS  
200 AYER ROAD | SUITE 200  
HARVARD, MA 01451  
978-456-2800  
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Notes:

UNIT BREAKDOWN

3 BED UNITS - 7 (10%)  
2 BED UNITS - 35 (52%)  
1 BED UNITS - 26 (38%)

68 TOTAL UNITS

UNIT TYPE BREAKDOWN

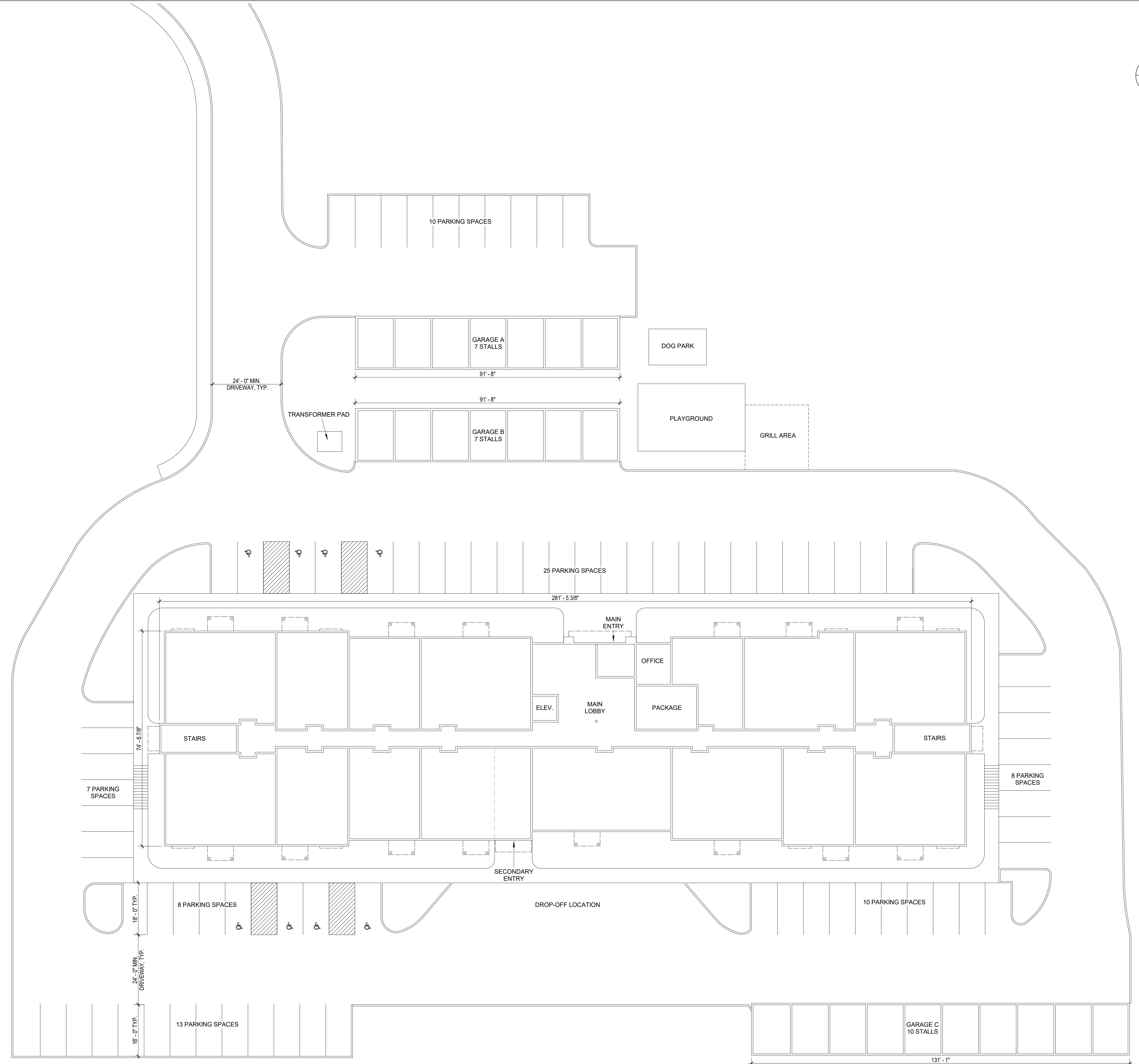
1 BR - A1 - 12      3 BR - C1 - 4  
1 BR - A2 - 12      3 BR - C2 - 2  
1 BR - A3 - 2      3 BR - C3 - 1  
2 BR - B1 - 33  
2 BR - B2 - 2

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"  
1

## UNIT BREAKDOWN

3 BED UNITS - 7 (10%)  
2 BED UNITS - 35 (52%)  
1 BED UNITS - 26 (38%)

## 68 TOTAL UNITS

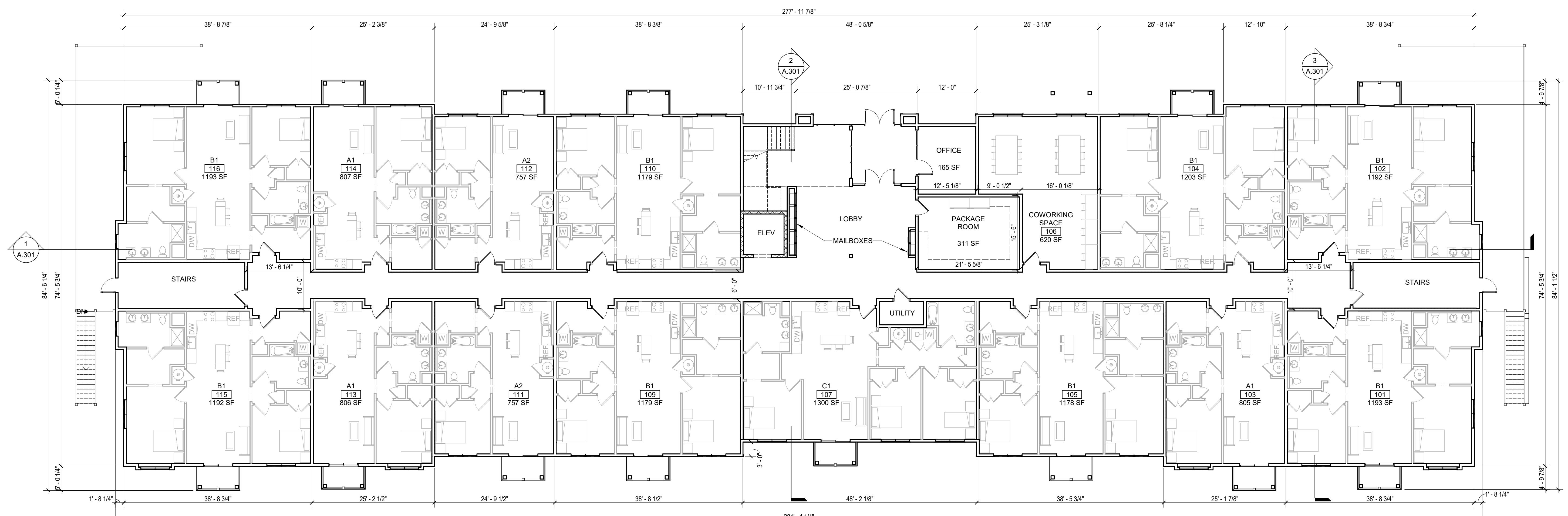
## UNIT TYPE BREAKDOWN

1 BR - A1 - 12  
1 BR - A2 - 12  
1 BR - A3 - 2  
2 BR - B1 - 33  
2 BR - B2 - 2

## BUILDING SIZE

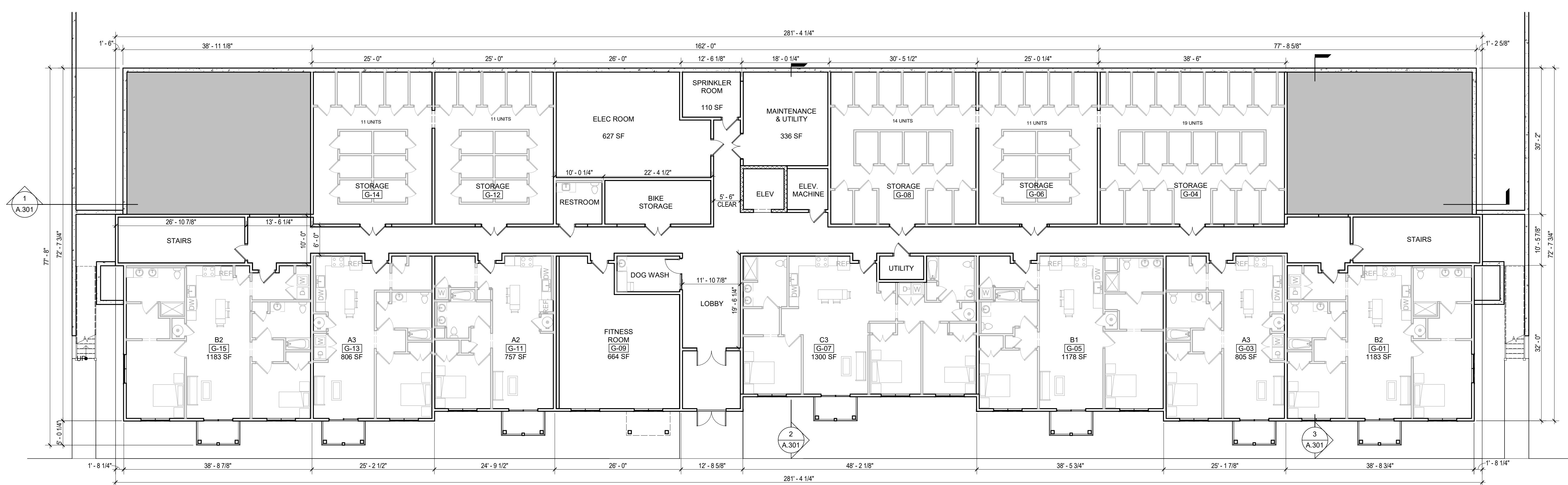
17,395 SF (GROUND LEVEL)  
18,860 SF (FIRST FLOOR)  
18,552 SF (SECOND FLOOR)  
18,860 SF (THIRD FLOOR)  
18,860 SF (FOURTH FLOOR)

