



Town of Wrentham
Planning Board
79 South Street
Town Hall 2nd Floor Meeting Room

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WRENTHAM, MA

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Meeting Minutes

January 16, 2019

Members Present: Michael McKnight, Chairman, Chuck Woodhams (Vice-Chair), Jim Lawrence (Clerk), Steve Schwarm, Bob Cass, and Thomas Wrynn

Members Absent: Everett Skinner

Town Planner: Rachel Benson

Departmental Secretary: Priscilla McGill

7:00 p.m. Call to Order – Board Chair read Agenda Overview

Mr. McKnight introduced the newly hired Town Planner, Rachel Benson, and read a brief overview of her background. The Board also thanked Rich McCarthy, interim part-time Town Planner and Ms. McGill for their efforts during the absence of a Planner.

The Board agreed to postpone changing key positions until the first meeting after April reelection of members.

Correspondence – None

Meeting Minutes – None

Ms. Benson stated that Ledgeview representatives are planning to attend the February meeting for discussion of project update, tripartite reduction, and occupancy in relation to the Route 1 light and improvements. She also stated that Ledgeview will be seeking a reduced occupancy until the Route 1 moratorium is released and the Madison Street intersection improvements can be completed.

Mr. Jordan, resident of 445 Madison Street, expressed concern of the site opening prior to completion of the intersection of Madison and Route 1. Mr. McKnight stated that there are restrictions on the opening and occupancy per the Board of Selectmen, DOT, and Developer until the intersection is completed, which is a State road and out of the hands of the Planning Board.

Badus Brook – Beals & Thomas scope of work

Mr. Lawrence motioned to accept Beals & Thomas Scope of Services of \$1,600 for Badus Brook Site Plan review. Mr. Woodhams as second. Yea-6; Nay-0 and Abstentions-0, (6-0-0).

Wrentham Village Outlets – Food Carts

Ms. McGill referenced a conversation with John Naff, Building Commissioner and explained that they are allowed permits for five (5) food carts. They will be primarily used for food services during the transition of restructuring of the existing food court, restaurants, and stores.

7:15 p.m. 635 Dedham Street

Mr. Woodhams motioned to open the continued hearing for 635 Dedham St. Mr. Lawrence as second. Yea-6; Nay-0 and Abstentions-0, (6-0-0).

Mr. Woodhams motioned to continue to later in the meeting the hearing for 500 Thurston St. Mr. Lawrence as second. Yea-6; Nay-0 and Abstentions-0, (6-0-0).

Scott Cohen and Attorney Ted Cannon appeared before the Board. Mr. Cohen referenced a meeting of December 4th with himself, Mr. McKnight, Building Inspector, Police, Fire, Town Administrator, and interim planner to discuss the aspects of the project that are still under debate for the waivers. The Building Commissioner confirmed that a finished basement room was allowed, that attached is two or more units, but loft or mezzanine would be considered a story.

Theo Kindermans, Engineer, appeared before the board and displayed a revised plan of the building with duplex and triplex units to comply with existing By-Laws and referenced future minor modification, after June By-Law changes to allow for single units. Mr. Schwarm inquired as to the connection with Serenity Hill. Mr. Cohen referenced the previous letter from Serenity Hill for the potential joint services and cost savings efforts. Discussion ensued for walking path connections.

Mr. McKnight referenced concerns of the Fire Department, at the December 4th meeting, regarding line of sight at the intersection. Mr. Cohen stated that they will be working with the DOT to improve the sight lines and the DOT has asked for a traffic assessment.

Ms. Benson referenced her recent experience and research for improving the Wrentham By-Laws for a growing 55+ community and the room for improvement to all work together to make changes for the June Town Meeting. Mr. McKnight stated that the "working in conjunction with" letter needs a bit more clean-up. Attorney Cannon suggested that conditions be written into the Decision, which would allow them time to make the necessary changes.

Mr. Lawrence motioned to instruct the Town Planner to draft a Decision for approval at the next scheduled hearing. Including language covering Board requirements on the relationship between Serenity Hill and applicant's project and to have the applicant have all requirements, including DOT approval, prepared and be conditions of the approval to vote. Mr. McKnight made a friendly amendment that conditions include submission of any outstanding items from other departments. Mr. Lawrence accepted the friendly amendment. Mr. Woodhams as second. Yea-6; Nay-0 and Abstentions-0, (6-0-0).

Mr. Lawrence motioned to continue the public hearing to February 6th at 7:15 p.m. Mr. Woodhams as second. Yea-6; Nay-0 and Abstentions-0, (6-0-0).

Discussion ensued to add a placeholder on the Warrant for By-Law changes for 55+ community and Bonds. Question was raised if there should be continued work on accessory dwellings for By-Law changes including Ms. Benson's experience and research.

7:46p.m. Continued hearing-500 Thurston St. Earth Removal & Special Permit Site Plan approval

Mr. Lawrence motioned to reopen and continue the 500 Thurston Street hearing. Mr. Woodhams as second. Yea-6; Nay-0 and Abstentions-0, (6-0-0).

