



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning



UPTON

Rec'd
11/8/2021
MBS

Application for Definitive Subdivision

East Street Estates Definitive Residential Subdivision Upton, MA

November 5, 2021

Ref: February 15, 2018

**Assessors Plat/Lot:
013-013.01**

**Zoning District:
Agricultural Residential**

**Owner/Applicant:
F & D Central Realty Corp., Inc.
189 Main Street
Milford, MA 01757**

**Representative:
Andrews Survey & Engineering, Inc.
P.O. Box 312, 104 Mendon Street
Uxbridge, MA 01569**



ASE JOB #2016-199

ASE: 2016-199

Uxbridge
104 Mendon Street
Uxbridge, MA 01569
Tel. 508 278-3897 Fax. 508 278-2289



www.andrews-engineering.com

North Attleboro
500 East Washington Street
North Attleboro, MA 02760
Tel. 508 316-0452 Fax. 508 316-0963

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USGS Locus Map

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Application for Special Permit *Not Applicable*

Definitive Subdivision Application

Designer's Certificate

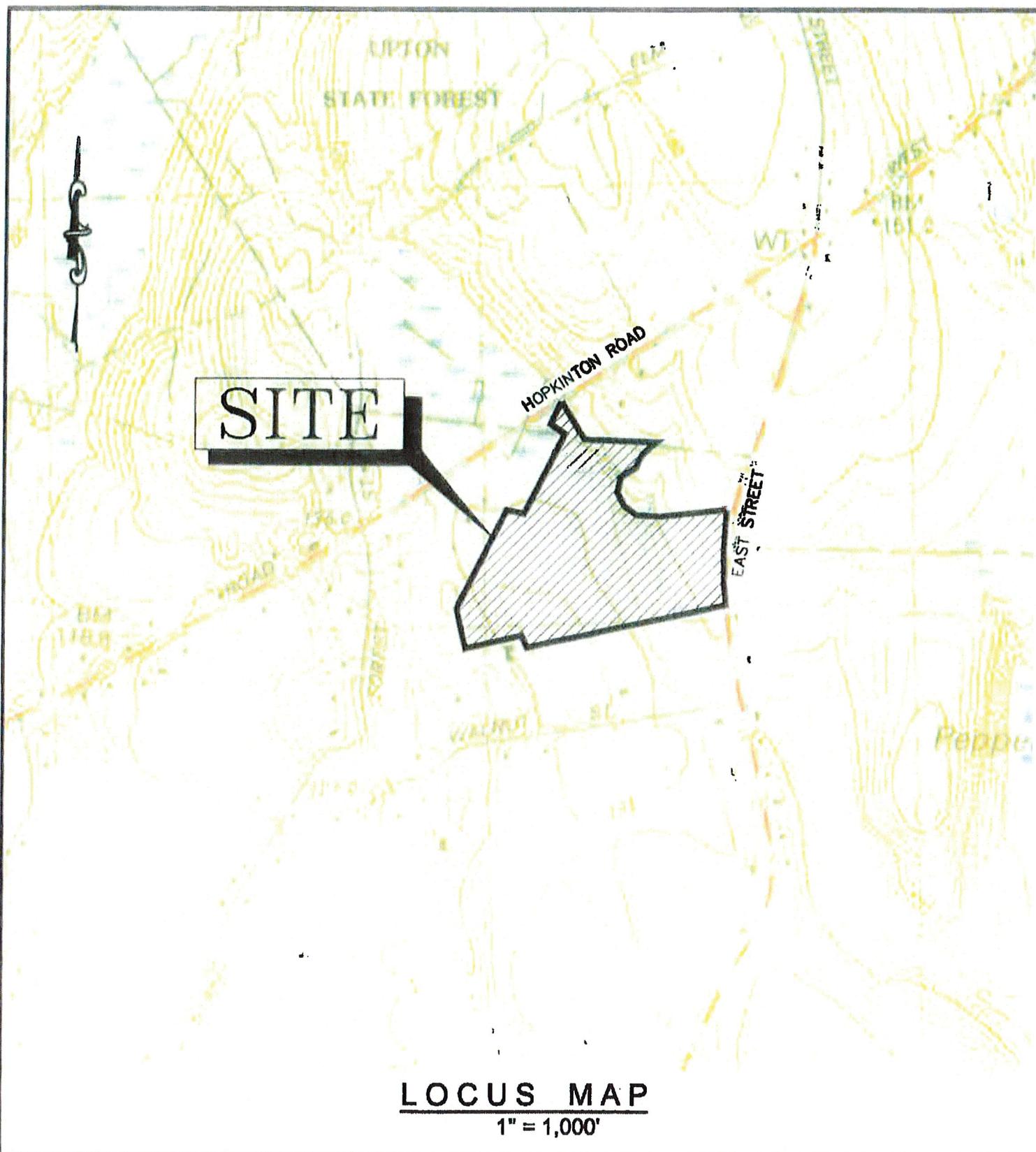
Waiver Request List

Property Deed

Assessor Map

Certified Abutters List

Copies of Fee Checks



PROJECT NARRATIVE

*East Street Estates
East Street
Upton, Massachusetts*

Existing Conditions and Physical Environment

The subject parcel contains $47.1 \pm$ acres of land situated on the west side of East Street, approximately 1,200 feet north of the East Street and Walnut Street intersection and is further shown as Lot 13.01 on Assessors Map 13. The subject parcel is surrounded by residential homes. A bordering vegetated wetland system intersects the property approximately 400' off East Street. The front portion of the property has historically been used for agriculture while the remaining land is forested with an undulating terrain.

Proposed Project

