



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

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WRENTHAM, MA

2019 MAR 21 AM 8:04

Meeting Minutes

February 20, 2019

Members Present: Michael McKnight, Chairman, Chuck Woodhams (Vice-Chair),
Jim Lawrence (Clerk), Bob Cass

Members Absent: Everett Skinner, Steve Schwarm, and Thomas Wrynn

Town Planner: Rachel Benson

Departmental Secretary: Priscilla McGill

7:00 p.m. Call to Order – Agenda Overview by Mr. McKnight

Meeting Minutes

Mr. Lawrence motioned to accept, subject to typos, the meeting minutes of October 17, 2018.
Mr. Woodhams as 2nd. Aye-4; Nay-0 and Abstentions-0, (4-0-0).

Correspondence

Ms. Benson referenced Accessory Units, In-Law, or similar units as future discussion for By-Law change in either the fall 2019 or spring 2020. The Board referenced previous discussion and abutting towns as reference.

Discussion Badus Brook – Tripartite Reduction

Rich D'Ortenzio of Sunrock Development appeared before the Board. He stated that at the past meeting, since Beals & Thomas had not completed their review, monies were held back. The review is now completed and requested further reduction of the bond. Ms. Benson recommended the \$50 Bond Reduction fee be waived since it had only been two weeks since last reduction a 10-15% holdback until Town acceptance of the road.

Mr. Woodhams motioned to reduce the bond for Badus Brook in the amount of \$7,500 requested and waive the \$50 fee. Mr. Lawrence as second. Aye-4; Nay-0 and Abstentions-0, (4-0-0).

Discussion Hatch Road - Status

Ms. Benson stated that a conversation with a resident of Hatch Road initiated this discussion. She referenced an email from Mr. Siakotos requesting a basin inspection. She subsequently sent Mr. Siakotos an email referencing the outstanding punch list items and the required 53G fees for peer review of the basin. Discussion ensued for the status of the road being in worse condition per the DPW, basin inspection by Beals & Thomas, and street acceptance requirements.

Discussion Citizen Planner Training Collaborative

Ms. Benson referenced the workshops that are available for Board members, cost covered by the Planning Dept., to keep up-to-date on training and collaborate with other Town members.

Discussion Planning Board Liaisons to Committees

Ms. Benson referenced the Town website and that there are no list liaisons listed. She would like to discuss this further, after elections, and determine which committees are still open for volunteer coverage.

Continuances

Mr. Lawrence motioned to continue the hearing for 635 Dedham Street, Senior Living Community to later in the meeting. Mr. Woodhams as second. Aye-4; Nay-0 and Abstentions-0, (4-0-0).

Mr. Lawrence motioned to continue the hearing for 500 Thurston Street to later in the meeting. Mr. Woodhams as second. Aye-4; Nay-0 and Abstentions-0, (4-0-0).

Discussion Housing Choice Community Grant Program & Housing Choice Initiative

Ms. Benson explained that this is a grant program that the Town would apply for as a designated choice community, which the Town should be able to meet since there is already over 10% of the required affordable housing. An accepted application would put the Town at the top of the list for Grant programs. Ms. Benson stated that she is seeking authorization to move forward with the application on behalf of the Board. Mr. McKnight inquire which of the grants would be applied for. Ms. Benson stated that she would contact the Town Administrator in regards to his capital improvement plan and move forward with that information and then project based plans.

Mr. Lawrence motioned to authorize the Director of Planning to complete the application for the Housing Choice Community Grant Program & Housing Choice Initiative and to draft a letter for the Board to review recommending favorable action by the Board of Selectmen. Mr. Woodhams as second. Aye-4; Nay-0 and Abstentions-0, (4-0-0).

Continued Public Hearings

500 Thurston Street - Special Permits and Site Plan Approval for a gas station/convenience store and car wash.

500 Thurston Street - Earth Removal

Mr. Lawrence motioned to open the continued public hearings for 500 Thurston Street. Mr. Woodhams as second. Aye-4; Nay-0 and Abstentions-0, (4-0-0).