George Aoude, John Coukos, and Tim Callahan appeared before the Board. Mr. McKnight suggested that the applicant have a meeting with Ms. Benson to know what her expectations are for this project. He also reviewed his noted plan changes regarding paving, drive-thru, green space, pedestrian parking and walk paths, car wash accessibility with the parking area to dry or buff, and traffic thru site and in/out of Route 1. Discussion ensued for truck access and radius turning. Mr. Lawrence inquired as to the quantity of parking and Mr. Callahan stated that there are currently 51 and 49 are required. Mr. McKnight suggested a final set of plans be prepared for Beals & Thomas to review inclusive of the current suggested Board changes.

Mr. McKnight requested an elevation plan for coverage of the tanks and Mr. Callahan stated that it will be included in the revised plans. Mr. McKnight also inquired if the signs meet the current By-Laws and Mr. Callahan confirmed they all do except the stone "Wrentham" sign which by size is too big and a waiver has been requested. Mr. Callahan stated that they have also submitted a revised shading plan.

Patrick Dunford of High Point Way addressed the Board regarding the screening of the tanks and the possibility of saving some existing trees to maximize screening. Mr. Aoude stated that the area where the mature trees are is on a berm, which will be taken down in the earth removal process, but they plan to add new trees in their place and there will be an awning over the tanks. Mr. Dunford also inquired as to the status of the traffic study. Mr. Callahan stated that the person they used is now working at a different company and they are currently working out when they will get a revised traffic study.

Mr. Lawrence motioned to continue the public hearing to February 6, 2019 at 7:15 p.m. with Mr. Woodhams as second. Yea-6; Nay-0 and Abstentions-0, (6-0-0).

8:08 p.m. Discussion Naskart – Minor Modification Signage

Steve Sangermano (owner) and Lou Gesualdi, Project Manager, appeared before the Board. Mr. Sangermano stated that they were formally known as Naskart, and changed the name to SuperCharged Entertainment due to legal issues with the Naskart name. Mr. Sangermano presented the previously approved sign plan. He stated the line of sight has changed because of the length of the name on the sign and had to change it to a vertical sign. He presented a revised sign plan which is the same height but with a wider base and overall 98.5 sq. ft. compared to the previously approved sign which was just over 100 sq. ft. Mr. Sangermano presented line of sight plans and photo for review. Mr. McKnight inquired about the waiver for approval of off-site sign and they would need a waiver from the property owner (Lorusso).

Mr. McKnight inquired how the alcohol to patrons is monitored. Mr. Sangermano stated that they have very high standards with facilities in place for safety at all times. Any person purchasing alcohol is hand stamped and will not be allowed to use any of the equipment or be in the racing area.

Mr. Sangermano stated that the building sign has also changed from the previously approved 10-foot high letters to smaller letters to accommodate the longer name and overall will be either same square footage or slightly below what was previously granted.

Mr. Lawrence motioned to grant the waiver and authorize minor modification changes to the off-site sign as shown in revised plans E2 dated November 17, 2018. Mr. Woodhams as second. Roll Call vote: Bob Cass Yea, Charles Woodhams Yea, Tom Wrynn Yea, Mike McKnight Yea, Steve Schwarm Yea, and Jim Lawrence Yea. (6/0/0)

Discussion ensued for previously preliminary approval of 10-foot sign on the building sign and current submission for smaller lettered sign, which will be placed on the side of the building. Mr. McKnight confirmed the building sign will be a back lit LED sign. Mr. Sangermano stated that they also added small pedestrian guide signs. He presented a copy of the original approved building sign and discussed the current new name sign, which will be less square footage than previous sign approval.

Mr. Lawrence motioned to approve as a minor modification the change of name and signage from NasKart to Supercharged per the submitted building sign plans dated January 2, 2019. Mr. Schwarm as second. Yea-6; Nay-0 and Abstentions-0, (6-0-0).

Mr. Sangermano lastly referenced the submitted gateway entry plans, dated January 2, 2019, for the Board to review. He inquired if Board approval is required since it is not a sign, but it will be lit. Discussion ensued for concerns of the lighting and if the structure falls under the site plan approval. Ms. Benson mentioned nominal change to the impervious percentage and no issue with emergency apparatus.

The Board confirmed that the applicant will return for the February 6th meeting for further discussion of the gateway.

8:45 p.m. Discussion Park Place – ANR Lots 2 & 3

Howard Bailey and Kathy Kudirka appeared before the Board. Mr. Bailey stated that the foundation on lot 2 was placed too close to the property side yard set-back. Mr. McKnight confirmed that the new property created will not be under common ownership as noted on the ANR plan. Review of the ANR plan ensued with discussion of the new parcel transfer to Lot 2. Ms. Benson mentioned that there is only one bearing on the center line and stated that the other line should also reference a bearing for the new change. The Board requested a revised plan be submitted to include the second bearing and clause of “common ownership” be changed to “transfer of ownership.”