The proposed development is a 16 lot Definitive Subdivision Residential Development. The number of proposed lots is based on the number of lots allowed under conventional zoning as shown on the yield plan included in the plan set. The project will include the installation of $3050 \pm$ bituminous concrete roadway with a single wetland crossing, associated utility infrastructure and stormwater management system. The newly installed roadway will be accessed via a connection to East Street on the north side of the site. The proposed stormwater management system has been designed to utilize low impact development (“LID”) techniques. The existing topography generally consists of a high ridge in the center of the property sloping downward to the north, east and west. The roadway system will be designed to travel along the topography for optimal grading throughout the project and allowing for these LID techniques. The proposed stormwater system will consist of a swale system that will collect water while promoting treatment and infiltration. The runoff will be conveyed through this system to stormwater basins for further treatment, infiltration, and peak rate of runoff attenuation.



APPLICATION for Approval of Definitive Subdivision Plan

Upton Planning Board

One Main Street, Box 10 Upton, MA 01568

Date: 10-08-2021

To the Planning Board of the Town of Upton:

The undersigned hereby applies for the approval of said definitive plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations Governing the Subdivision of Land.

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, submits for approval a proposed subdivision shown on a plan:

Titler: East Street Estates

Designed by: Andrews Survey and Engineering

Dated: December 18, 2017 Revised: 10-06-2020

Applicant's Name & Signature: F & D Central Realty Corporation, Inc.

Applicant's address: 189 Main Street, Milford, MA

Applicant's phone: 781-326-0021

Applicant's E-Mail Address: kdemers@diprete-eng.com (Rep)

Owned by: F & D Central Realty Corporation, Inc.

Address: 189 Main Street Milford MA

Concerning the property located: 0 East Street (Assessor's Map 13 Parcel 13.01)

Number of lots proposed: 16 Total acreage of tract: 47.1

Received by Town Clerk

Date:

Time: _____

Signature: _____

Damages (if any)

Received by Board of Health

Date:

Time: _____

Signature: _____

Andrews Survey & Engineering, Inc.

