



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

RECEIVED
TOWN CLERK'S OFFICE
WRENTHAM, MA
2019 APR 18 AM 8:09

Meeting Minutes

February 6, 2019

Members Present: Chuck Woodhams (Vice-Chair), Jim Lawrence (Clerk),
Steve Schwarm, and Bob Cass

Members Absent: Michael McKnight, Chairman, Everett Skinner and Thomas Wrynn

Town Planner: Rachel Benson

Departmental Secretary: Priscilla McGill

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

Mr. Woodhams was acting Chair in the absence of Mr. McKnight.

Mr. Lawrence moved to accept meeting minutes, subject to typos, of January 16, 2019 and October 3, 2018. Mr. Schwarm as second. Yea-4; Nay-0 and Abstentions-0, (4-0-0).

7:04 p.m. ANR Park Place

The Board reviewed the ANR plan and Ms. Benson confirmed that all was in order to approve. Mr. Lawrence moved to accept the ANR, as presented, for Park Place Plan of Land lots 325 & 335 Lafayette Avenue dated January 18, 2019. Mr. Schwarm as second. Yea-4; Nay-0 and Abstentions-0, (4-0-0).

7:06 p.m. Badus Brook – Tripartite reduction & As-Build review

David Zaltas, Manager and Rick D'Ortenzio appeared before the Board. Ms. Benson referenced questions raised for fire boxes at the site. Chief Marino confirmed that if the radio fire boxes were not a part of the Planning Board Decision, then they are not mandatory. Mr. Zaltas stated that there are a few minor items to be completed in the spring, such as hydro seeding and survey bounds.

Terrence Ryan of Applewood Survey, LLC commented that one of the survey bounds is in a driveway of an upper lot and inquired if it could be moved to a more logistical place.

Mr. Schwarm moved to accept Mr. Ryan's proposal to relocate the survey bound to the easement driveway in lieu of middle of homeowner driveway. Mr. Lawrence as second. Yea-4; Nay-0 and Abstentions-0, (4-0-0). Mr. Zaltas confirmed revision of plan will be made.

Board discussion ensued for reduction of Tripartite based on Beals & Thomas recommendations.

Mr. Schwarm moved to accept Bond reduction in the amount of \$144,156.50 with \$31,204 held in retainage. Mr. Lawrence as second. Yea-4; Nay-0 and Abstentions-0, (4-0-0).

7:15 p.m. 635 Dedham St.

Mr. Lawrence moved to open the Continued Public Hearing for 635 Dedham Street – Senior Living Community Special Permit and Site Plan Approval. Mr. Schwarm as second. Yea-4; Nay-0 and Abstentions-0, (4-0-0).

Scott Cohen of Hawthorn Partners, Attorney Ted Cannon, the owner representative Luke Joannides appeared before the Board. Mr. Woodhams stated that since there are only four Board Members present and a super majority is required for Special Permit, a vote would not be held this meeting.

Mr. Lawrence moved to continue the public hearing, without testimony, to February 20, 2019 at 7:15 p.m. Mr. Schwarm as second. Yea-4; Nay-0 and Abstentions-0, (4-0-0).

7:22 p.m. Discussion Ledgeview

Attorney Kevin Eriksen appeared before the Board seeking a reduction of the 2017 executed Tripartite Agreement. Mr. Lawrence confirmed all the work is completed and inquired if there is an as-built for the final project. Mr. Eriksen stated that an as-built has not been submitted, but will get it completed. Mr. Lawrence stated that the final as-built will need to be reviewed by the peer review company. The Board agreed that once the as-built is confirmed by Beals & Thomas, a Draft letter will be submitted for vote tentatively for the March 6th meeting.

Mr. Eriksen discussed the project status regarding occupancy, the assisted living facility is ready to occupy. Trammell Crow Phase 1 & 2 will follow, the retail is underway and the restaurant is ready to occupy. Mr. Eriksen summarized the MassDOT progress, moratorium for Route 1 intersection completion, MEPA process, and project mitigation. Mr. Eriksen further noted upon meeting with the Building Inspector, John Naff, and that Mr. Naff stated that he wanted to hear from MassDOT prior to issue of occupancy.