George Aoude, Attorney Chris Ryan, Tim Callahan, and John Coukos appeared before the Board. Mr. McKnight explained that there are only four Board members present and if a vote would be required and that all four would have to vote favorably for this meeting and he further explained voting moving forward. The applicants did not feel that they would be ready for a vote.

Mr. Callahan provided an update of the traffic study and response to current peer reviews. Mr. Aoude stated that the traffic study should be ready for the next meeting. Mr. Callahan stated that the current plan changes removed two car washes and changed the drives for truck turning radius. Mr. McKnight expressed concern with the current drive-thru access and parking access to pedestrians walking to the store. Discussion ensued for the drive-thru, parking and walkways.

Ms. Benson referenced the By-Law queue length being 10 cars and further discussion ensued. Mr. McKnight suggested further changes with peer review and requested gas canopy details for review. Dave Sanderson of PSC spoke of their review of the storm water and referenced the previous items have been addressed by the applicant. Mr. Sanderson referenced the underground system being undersized and has been changed. He also spoke with the engineer and the applicant is on track for required changes and site is large enough to address the concerns. Discussion ensued regarding the current contours, draining issues, curbing barriers, and traffic flow. Mr. McKnight stated that, due to continued inconsistencies, the next set of plan should be fully engineered with all peer comments addressed and professionally reviewed. Ms. Benson stated that all revised plans must reference the "revision" date on each page.

Mr. Lawrence motioned to continue the public hearing for 500 Thurston Street Special Permit Site Plan Approval and Earth Removal permit to March 20th at 7:15 p.m. Mr. Woodhams as second. Aye-4; Nay-0 and Abstentions-0, (4-0-0).

8:00 p.m. Continued hearing for 635 Dedham Street

Senior Living Community Special Permits and Site Plan Approval for construction of a senior living community with associated infrastructure in the R-43 and C-1 zoning districts.

Mr. McKnight announced that Mr. Schwarm will attend the hearing for 635 Dedham Street via Remote Participation and reviewed the remote participation rules. Mr. McKnight announced Mr. Schwarm and stated he will participate via cell phone on speaker and confirmed that everyone could be heard clearly. Mr. McKnight announced that there would be a super majority of five (5) voting members present and special Permit vote would be via roll call.

Mr. Lawrence motioned to open the public hearing for 635 Dedham Street. Mr. Woodhams as second. Aye-5; Nay-0 and Abstentions-0, (5-0-0).

Scott Cohen of Hawthorne Partners, Attorney Ted Cannon, and engineer Theo Kindermans appeared before the Board. Mr. McKnight referenced a Draft Decision that had been distributed to the Board for review prior to the hearing and confirmed that previous comments had been addressed. Mr. McKnight also confirmed that the Planner had received response from Town Police, Fire and peer view teams. He also referenced that the Fire Chief was still concerned with the entry access and confirmed that the issue falls under DOT jurisdiction. Ms. Benson confirmed that the applicant has complied with the frontage and site distance requirements. Mr. Schwarm and Mr. Woodhams requested clarification of the entry. Brief discussion ensued confirming the entry location and site distance for entry/exit.

Mr. Lawrence motioned to approve the Special Permit and Site Plan Approval, pursuant to Articles 4.2, 7, 9, and 13.5 of the Wrentham Zoning By-Laws 635, 635A, 635R Dedham Street, Wrentham, MA. Based upon the Decision dated February 6, 2019.

Mr. McKnight inquired as to a plan to reference and Ms. Benson stated that it is referenced as part of the decision conditions that the units must be one-story attached dwellings and that the applicant must submit updated plans.

Mr. Woodhams as second.

Discussion – Mr. McKnight stated that the Criteria items will be noted and he instructed the Board to “hold” any items for further discussion.