Land Surveying • Civil Engineering • Site Planning

EAST STREET ESTATES WAIVER REQUESTS FROM RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND

SECTION IV B. CURBS AND GUTTERS

THE APPLICANT REQUESTS A WAIVER FROM THIS REQUIREMENT. IT IS PROPOSED TO USE PRECAST CONCRETE CURBING WHERE NECESSARY ALONG THE PROPOSED RETAINING WALLS. NO CURBING IS PROPOSED WHERE SWALES ARE PROPOSED.

SECTION IV C.

THE APPLICANT REQUESTS A WAIVER FROM HAVING SIDEWALKS ON BOTH SIDES OF STREET AND PROPOSES A SIDEWALK ON ONE SIDE OF THE STREET ONLY. ALSO, THE SIDEWALK WILL BE LOCATED IN AN EASEMENT ALONG THE LAYOUT LINE, AND ALONG THE RETAINING WALL THE SIDEWALK WILL BE LOCATED AT THE CURB LINE NOT AT THE LAYOUT LINE. THE REDUCTION IN PAVEMENT WILL HELP REDUCE STORMWATER RUNOFF.

SECTION IV N. TOWN WATER AND SEWER SERVICES

THE SITE IS NOT WITHIN 6,000 FEET OF A PUBLIC WATER SUPPLY OR SEWER SYSTEM. THE APPLICANT REQUESTS WAIVER FROM CONNECTING TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM AND PROPOSES INDIVIDUAL PRIVATE WELLS TO SUPPLY WATER AND SEPTIC SYSTEM TO THE PROPOSED DWELLINGS.

6.17.4B - STORMWATER MANAGEMENT, CATCH BASINS AND MANHOLES

THE APPLICANT REQUESTS A WAIVER FROM THE REQUIREMENT TO PROVIDE STORM DRAINAGE STRUCTURES EXCEPT ALONG RETAINING WALL SECTION. THE APPLICANT PROPOSES DRAINAGE SWALES FOR WATER QUALITY TREATMENT AND SLOWER STORM WATER VELOCITIES.

**104 Mendon Street, P.O. Box 312
Uxbridge, MA 01569
Phone (508) 278-3897
Fax (508) 278-2289**

www.andrews-engineering.com

**500 East Washington Street
North Attleboro, MA 02760
Phone (508) 316-0452
Fax (508) 316-0963**

Worcester South District Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	:	86016
Document Type	:	DEED
Recorded Date	:	August 05, 2016
Recorded Time	:	02:43:16 PM
Recorded Book and Page	:	55761 / 192
Number of Pages (including cover sheet)	:	4
Receipt Number	:	946620
Recording Fee (including excise)	:	\$3,317.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/05/2016 02:43 PM
Ctrl# 157750 06989 Doc# 00086016
Fee: \$3,192.00 Cons: \$700,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

I, Richard A. Amato, Trustee of the Richard A. Amato Investment Trust, u/d/t dated September 12, 2005, and recorded with the Worcester District Registry of Deeds at Book 37543, Page 243, of 11 East Street, Upton, Worcester County, Massachusetts, for consideration paid and in full consideration of Seven Hundred Thousand \$700,000.00 Dollars grant to F & D Central Realty Corporation, Inc., a duly organized and existing Massachusetts corporation, having a principal place of business at 189 Main Street, Milford, Massachusetts with QUITCLAIM COVENANTS, the following described property:

A certain parcel of land, together with any buildings thereon, situated on the westerly side of School Street in said Hopkinton and on the westerly side of East Street in said Upton, and being shown as Lot 2 on a Plan of Land entitled "Plan of Land in Upton & Hopkinton Massachusetts "AMATO FARMS" prepared for Richard A. Amato, Owner, February 8, 2016, Scale 1" = 150' by Rod Carter Associates Land Surveyor 15 Pleasant Street, Upton, MA," recorded at the Worcester South Registry of Deeds on March 9, 2016 in Plan Book 918, Plan 68, and recorded at the Middlesex South Registry of Deeds on March 3, 2016 as Plan No. 173 of 2016.