92,437 SF TOTAL



Key Plan:

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



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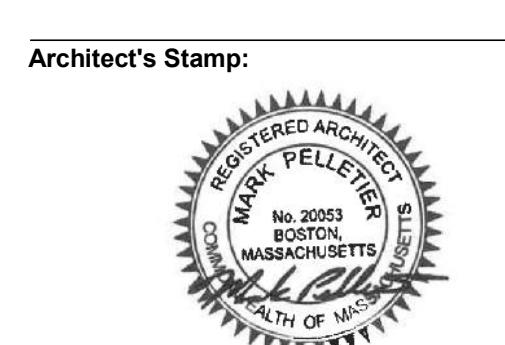
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PLAN - BASEMENT & FIRST FLOOR

Sheet Number:

A.101

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

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  
1 BR - A2 - 12  
1 BR - A3 - 2  
2 BR - B1 - 33  
2 BR - B2 - 2  
BUILDING SIZE  
17,395 SF (GROUND LEVEL)  
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92,437 SF TOTAL



Project:  
Upton Apartments

47 Main St, Upton MA  
01568

Client:

Project #: 22107

Scale: As indicated

Issue:

Comprehensive Permit Application

Date:

09/07/2023

Revisions:

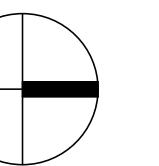
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Drawing Title:  
PLAN - BASEMENT & FIRST FLOOR

Sheet Number:

A.101

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



Notes:

## UNIT BREAKDOWN

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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

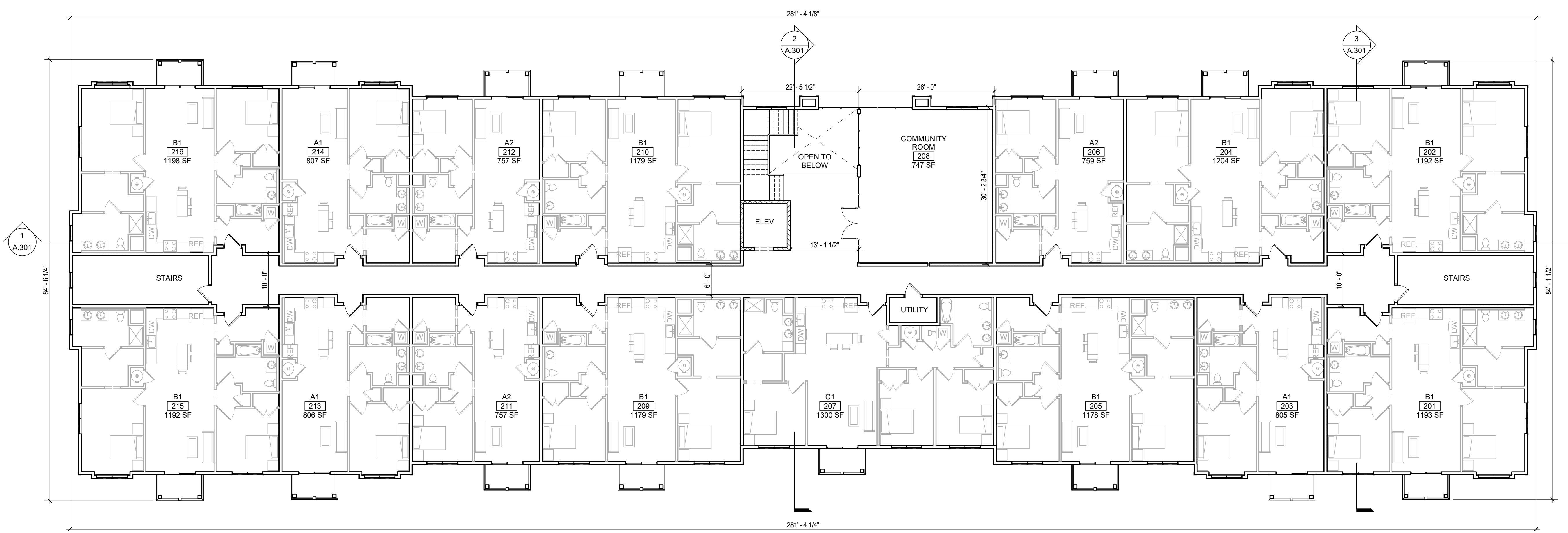
17,305 SF (GROUND LEVEL)  
18,860 SF (FIRST FLOOR)  
18,552 SF (SECOND FLOOR)  
18,860 SF (THIRD FLOOR)  
18,860 SF (FOURTH FLOOR)

92,437 SF TOTAL



THIRD FLOOR 2

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



SECOND FLOOR 1

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

## 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

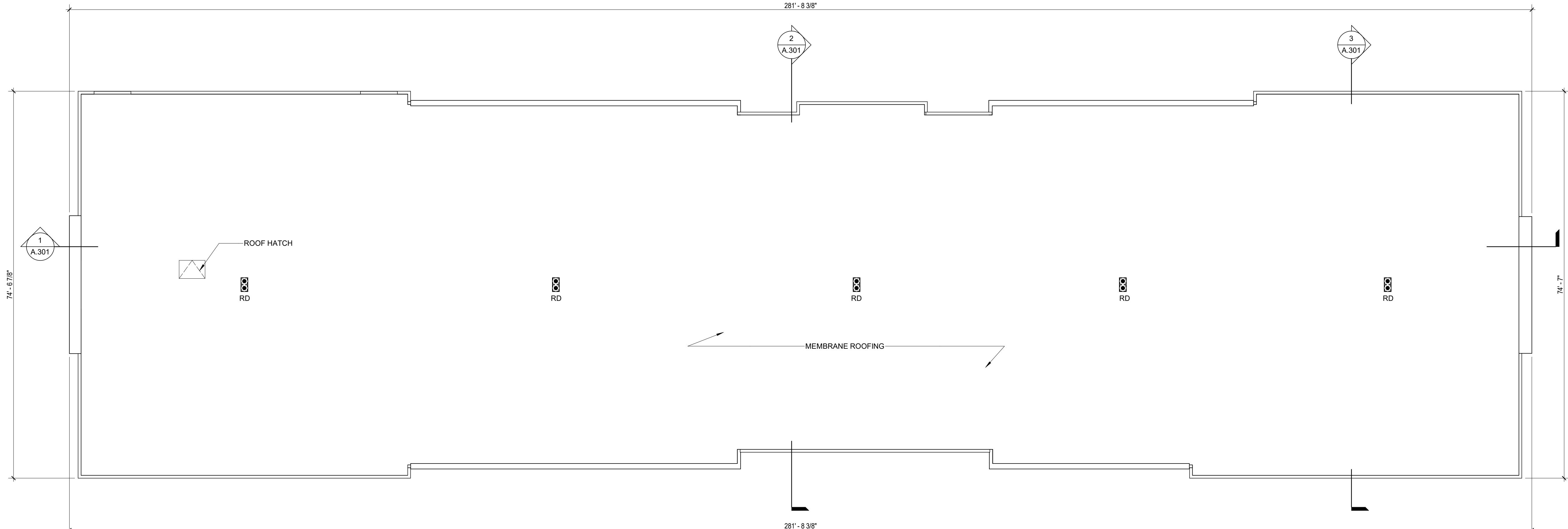
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A.102

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Notes:

## UNIT BREAKDOWN

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 1 BED UNITS - 26 (38%)

