



TOWN OF UPTON, MASSACHUSETTS

LAND USE & INSPECTIONAL SERVICES

April 8, 2024

Kevin W. Lobisser, President
Lobisser Corp.
1 Charlesview Road
Hopedale, MA 01747

RE: Re-design of 47 Main Street and Public Hearing Topics

Dear Mr. Lobisser and team;

I am in receipt of the plans submitted for review dated March 25, 2024, submitted to this office April 8, 2024. As the Zoning Board Public Hearing process begins to wind down, I wish to note the following outstanding issues that should be addressed prior to the close of the hearings:

Fire Department Comments –

Response to Fire Department comments were provided on April 3, 2024. Many of the comments appear to have been addressed by the new design per the response comments. I suggest that the Fire Department have an opportunity to address the comments and that any other outstanding matters, if they cannot be addressed within the public hearing deadlines, be considered for potential conditions of approval.

Sewer and Water –

It has been expressed through the DPW that there may be capacity to service the proposed development. However, the applicant should still follow up with DPW and the Water Division to confirm capacity and, if improvements are necessary, identify what improvements may be needed. The DPW cannot confirm capacity until they are able to review estimates for demand and usage for the proposed 60-units, in concert with the demand on capacity for the sprinkler system.

There are recommendations on within the 2020 Tighe & Bond Pump-station Evaluation report concerning the Station Street pump, copied below.

"We recommend that the influent channel and wet well be fully cleaned to remove debris that may be inhibiting the pumping process. The cost for replacement of the existing process mechanical valves, equipment and instrumentation should be carried for future work at the station. During this future replacement, sandblasting and repainting of the existing process piping should be sufficient to increase the useful life of the drywell piping. We also recommend upgrading the wet well ventilation system, removing the wet well heater and replacing a portion of the drywell equipment. The edges of the precast plank roof should be power washed. The roof is not accessible from the ground and should be further reviewed. Framing should be added to the metal grating of the wet well to stiffen

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the system. Grating panels should be replaced or reinforced over openings or where not adequately fastened. The door to the wet well should be cleaned and painted. The concrete floor and equipment pads on the lower level should be cleaned and coated, and the metal spiral staircase should be cleaned. The lighting should be upgraded to LED. The lighting should be replaced."

Police –

Police Department comments were directed towards traffic and parking concerns. The board finished reviewing traffic at the February 2024 meeting. There were no outstanding issues. Since that time, new plans have been submitted reducing the number of units which will translate to a reduction of traffic produced by the development. The Zoning Board should request a letter from Stantec indicating if all comments relating to traffic have been addressed to their satisfaction.

Conservation Commission –

The development as proposed will still require a filing for a Notice of Intent (NOI) with the Conservation Commission under the Wetland Protection Act. The Conservation Commission noted the local buffer zones of a 30ft no-disturb and 50ft no-build around wetland resource areas. This will need to be addressed through redesign or provided within the waiver request.

The temporary wetland disturbance has since been removed through the revised plans.

The Conservation Commission also suggested implementing design changes/alternatives that may enhance climate change resilience. This may be addressed through Stormwater Report revisions which have been submitted to Stantec for review. However, if this request by the Conservation Commission can be accommodated in any other way, or already has been, please provide comment.

Waivers –

An initial waivers-list was provided within the application. With new designs submitted, a revised waiver list should be provided to the board. There should be time dedicated at a future Zoning Board meeting to discuss the waivers soon after the civil review is complete.

Civil Design Review –

Stantec is currently reviewing the revised designs.

Best,



Michael Antonellis,
Dir. of Land Use & Inspectional Services