Beginning at an Iron Pipe on the West Side of East Street in Upton, County of Worcester, Massachusetts at a corner of land now or formerly of Gregory C. Parsons and Emma M. Parsons; thence running

South 82°-26'-49" West, 950.30 feet to a Field Stone (found), thence
South 80°-24'-20" West, 125.15 feet to a Field Stone (found), thence
South 82°-58'-57" West, 283.51 feet to a point, thence
South 81°-33'-07" West, 183.13 feet to a point, thence
North 18°-58'-31" West, 100.00 feet to a point, thence
South 81°-19'-07" West, 439.87 feet to a point, thence
North 08°-19'-25" West, 308.44 feet to a point, thence
North 30°-45'-10" East, 301.89 feet to a point, thence
North 30°-54'-50" East, 525.15 feet to a point, thence
South 73°-29'-24" East, 134.60 feet to a point, thence
North 31°-15'-30" East, 669.71 feet to a point, thence
North 51°-23'-59" West, 134.74 feet to a point, thence

North 30°-10'-47" East, 189.69 feet to a point, thence
South 27°-38'-01" East, 338.15 feet to a point, thence
South 83°-57'-45" East, 548.45 feet to an Iron Pipe, thence
South 54°-16'-08" West, 141.53 feet to a Drill Hole, thence
South 30°-00'-27" West, 113.52 feet to a Drill Hole, thence
South 61°-15'-52" West, 133.37 feet to a Drill Hole, thence
South 16°-44'-54" West, 115.17 feet to a Drill Hole, thence
South 23°-32'-27" East, 118.35 feet to a Drill Hole, thence
South 50°-41'-31" East, 113.79 feet to a Drill Hole, thence by a stone wall
South 82°-27'-11" East, 182.03 feet to a Drill Hole, thence
North 88°-18'-42" East, 505.89 feet to an Iron Pipe at East Street, thence by East Street
South 11°-40'-10" West, 40.00 feet to a point, thence by East Street
South 07°-53'-50" West, 240.00 feet to a Road Stone, thence by East Street
South 03°-52'-49" West, 266.00 feet to a point, thence by East Street
South 02°-05'-49" East, 174.00 feet to the Point of Beginning.

Containing 47.1 plus or minus Total Acres

Together with the right to use and access to the 30' wide Temporary Grading & Construction Easement as shown on a plan of land entitled "Plan of Land in Upton & Hopkinton, MASS. Scale: 1" = 50 feet Date: July 28, 2016, Guemiere & Halnon, Inc. Engineering & Land Surveying 1029 Providence Road, Whitinsville, Mass. 01588 (508)234-8834 Fax: (508)234-8723." Said Plan recorded in the Worcester Registry of Deeds, Plan Book 921 Page 50. Temporary Grading & Construction Easement shall expire once the road is complete and all disturbed areas have been landscaped and returned to its original condition.

For title, see Deed of Richard A. Amato to Richard A. Amato, Trustee, dated October 3, 2005 and recorded with the Worcester District Registry of Deeds in Book 37543, Page 255, and recorded with the Middlesex South District Registry of Deeds in 46276, Page 118; and see also, Deed of Richard A. Amato to Richard A. Amato, Trustee, dated October 3, 2005 and recorded with the Worcester District Registry of Deeds in Book 37543, Page 258 and with the Middlesex South District Registry of Deeds in Book 46276, Page 117.

This deed is being executed in duplicate originals so that one Deed is recorded in Middlesex South District Registry of Deeds and one deed in Worcester South District Registry of Deeds. Documentary stamps are affixed to the Deed recorded in said Worcester Registry of Deeds.

WITNESS my hand and seal this 28th day of June, 2016.

