

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

RECEIVED

OCT 02 2023

PROJECT NOTIFICATION FORM

MASS. HIST. COMM
RC. 73857

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

Lobisser Building Corp.

Name:

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).

Agency Name

Upton Zoning Board of Appeals

Upton Conservation Commission/D.E.P.

MassDOT (Highway Division)

Type of License or funding (specify)

Chapter 40B Comprehensive Permit

Order of Conditions

Vehicular Access Permit (Curb Cut Permit)

Project Description (narrative):

Upton Apartments
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).

After review of MHC files and the materials you submitted, it has been determined that this project is unlikely to affect significant historic or archaeological resources.
RC. 73857

Douglas J. H...
10-27-23
Elizabeth Sherrill
Preservation Planner

Date
Massachusetts Historical Commission

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	6.75	acres	Productive Resources:	
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: Kevin W. Lobisser Date: 9/27/2023

Name: Kevin W. Lobisser, President

Address: 1 Charlesview Rd.

City/Town/Zip: Hopkinton, MA. 01747

Telephone: 508 478-1235

REGULATORY AUTHORITY

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