Ms. Benson responded to the previously emailed drone video for blasting and requested that the applicant submit a blasting permit for the project file.

Mr. Schwarm inquired as to the Mass waiver and Mr. Bailey stated he is waiting for a date.

8:55 p.m. Discussion 630/650 South Street MassDOT egress change

Nick Fay of Georgetown Capital Management appeared before the Board and stated that Mass DOT will not review projects until they are signed off by the Planning Board. Upon review, the DOT made one change to the southern egress eliminating the right turn entry and making it a right turn exit only. The Board reviewed the submitted revised plan C-2 revision dated 12/11/18 in relation to previous approved plan C-2 dated 4/10/18. Discussion ensued for review of previous options of entry/exit and cuing of cars.

Mr. Lawrence inquired if the Planning Board has a say in what the DOT changes. Ms. Benson stated that it would probably involve engineers and peer review teams to meet and discuss with

DOT. She had not heard of this scenario before, but suggested an inquiry with Town Counsel. Further discussion ensued for alternative center entry/exit options.

Mr. Fay stated that the current design for center entry is in keeping with other CVS cuing length designs. Mr. Fay referenced meetings with DOT and that the DOT mentioned that there are two chances for traffic right in, and wanted to manage traffic exiting as a higher priority and disallow traffic at the light to take a left into the lot from the other direction. Mr. McKnight expressed further concern of cuing cars at the center entry/exit. Board discussion ensued for traffic at peak times and holidays. Further discussion ensued regarding DOT procedures and length of time for review of project and final issuance of permit from DOT with the entry/exit change.

Mr. McKnight motioned for minor modification to allow DOT changes per the submitted plan Revision 6 dated 12/11/18 subject to the Planning Board review after the first year of the traffic at the main center entrance/exit any issues that arise from congestion determined by the police department to review and implement recommendations to mitigate. Mr. Lawrence as second.

The Board discussed potential letter to MassDOT for reconsideration of entry/exit if after the one year deadline there are issue or concerns with traffic.

Board vote on motion Yea-5; Nay-1 (Tom Wrynn) and Abstentions-0, (5-1-0).

Mr. Woodhams inquired as to any advantage to signage near the entrance for additional parking in the back of the store. Mr. Fay stated signs could be added if needed. Mr. McKnight also requested that the Board concerns at the center entry be included in the written decision. Ms. Benson requested a copy of what is registered with the Dedham Registry of Deeds. Mr. Fay confirmed he will submit a copy.

Ms. Benson suggested a call to MassDOT for explanation of their decision and what Town would need as follow-up.

8:41 p.m. Discussion – Joint meeting of Board of Selectmen and Planning

Mr. McKnight stated this came up pursuant to discussion with Town Administrator and BOS Chair for a discussion of Town objectives in moving forward and referenced suggested topics of discussion for the meeting. Mr. McKnight referenced Decision contingencies to mitigate a developer's impact on the Town. Ms. Benson suggested early open discussions with developers, prior to approval, which could alleviate future problems. Discussion ensued for 40B projects and tracking of percentage required for the Town and the 2020 census.

Mr. Lawrence expressed concern with future development and impact to water and suggested this as a topic at the meeting. Mr. McKnight suggested that moving forward, the Board should have input from all departments that impact the project. Mr. McKnight added other topics of discussion at the meeting would be for waivers, bonds, DPW bonds and inspection reviews.

Discussion ensued for peer review of project sites and engineer approval or inspection. Board confirmed who will attend joint meeting.

10:05 p.m. Mr. Woodhams moved to adjourn. Mr. Lawrence as second. Yea-6; Nay-0 and Abstentions-0, (6-0-0)

Respectfully submitted,

Priscilla McGill, Administrative Assistant



Jim Lawrence, Clerk



Date

Documents Submitted:

1. Agenda dated 1/16/18
2. 635 Dedham St – Stantec revised Overall Site Plan dated 11/16/18
3. 500 Thurston St – Revised plans dated 1/11/19
4. NasKart/Supercharged – Revised sign packet #1 dated 11/7/18 and 12/21/18
5. NasKart/Supercharged – Pylon sign plan at Commerce Way dated 1/14/19
6. NasKart/Supercharged – Revised building sign packet #2 dated 1/2/19
7. NasKart/Supercharged – Revised entrance gateway packet #3 dated 1/2/19
8. NasKart/Supercharged – previously approved building sign plan revision dated 10/30/17
9. Park Place – ANR application dated 12/6/18
10. Park Place – ANR plan dated 11/30/18
11. 630/650 South St. (CVS) – Site Plan C2 approved dated 4/10/18
12. 630/650 South St.(CVS) – MassDOT egress change revised Site Plan C2 dated 12/11/18
13. Wrentham Village Premium Outlets – Simon letter dated 1/16/19
14. Badus Brook – Beals & Thomas Scope of Services dated 1/2/19