Mr. Eriksen spoke of meeting the DOT and they are amenable to occupancy and are waiting for traffic engineer data and then expect waiver for partial occupancy. If granted, the Assisted Living will be able to partially occupy, 80 units of housing, a portion of self-storage, and some retail, but not including food service due to high volume traffic.

Eric C with All American Assisted Living stated that from his experience the timeline is one year to sixteen months to complete.

Fire Chief Marino spoke of the staff/unit ratio for both memory care and assisted living and concerns with the traffic flow in the Madison St. and Route 1 intersections. Discussion ensued.

Mr. Eriksen confirmed submission of as-built for peer review and will submit 53G money for peer review.

Mr. Lawrence moved to authorize the Director of Planning to sign Beals & Thomas scope of review, assuming it is acceptable to the applicant and Ms. Benson. Mr. Schwarm as second. Yea-4; Nay-0 and Abstentions-0, (4-0-0).

Ms. Benson referenced the bus stop within the Comprehensive Permit specifying that the stop be located on Madison St., but that the Planning Decision language does not specify location. If the location is to change or be eliminated, it will need to be a minor modification of the Comprehensive Permit with the Zoning Board. Discussion ensued, but the Planning Board needs to enforce placement of stop elsewhere. Mr. Woodhams spoke of the bus company not typically willing to travel on non-town roads and would prefer something be in writing if that were to take place.

Ms. Benson referenced submitted letter from the Wrentham School Superintendent and Police Chief stating that the Madison St. bus stop location is not correct, but once the property is occupied they could better identify a location for the stop.

Andy H. of Trammell Crow also referenced the school letter and noted that they will be meeting the Zoning Board the following week seeking an insubstantial change to the comprehensive permit to eliminate the bus stop requirement. Discussion ensued for alternative location of stop.

8:08 Discussions


Mr. Cass referenced a recent joint meeting with Town Selectmen for discussion of town resources and the limited water with the build of new projects and how they may exceed Town's supply. Mr. Cass inquired if there is enough water for the Assisted Living Facility, 40B, and hotel and Chief Marino stated there currently is, but that Mr. Lavin of the DPW is concerned with the engineering and considerable upgrades. Discussion ensued for state requirements of the water main pipes and how current lines are old and very expensive to replace. Further discussion ensued on how to make future changes and development requirements and what the Town can legally ask of the developers to limit negative impacts on the Town.

Mr. Woodhams inquired of the Fire Chief if they have received blasting permits from the developer of Park Place and that as part of the Decision, the Planning Board should be receiving copies of the blasting permits. Chief Marino spoke of recent complaints and that each blaster must have own permit, typically for 30 days, which the fire department issues with a detail on site and can provide copies to the Planning Board.

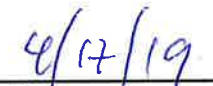
8:55 p.m. Mr. Lawrence moved to adjourn. Mr. Schwarm as second. Yea-4; Nay-0 and Abstentions-0, (4-0-0).

Respectfully submitted,

Priscilla McGill, Administrative Assistant



 Jim Lawrence, Clerk



 Date

Documents Submitted:

1. Agenda dated February 6, 2019
2. Planning Board Meeting Minutes dated October 3, 2018 and January 16, 2019
3. 635, Dedham St. Draft Decision dated February 6, 2019
4. Badus Brook – Matthew Cote of Beals & Thomas email dated February 5, 2019
5. Badus Brook – David Zaltas email dated January 14, 2019
6. Badus Brook – Covenant dated October 19, 2005
7. Badus Brook – Beals & Thomas As-Built Plan Review letter dated January 29, 2019
8. Park Place – Plan of Land of 325 & 335 Lafayette Avenue date January 18, 2019
9. Ledgeview – Wrentham Public Schools letter dated January 23, 2019