## 68 TOTAL UNITS

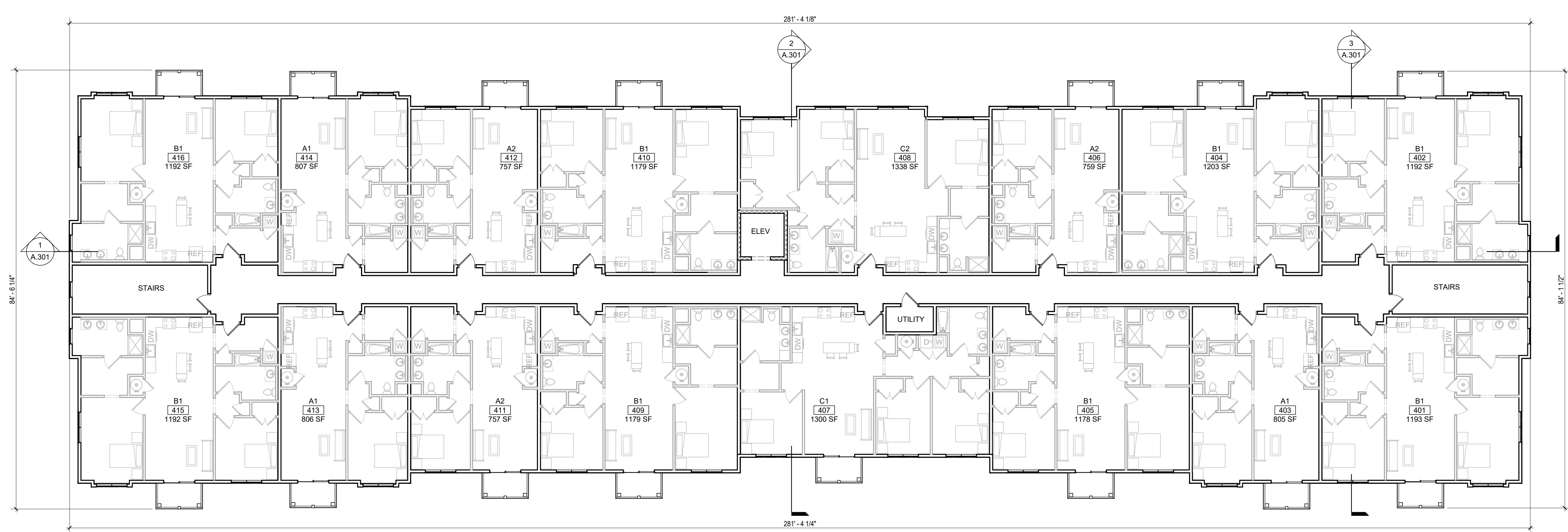
## UNIT TYPE BREAKDOWN

1 BR - A1 - 12  
 1 BR - A2 - 12  
 1 BR - A3 - 2  
 2 BR - B1 - 33  
 2 BR - B2 - 2

## BUILDING SIZE

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 18,860 SF (THIRD FLOOR)  
 18,860 SF (FOURTH FLOOR)

92,437 SF TOTAL



Key Plan:

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

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

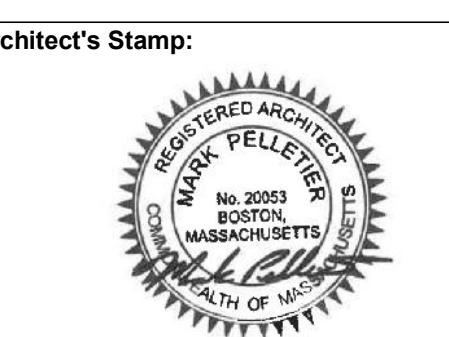
Sheet Number:

A.103

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

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**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:**

**A.201**



**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

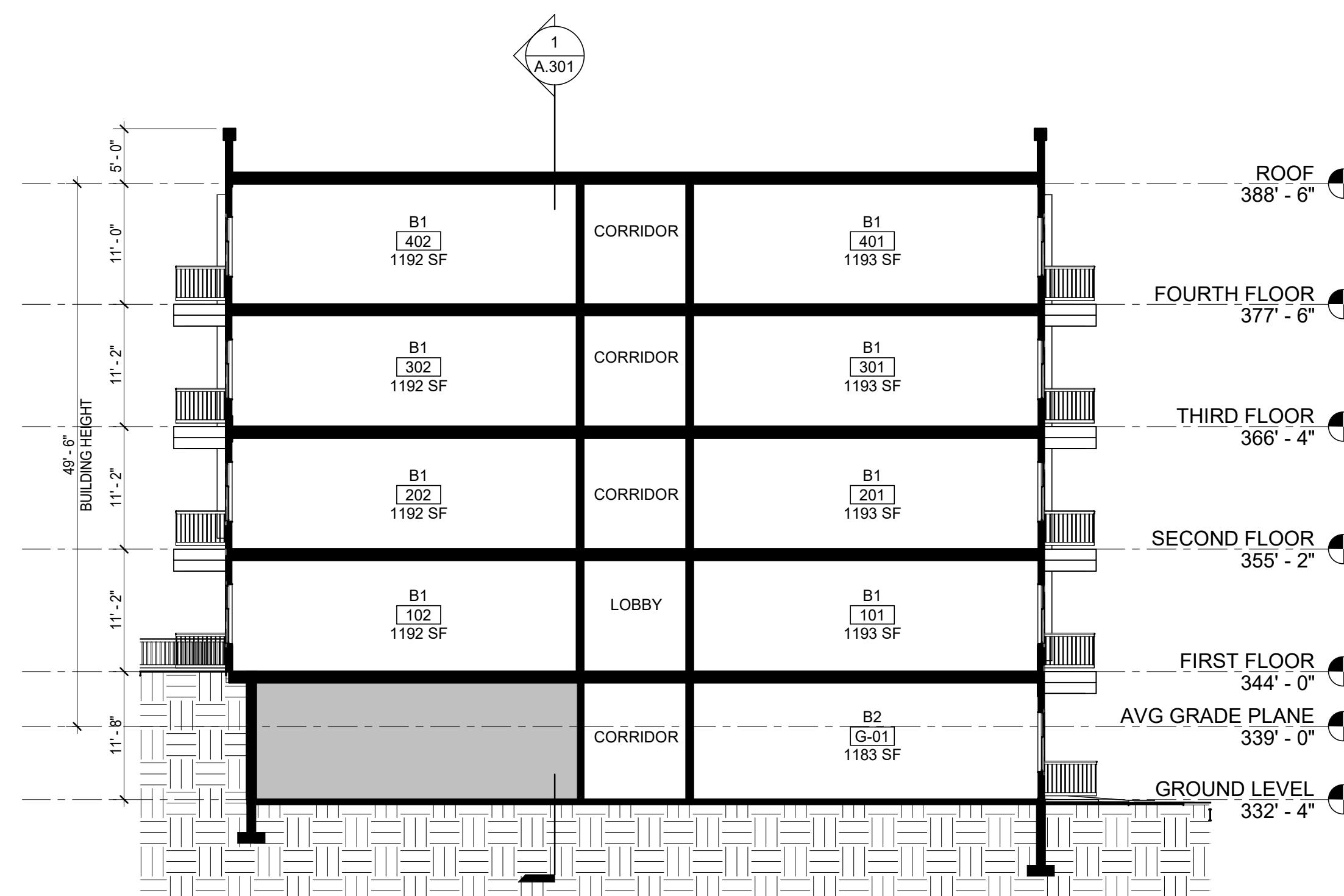
**Revisions:** 1 **Date:**

**Drawing Title:**  
ELEVATIONS

**Sheet Number:**

**A.202**





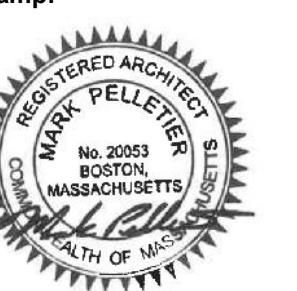
BUILDING SECTION C 3

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

BUILDING SECTION B 2

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

Architect's Stamp:

Project:  
Upton Apartments47 Main St, Upton MA  
01568

Client:

Project #: 22107  
Scale: 3/32" = 1'-0"

Issue:

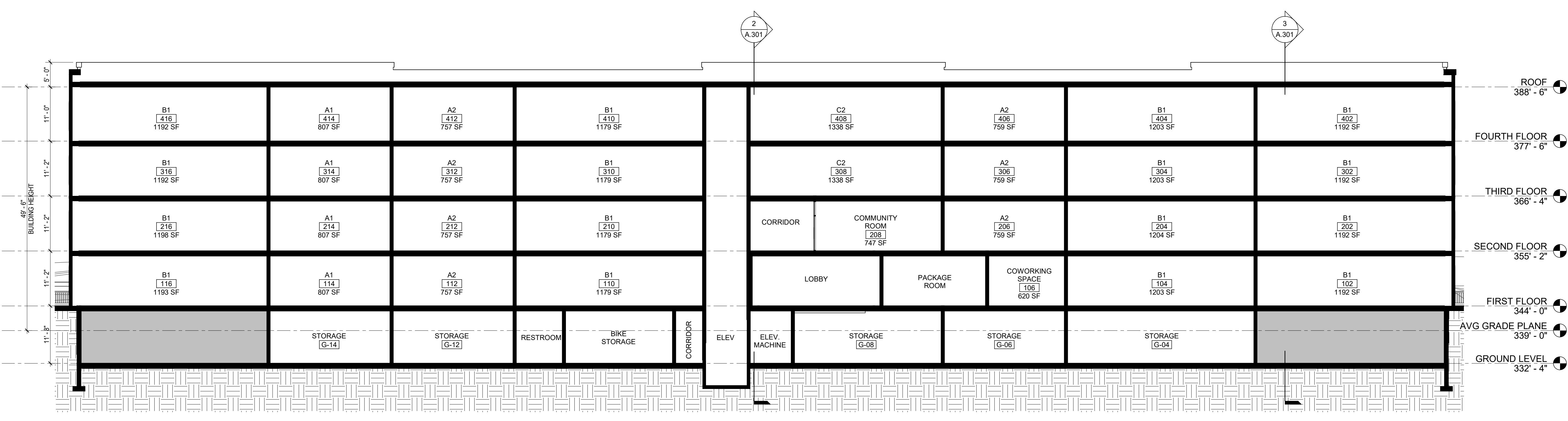
Comprehensive Permit  
Application

Revisions: Date:

Drawing Title:  
BUILDING SECTIONS

Sheet Number:

A.301



BUILDING SECTION A 1

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

Notes:

UNIT BREAKDOWN

3 BED UNITS - 7 (10%)  
2 BED UNITS - 35 (52%)  
1 BED UNITS - 26 (38%)

68 TOTAL UNITS

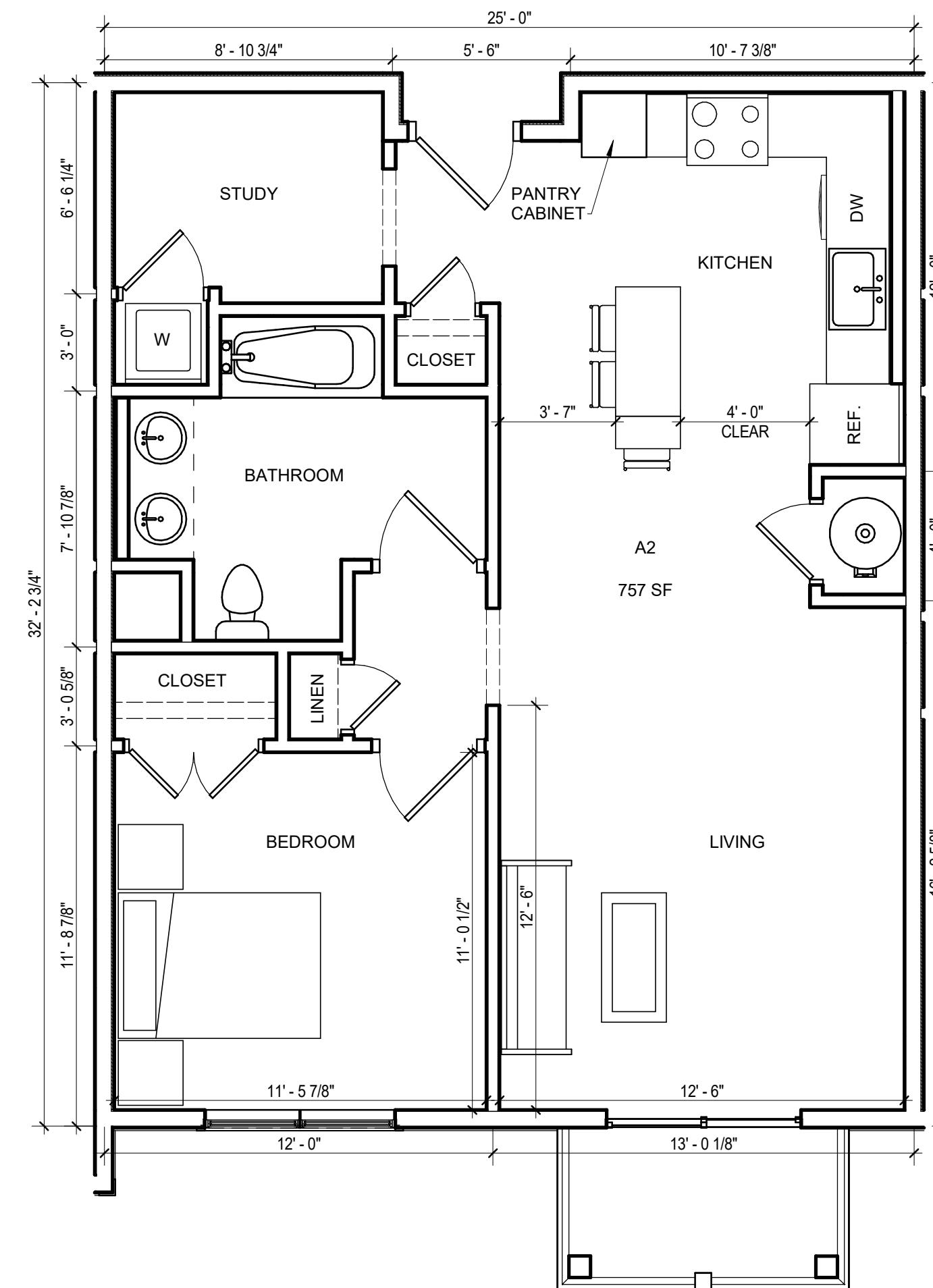
UNIT TYPE BREAKDOWN

1 BR - A1 - 12      3 BR - C1 - 4  
1 BR - A2 - 12      3 BR - C2 - 2  
1 BR - A3 - 2      3 BR - C3 - 1  
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BUILDING SIZE

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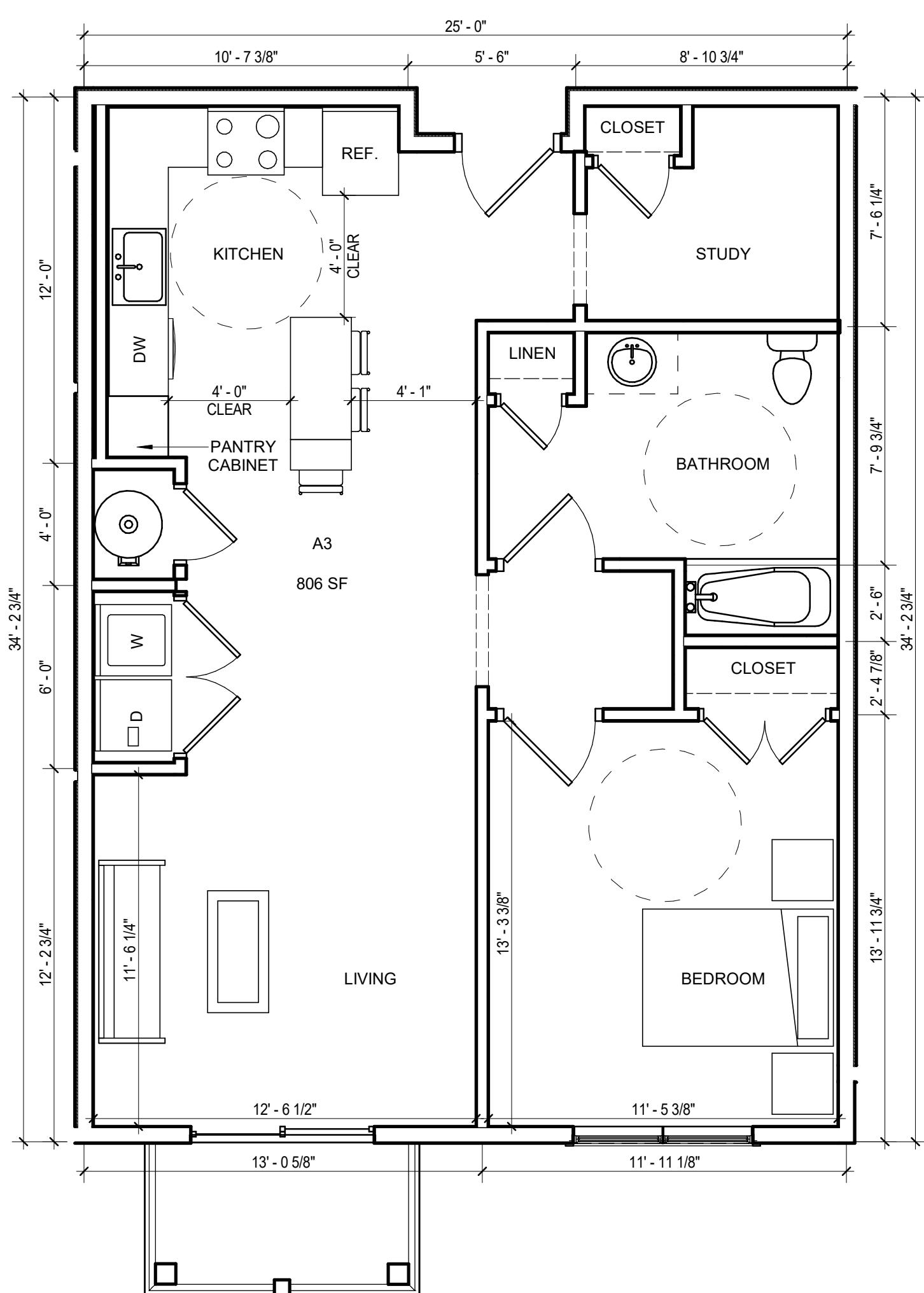
92,437 SF TOTAL