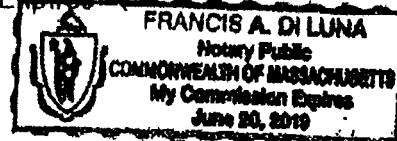
Richard A. Amato, Trustee
Richard A. Amato, Trustee, as aforesaid

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 28th day of June, 2016, before me, the undersigned notary public, personally appeared Richard A. Amato, Trustee of the Richard A. Amato Investment Trust, proved to me through satisfactory evidence of identification, which was Mr. Richard A. Amato, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public
My Commission Expires



ATTEST: WORC Anthony J. Vigliotti, Register

Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	:	135203
Document Type	:	DEED
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Recorded Time	:	03:09:48 PM
Recorded Book and Page	:	67771 / 330
Number of Pages(including cover sheet)	:	4
Receipt Number	:	1976041
Recording Fee (including excise)	:	\$125.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/08/2016 03:09 PM
Ctr# Doc# 00135203
Fee: \$0.00 Cons: \$100.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.cambridge deeds.com

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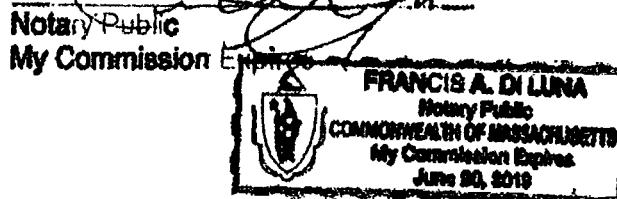
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Richard A. Amato, Trustee
Richard A. Amato, Trustee, as aforesaid

COMMONWEALTH OF MASSACHUSETTS

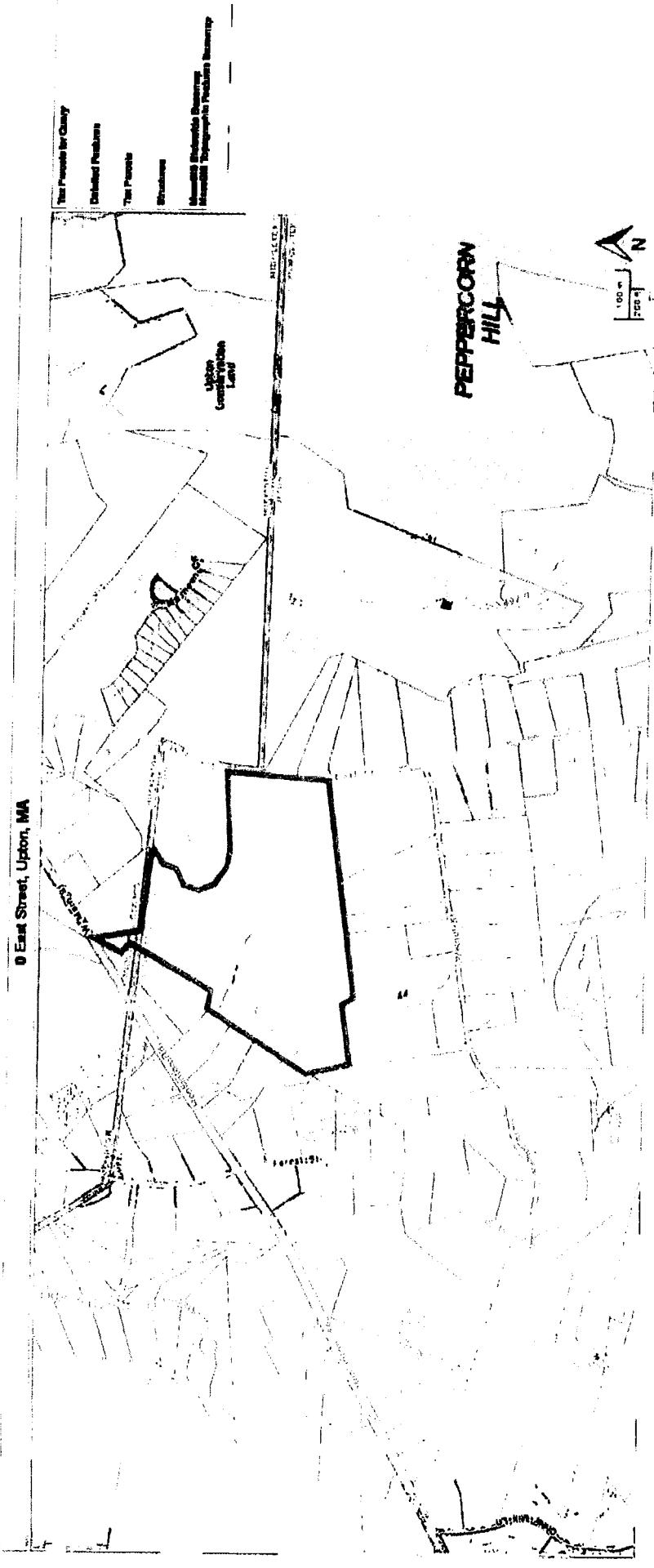
Worcester, ss.