- Criteria for Special Permit Decisions (ZBL Article 9.1)
 - Items a, b, c, d, e, and f – No Holds
- Criteria for Special Permit Decisions (ZBL Article 9.2)
 - Items a, b, c, d, e, f, g, h, i, j, and k – No Holds
- Criteria for Special Permit Decisions (ZBL Article 13.5)
 - 13.5.2.a sub 1, 2, 3, 4, 5, and 6 – No Holds
 - 13.5.2.b – No Holds
 - 13.5.2.c – No Holds
 - 15.5.3 In accordance with Article 9.2: a, b, and c – No Holds
- Criteria for Site Plan Approval (ZBL Article 7.7)
 - Items a, b, c, d, e, f, g, h, and i – No Holds
- Waivers
 - Article 18 – No Holds
 - Article 13.5.3 – No Holds
- Decision – No Holds
- Conditions of Approval
 - A. Standard Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 – No Holds
 - B. Conditions to be Met Prior to the Start of Construction 1, 2, 3, 4, 5, 6, 7, and 8 – No Holds
 - C. Conditions to be Met During Construction 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 – No Holds
 - D. Conditions to be Meet After Construction 1, 2, 3, 4, 4a, 4b, and 4c – No Holds

Roll Call Vote:

Robert Cass – Aye
 Charles Woodhams – Aye
 Mike McKnight – Aye
 Jim Lawrence – Aye
 Steve Schwarm – Aye

Mr. McKnight inquired if there was any reason to keep the public hearing open. Ms. Benson confirmed that the hearing can be closed, but noted that any modifications would have to be submitted in writing and a new hearing opened for any modifications. Mr. McKnight also confirmed notation of plans be entered into the final Decision document.

Mr. Woodhams motioned to close the public hearing for 635 Dedham Street Senior Living Community Special Permits and Site Plan Approval for construction of a senior living community with associated infrastructure in the R-43 and C-1 zoning districts. Mr. Lawrence as second. Aye-5; Nay-0 and Abstentions-0, (5-0-0).

Mr. Schwarm, via Remote Participation, exited the meeting.

Discussion – Senior Living Community

Mr. McKnight spoke of a draft of Senior Living Community. Ms. Benson referenced memorandum for Zoning By-Law Amendment and distributed a draft copy to the Board and spoke briefly of changes that could be made moving forward for future Senior Living communities. Discussion ensued regarding incentives, zoning reductions, set-back relief, lot coverage and only one household member being 55+.

Further discussion ensued for open space, wetlands, bonus incentives for affordable housing and the Wrentham Housing Authority. Mr. Woodhams suggested that the Board consult with the Council on Aging for the By-Law revision discussions. Mr. McKnight referenced 60+ as potential eligibility as opposed to 55+. Ms. Benson will request place holder for By-Law changes at Town Meeting and will begin discussions at upcoming planning meetings.

8:41 p.m. Mr. Lawrence moved to adjourn. Mr. Woodhams as second. Aye-4; Nay-0 and Abstentions-0, (4-0-0)

Respectfully submitted,

Priscilla McGill, Administrative Assistant


Jim Lawrence, Clerk

3/20/19
Date

Documents Submitted:

1. Agenda dated 2/20/18
2. 635 Dedham St – DRAFT Decision #3 dated February 6, 2019
3. 500 Thurston St. – PSC Stormwater Review dated February 19, 2019
4. 500 Thurston St. – Plans dated 1/11/19, received Jan 24, 2019 by Planning Board
5. Badus Brook – Matthew Cote email dated February 13, 2019
6. Citizen Planner Training Collaborative – 2019 Brochure
7. Zoning Workshop, Senior Living Community – Article 13 Wrentham Zoning By-Laws
8. Zoning Workshop, Senior Living Community – Memorandum from Rachel Benson dated February 20, 2019
9. Housing Choice Designation – Housing Choice Initiative brochure
10. Housing Choice Designation – Housing Choice Community /grant Program Mass.gov info
11. Meeting Minutes – October 17, 2018