ENLARGED UNIT PLAN - 1 BED - A2

2

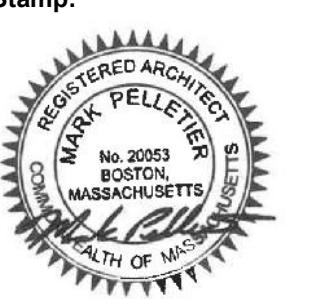
Key Plan:



ENLARGED UNIT PLAN - 1 BED - A3

3

Architect's Stamp:



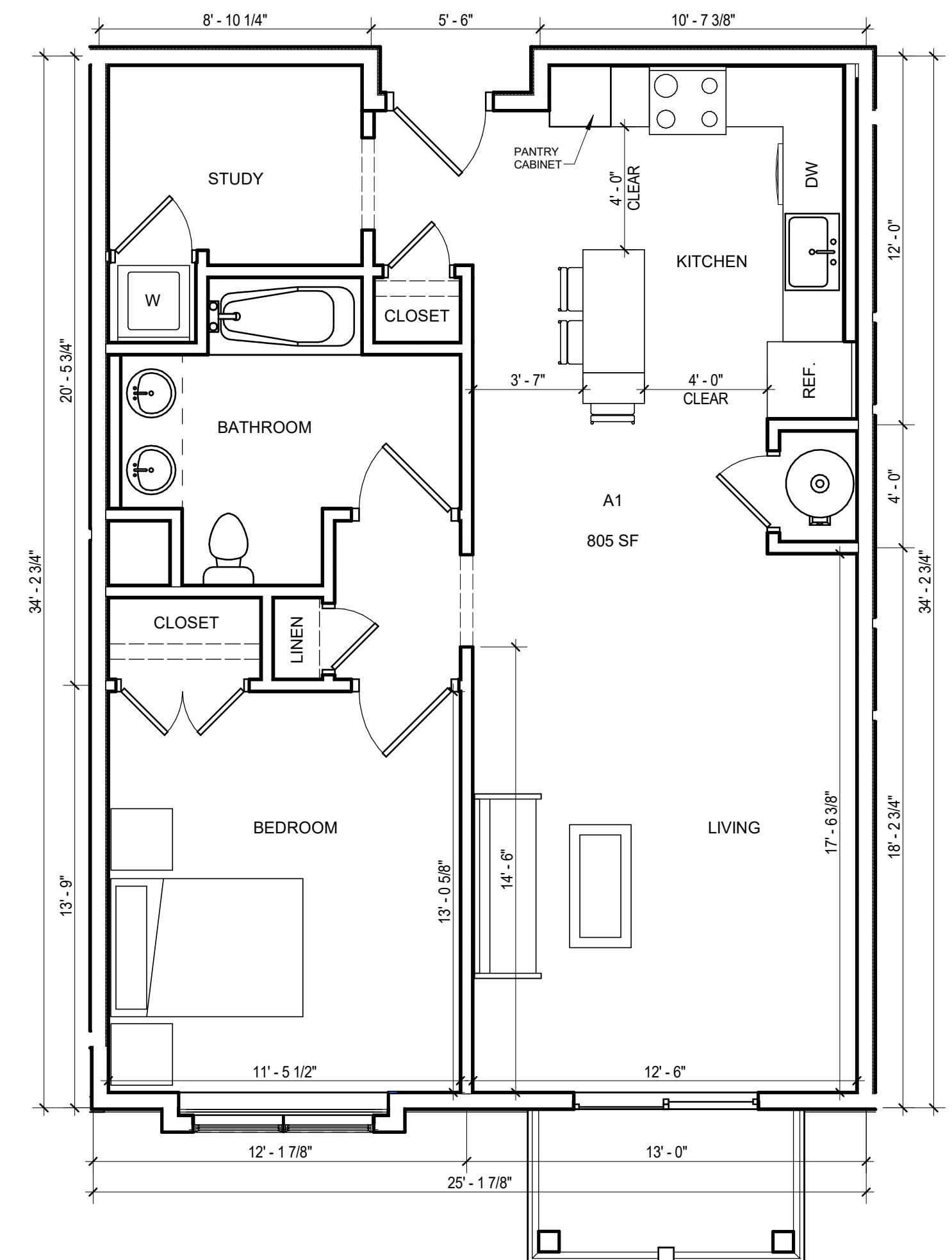
Project:  
Upton Apartments

47 Main St, Upton MA  
01568

Client:

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

Revisions: Date:



ENLARGED UNIT PLAN - 1 BED - A1

1

Drawing Title:  
1-BED UNIT PLANS

Sheet Number:

A.601

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Notes:

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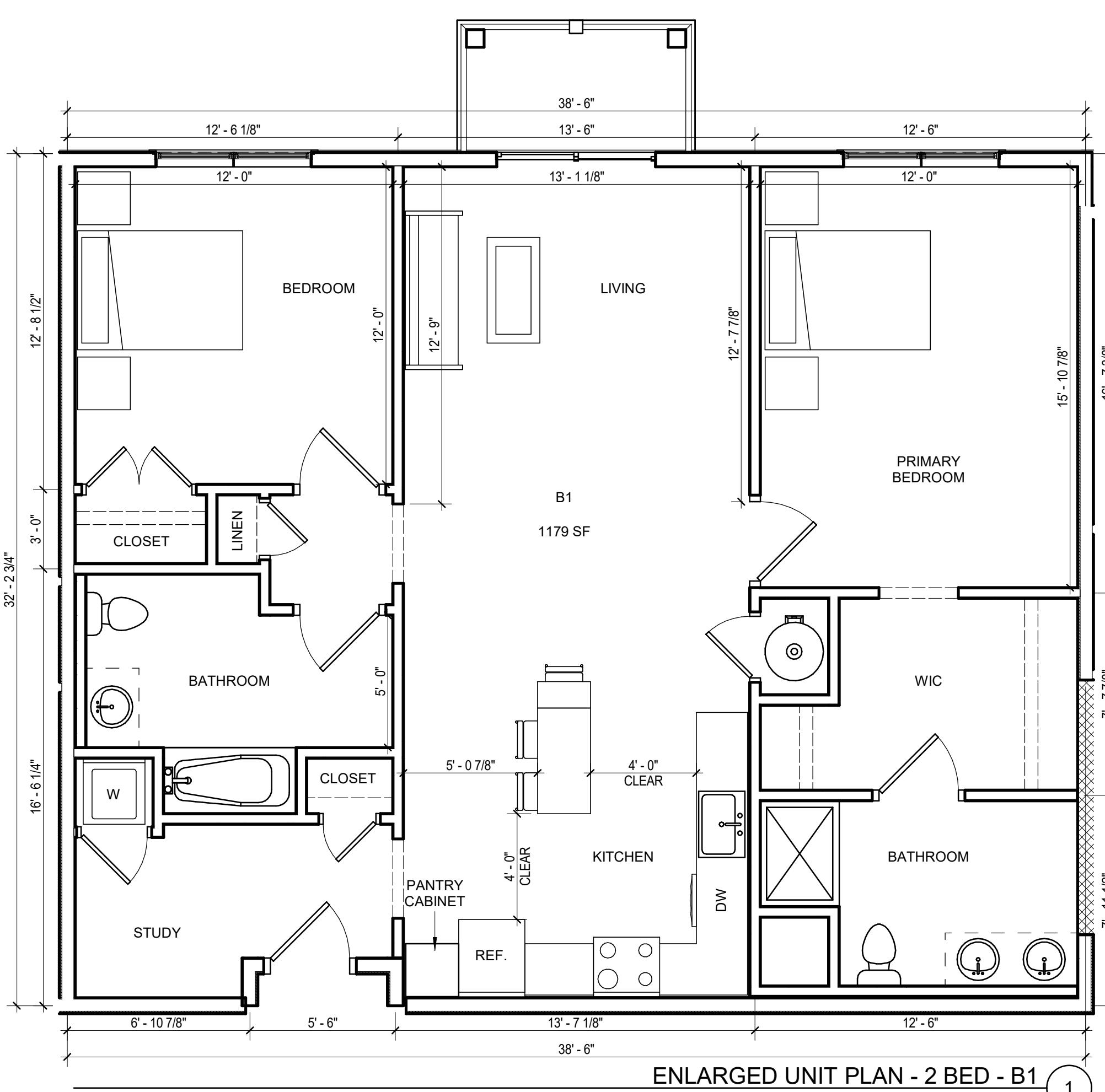
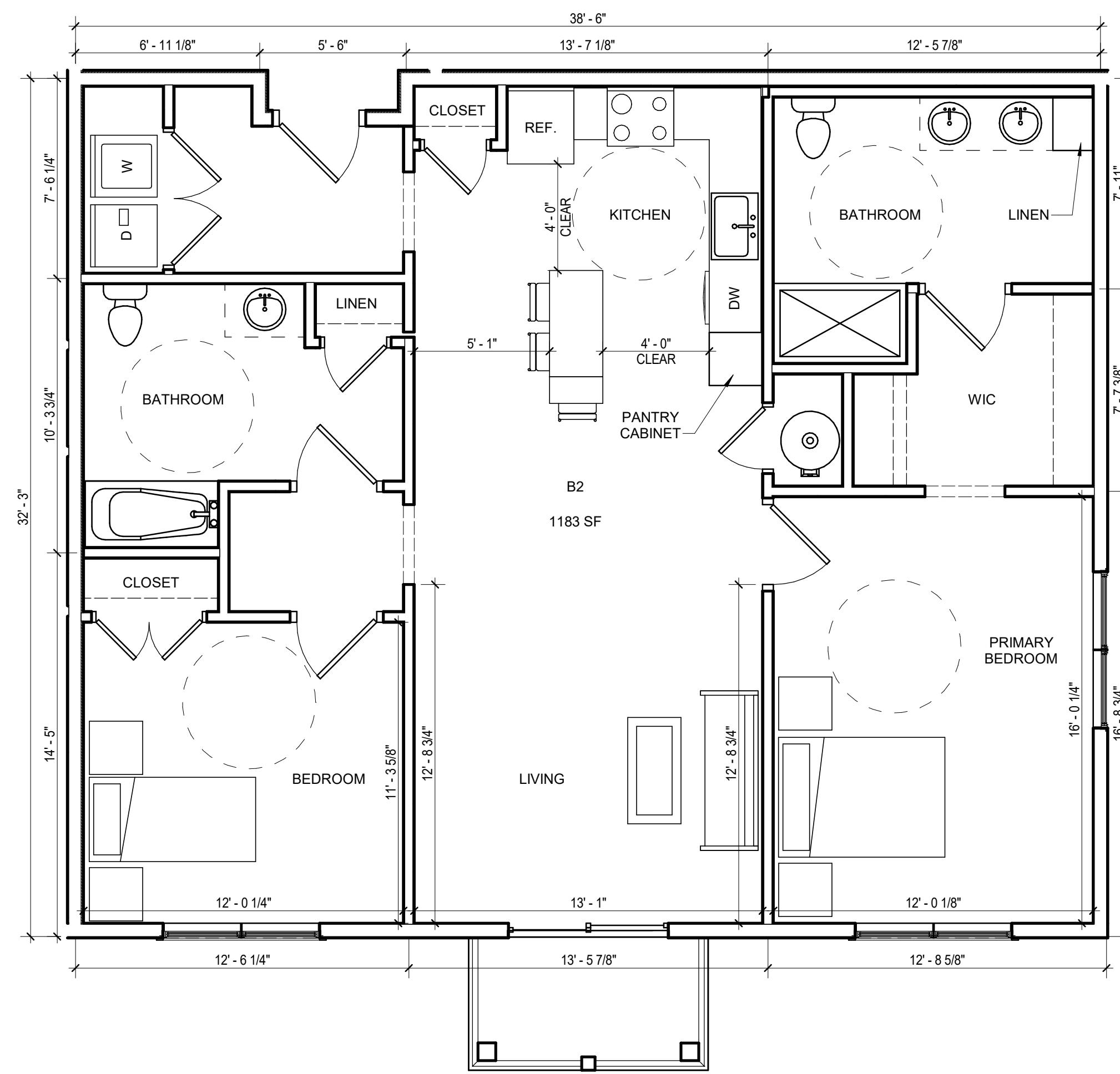
## UNIT TYPE BREAKDOWN

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

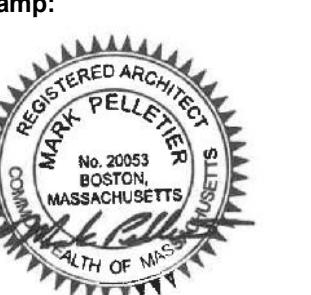
## BUILDING SIZE

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 18,552 SF (SECOND FLOOR)  
 18,860 SF (THIRD FLOOR)  
 18,860 SF (FOURTH FLOOR)

92,437 SF TOTAL



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:

1

Drawing Title:  
2-BED UNIT PLANS

Sheet Number:

A.602

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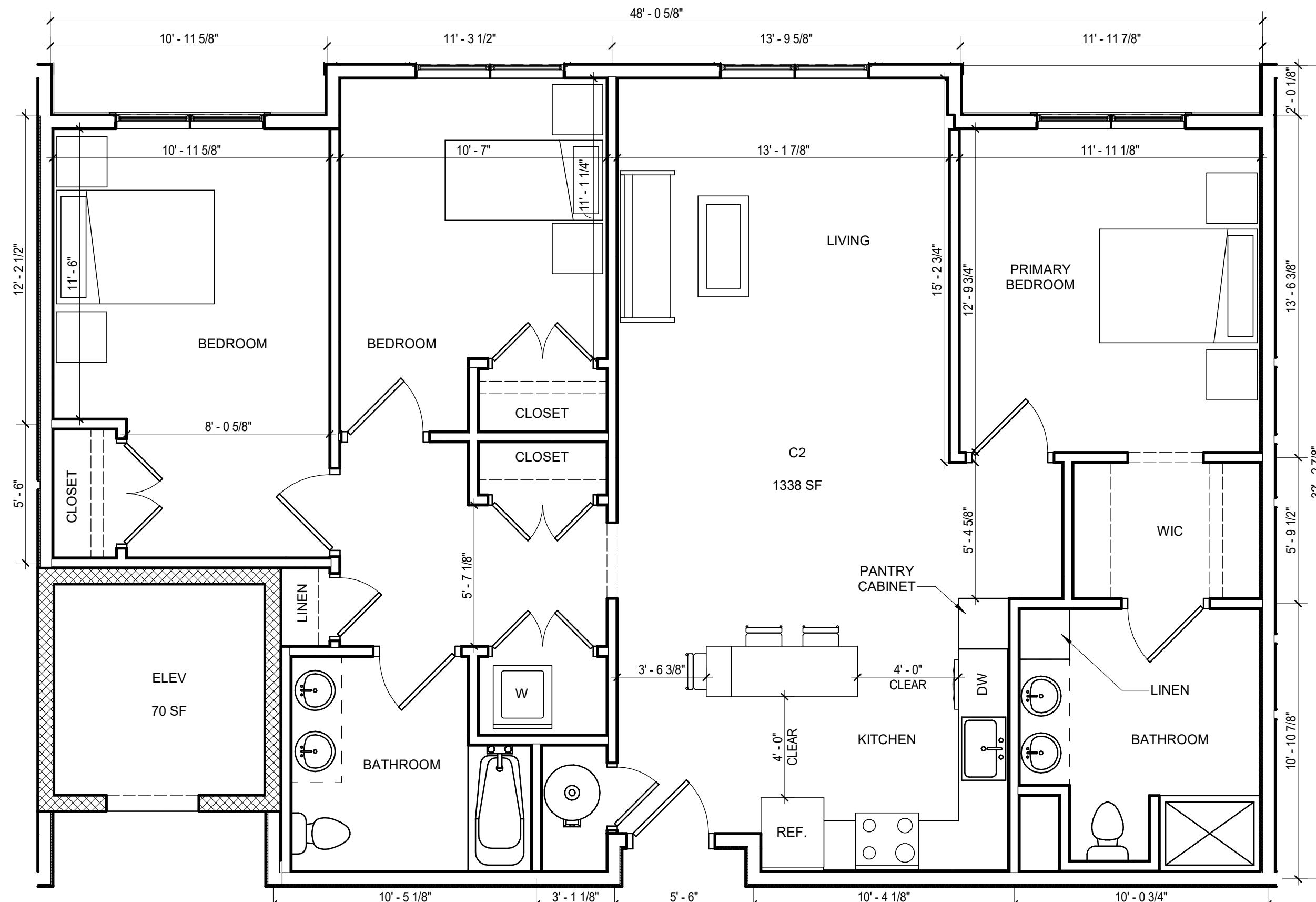
UNIT TYPE BREAKDOWN