On this 28th day of June, 2016, before me, the undersigned notary public, personally appeared Richard A. Amato, Trustee of the Richard A. Amato Investment Trust, proved to me through satisfactory evidence of identification, which was Mass. Dept. of Motor Vehicles, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



2/13/2018

0 East Street, Upton, MA



10/13/2021

Upton

1:28:50 PM

GIS - Abutters

MAP 13 LOT 013.01 0 EAST ST PLANNING BOARD 300'

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
012-015	124 HOPKINTON RD UPTON, MA 01568	DJERBAKA PAUL 124 HOPKINTON RD UPTON, MA 01568-0000
012-050	0 EAST ST UPTON, MA 01568	Grafton Engineering Inc unknown address 0 EAST ST UPTON, MA 01568
012-051	147 HOPKINTON RD UPTON, MA 01568	REITZ ADAM JAMES & PATRICIA RE 147 HOPKINTON RD UPTON, MA 01568-0000
012-052	141 HOPKINTON RD UPTON, MA 01568	DISHINGTON NATHAN A 141 HOPKINTON RD UPTON, MA 01568-0000
012-053	137 HOPKINTON RD UPTON, MA 01568	KEALEY DEREK & REIS ALANA TRUSTEES REIS KEALEY FAMILY TRUST 137 HOPKINTON RD
012-055	29 FOREST ST UPTON, MA 01568	PANTOS CHRIS & ALEZANDRA S PO BOX 464 29 FOREST ST UPTON, MA 01568-0000
012-056	25 FOREST ST UPTON, MA 01568	MUCCINI ANTHONY JR & VIRGINIA 25 FOREST ST UPTON, MA 01568-0000
012-057	23 FOREST ST UPTON, MA 01568	FONTECCHIO BARBARA J 23 FOREST ST UPTON, MA 01568-0000
012-066	32 WALNUT ST UPTON, MA 01568	GALLANT LINDA & LUTZ MICHELLE GALLANT FAMILY TRUST 32 WALNUT ST UPTON, MA 01568-0000
013-009	42 WALNUT ST UPTON, MA 01568	LAPIDAS JACK & PAMELA 42 WALNUT ST UPTON, MA 01568-0000