1 BR - A1 - 12      3 BR - C1 - 4  
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BUILDING SIZE

17,395 SF (GROUND LEVEL)  
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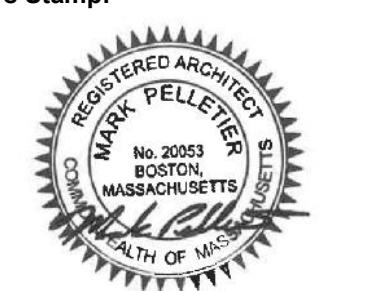
92,437 SF TOTAL



ENLARGED UNIT PLAN - 3 BED - C2  
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

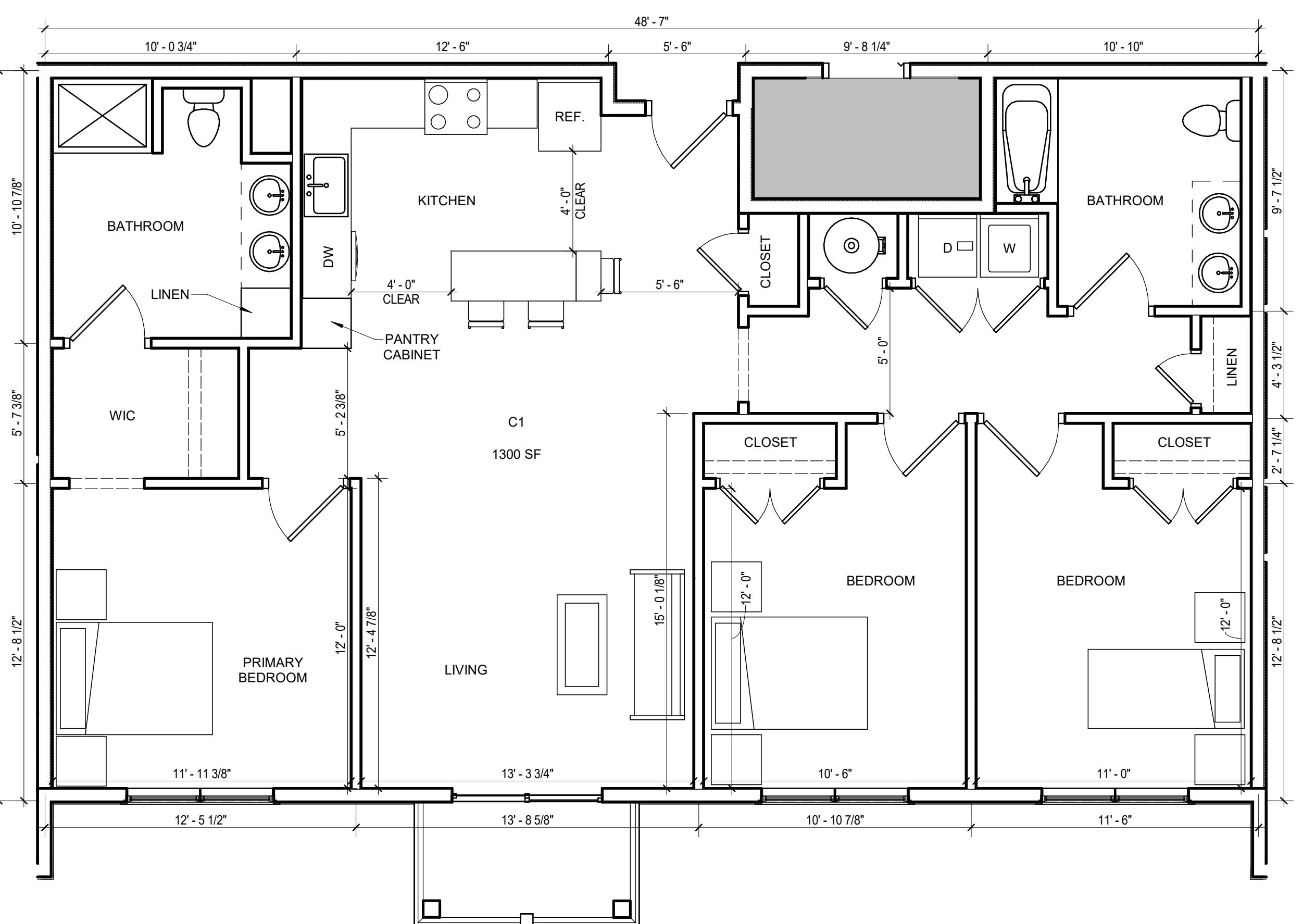
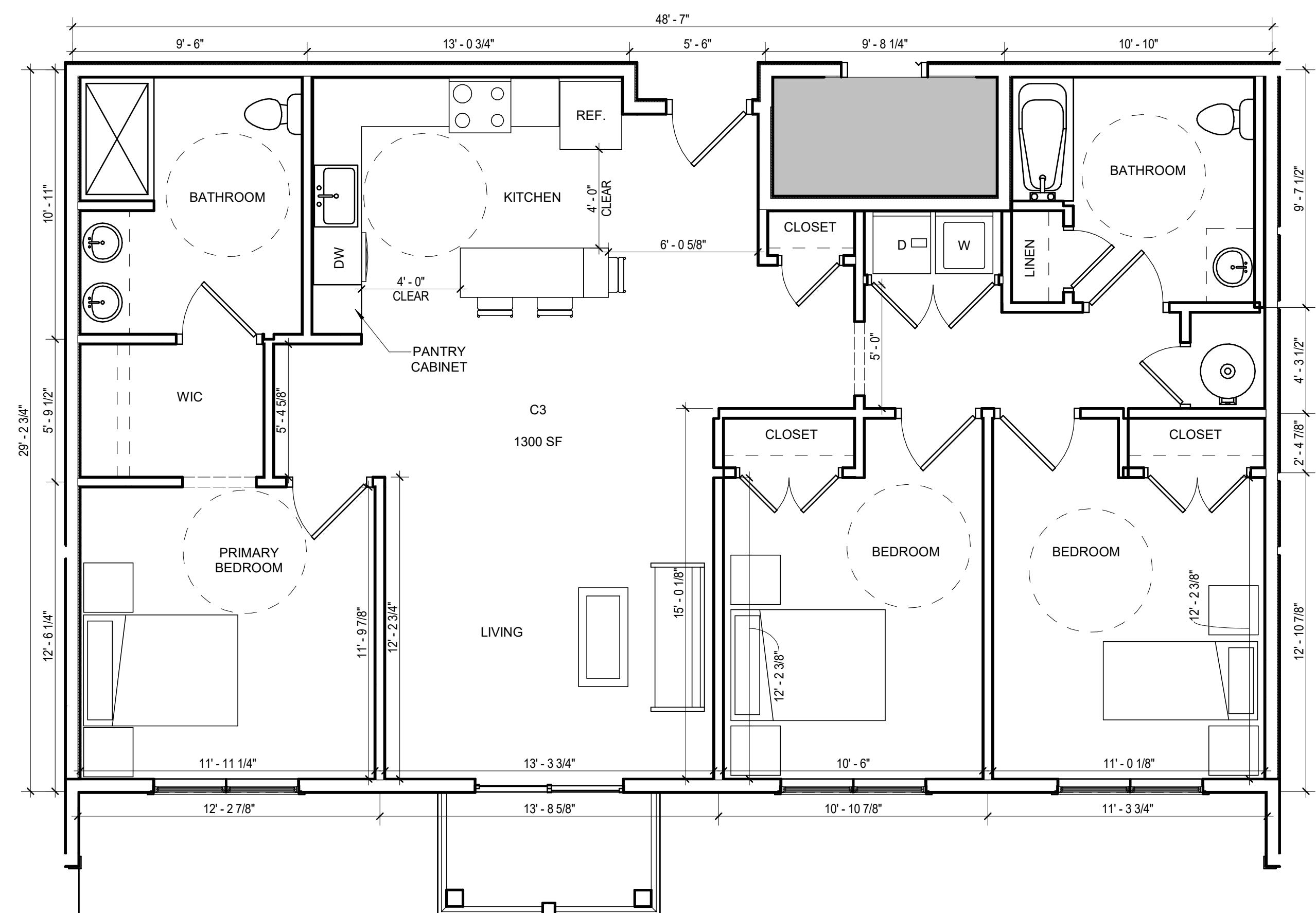
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Drawing Title: 3-BED UNIT PLANS

Sheet Number:

A.603

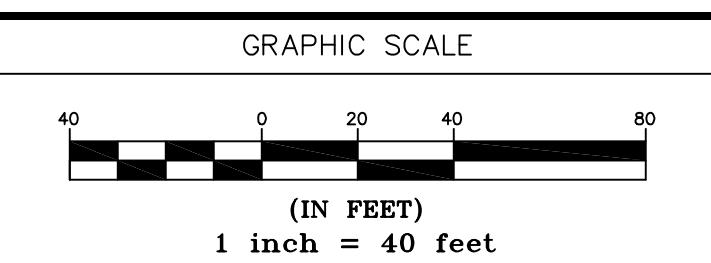
MAUGEL DESTEFANO  
ARCHITECTS  
200 AVERILL ROAD SUITE 200  
HANOVER, MA 01451  
978.456.2800  
MAUGEL.COM







P.E.	P.L.S.



REV.	DATE	DESCRIPTION

PROJECT NO.	J-016
DESIGNED BY	PML
CHECKED BY	MD
DATE	7/5/22
CAD FILE	J-016-MAIN STREET 40B SK1
PLAN NO.	

TITLE:  
Aerial Photo  
Existing Conditions

Upton Apartments  
*in*  
Upton, Massachusetts

SHEET TITLE
AERIAL PHOTO EXISTING

SHEET NO.
1 OF 2





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

P.E.  P.L.S.

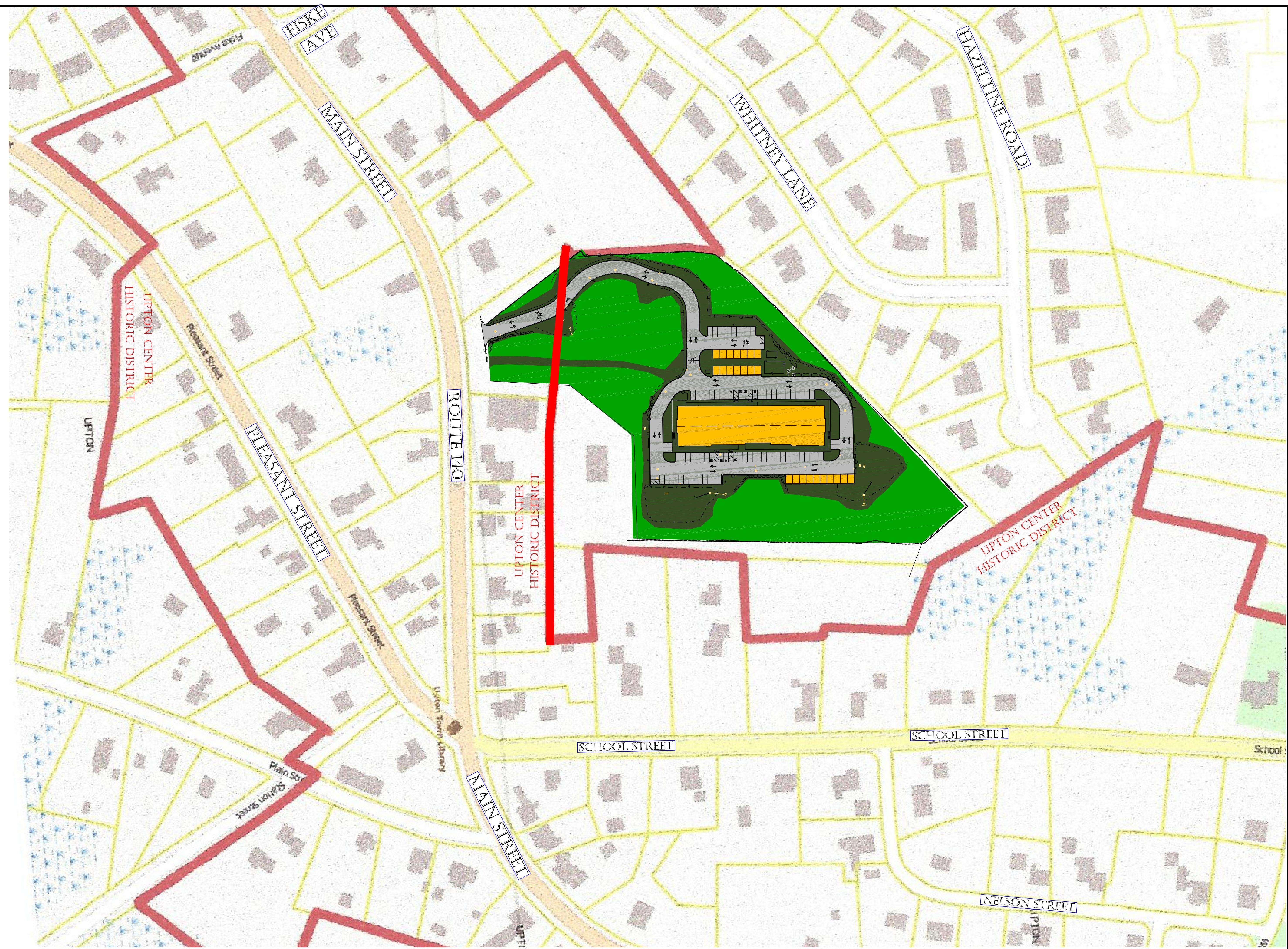
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(IN FEET)  
1 inch = 80 feet

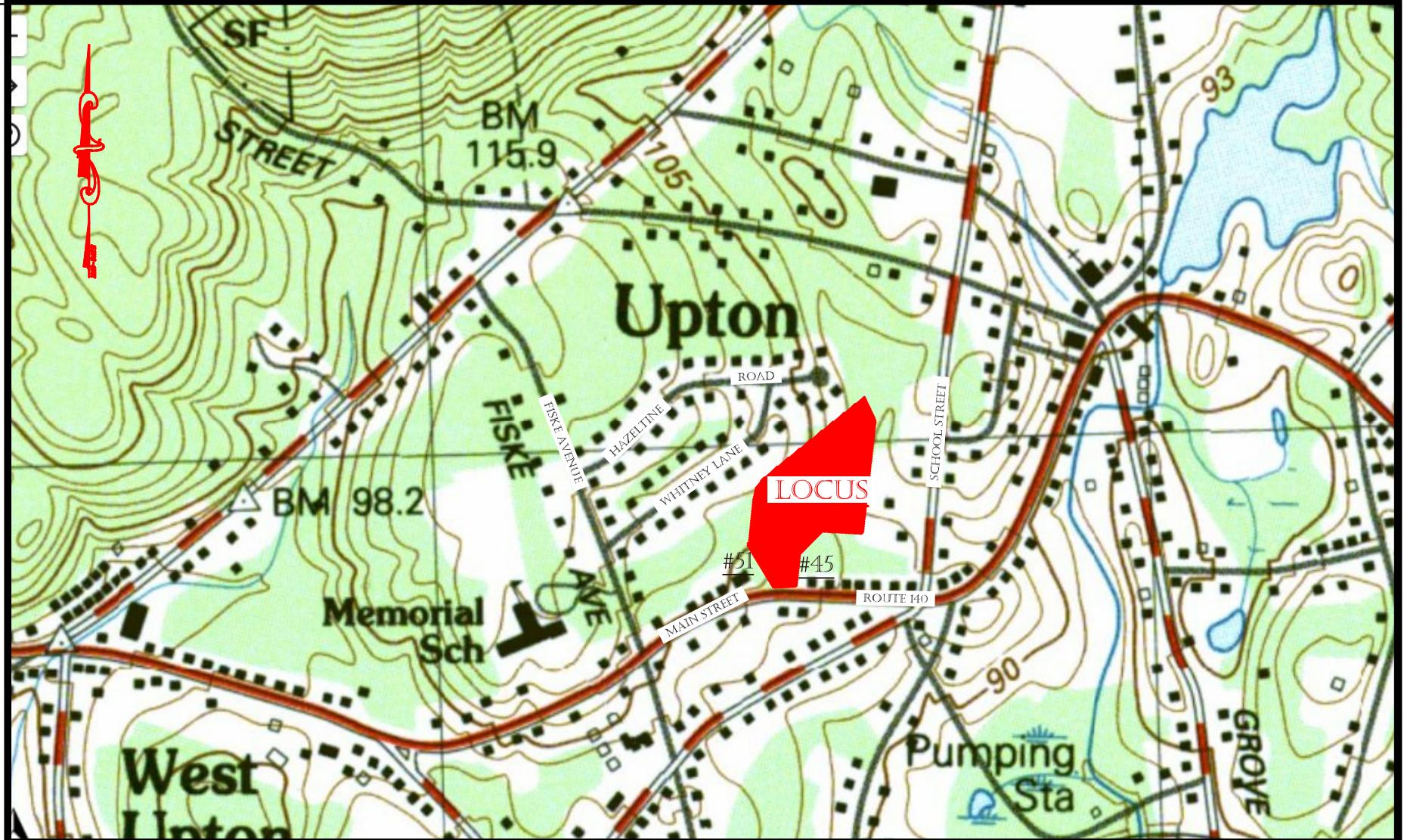
REVISIONS  
REV. DATE DESCRIPTION

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.





Exhibit#5 - USGS Map

FOR: STREET	MAIN STREET		
ASSESSOR'S MAP	202	BLOCK/LOT	108
TOWN:	UPTON, MASSACHUSETTS		

PREPARED FOR  
LOBISSEER BUILDING CORP.

SCALE: N.T.S.      APRIL 28, 2023



Civil Engineering & Land Surveying

115 Water Street • Milford, MA 01757  
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PROJECT NO. J-016   DRAWING J016   SHEET 1 OF 1