013-010

56 WALNUT ST
UPTON, MA 01568

WALNUT STREET LLC
101 HUNTINGTON AVE SUITE 2110
BOSTON, MA 02199-1448

013-011

56 WALNUT ST
UPTON, MA 01568

PETRACCA ANN & PAUL TRUSTEES
ANN PETRACCA 1996 REVOCABLE 1
56 WALNUT ST
UPTON, MA 01568-0000

013-012

25 EAST ST
UPTON, MA 01568

GARCIA LUIZ C DOS SANTOES &
IVONILDA M
25 EAST ST
UPTON, MA 01568-0000

013-013

11 EAST ST
UPTON, MA 01568

AMATO MARK A
75 SCHOOL ST
HOPKINTON, MA 01748

013-013.01

0 EAST ST
UPTON, MA 01568

F & D CENTRAL REALTY CORP INC
189 MAIN ST
MILFORD, MA 01757-0000

013-013.01.1

0 EAST ST
UPTON, MA 01568

F & D CENTRAL REALTY CORP INC
189 MAIN ST
MILFORD, MA 01757-0000

013-013.01.2

0 EAST ST
UPTON, MA 01568

F & D CENTRAL REALTY CORP INC
189 MAIN ST
MILFORD, MA 01757-0000

013-014

0 HOPKINTON RD
UPTON, MA 01568

AMATO MARK A
75 SCHOOL ST
HOPKINTON, MA 01748

013-015

0 EAST ST
UPTON, MA 01568

ROCKWOOD MEADOWS CONDOMINIUM
TRUST
C/O LLD LAND DEVELOPMENT CORP
31 WHITEWOOD RD

013-016.01

0 EAST ST
UPTON, MA 01568

MORAES JOSE M JR
11 COBURN DR
ASHLAND, MA 01721

013-016.02

0 EAST ST
UPTON, MA 01568

NEW GENERATION HOMES CORP
5 EXCHANGE ST
SUITE 4
MILFORD, MA 01757

013-043

0 HOPKINTON RD
UPTON, MA 01568

UPTON TOWN OF
1 MAIN ST
UPTON, MA 01568-0000

0 West Main Street - R28-54-A
300 Feet Radius

Certified by: Renee Chen, Deputy Assessor
Date: October 13, 2021

Parcel ID	Address	Owner	Owner Address	City	State	Zip
R21 1 0	0 SPRING STREET	DEPT. OF CONSERVATION & RECREATION	25 SHATTUCK ST	LOWELL	MA	01852
R28 157 0	303 WEST MAIN STREET	CHAMPLIN, LORRAINE, R.T.	303 WEST MAIN ST	HOPKINTON	MA	01748
R28 3 0	308 WEST MAIN STREET	MARSHALL, NEWMAN, TRUSTEE	ONE MCKINLEY SQUARE	BOSTON	MA	02109
R28 53 B	306 WEST MAIN STREET	MOSSMAN ANDREA M. TR	306 WEST MAIN STREET	HOPKINTON	MA	01748
R28 54 A	0 WEST MAIN STREET	F&D CENTRAL REALTY CORP	189 MAIN ST	MILFORD	MA	01757
R28 54 B	305 WEST MAIN STREET	MONAGHAN, DENISE RAO	305 WEST MAIN STREET	HOPKINTON	MA	01748
R32 5 0	0 WEST MAIN STREET	AMATO MARK A	75 SCHOOL STREET	HOPKINTON	MA	01748



DEPT. OF CONSERVATION &
RECREATION
25 SHATTUCK ST
LOWELL, MA 01852

CHAMPLIN, LORRAINE, R.T.
303 WEST MAIN ST
HOPKINTON, MA 01748

MARSHALL NEWMAN, TRUSTEE
ONE MCKINLEY SQUARE
BOSTON, MA 02109

MOSSMAN ANDREA M. TR
306 WEST MAIN STREET
HOPKINTON, MA 01748

F&D CENTRAL REALTY CORP
189 MAIN ST
MILFORD, MA 01757

MONAGHAN, DENISE RAO
305 WEST MAIN STREET
HOPKINTON, MA 01748

AMATO MARK A
75 SCHOOL STREET
HOPKINTON, MA 01748

0 West Main Street - R28 54 A



Property Information

Property ID: R28 54 A
Location: 0 WEST MAIN STREET
Owner:

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Hopkinton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated September 2020
Data updated Daily

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

*“Recognized throughout New England as a leader in
the fields of Professional Land Surveying and Civil
Engineering since its founding in 1978”*