



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

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WRENTHAM, MA
2019 APR 11 PM 3:40

Meeting Minutes

March 20, 2019

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

Members Absent: Everett Skinner

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 November 7, 2018 and February 20, 2019. Mr. Woodhams as 2nd. Aye-6; Nay-0 and Abstentions-0, (6-0-0).

7:04 p.m. ANR Cherry Street

Howard Bailey and Lisa Bailey appeared before the Board. Ms. Benson stated that she spoke with Byron Andrews for clarification of the lot division. Mr. McKnight confirmed that the ANR meets the build factor.

Mr. Lawrence moved to approve the ANR request dated February 25, 2019 for 57 Cherry Street, Wrentham, MA 02093. Mr. Schwarm as second. Aye-6; Nay-0 and Abstentions-0, (6-0-0).

7:06 p.m. Discussion – Park Place Bonding Phase II

Howard Bailey appeared before the Board and stated he is proposing to bond at 100% and will return for reduction once progress has been made. Mr. Bailey stated that the Phase II Tripartite Agreement will be ready for the next meeting. Mr. Bailey also stated that he would like to work with Ms. Benson to address changing the Earth Removal bond and by-law.

7:08 p.m. Ridge Estates/Christina Drive – Road Acceptance

Attorney Michael Khoury appeared before the Board on behalf of Jim & Christine Lawless, owners of Ridge Estates. Ms. Benson confirmed that the engineering requirements had been met and spoke of conversations with DPW Director, Mike Lavin, and letter from DPW noting satisfaction that the road is ready for Town acceptance. Mr. McKnight confirmed that all items required for street acceptance has been completed and Ms. Benson confirmed completion.

Mr. Wrynn moved to vote favorable action that the Board of Selectmen to accept Christina Drive and to approve signing of As-Built plan. Mr. Lawrence as second. Aye-6; Nay-0 and Abstentions-0, (6-0-0).

7:14 p.m. Discussion – vote to approve planner to signed 53G fund proposals

Discussion ensued for the process. Mr. Schwarm requested that the Planner notify the Board at a meeting after any signed proposal that review has been approved.

Mr. Woodhams moved to authorize the Town Director of Planning and Economic Development to sign, on behalf of the Planning Board, 53G contracts. Ms. Schwarm made friendly ament request to confirm proposals. Mr. Lawrence as second. Aye-6; Nay-0 and Abstentions-0, (6-0-0).

7:15 p.m. Continued Public Hearing 500 Thurston St.

Mr. Lawrence motioned to open the continued public hearings for 500 Thurston Street - Special Permits and Site Plan Approval for a gas station/convenience store and car wash and Earth Removal. Mr. Woodhams as second. Aye-5; Nay-0 and Abstentions-1 (Mr. Wrynn), (5-0-1).

Tim Callahan of Hawk Consulting, John Coukos, and George Aoude appeared before the Board. Mr. Callahan stated that the drainage report has been submitted. Comments had been received from Beals & Thomas and PSC which will be reviewed with response to follow. Mr. Callahan stated that the traffic study is in process of being redone based upon original comments. The canopy over tanks has been revised and concrete containment area revised incorporating a center drain and leak holding tank. Discussion ensued for MEPA requirements that overlap the local traffic study.

Mr. Callahan inquired as to when bonding should take place. Mr. Lawrence stated that for this project an Earth Removal bond is not required and that any other required bonds would be set prior to commencement of and construction. Further discussion ensued and it was determined that no other bonds would be required for this project, but there may be bonds by other departments. The Board requested that the recent plans be submitted to relevant departments for comments and inquired if there were waivers requested. Mr. Callahan stated there is one waiver to reduce the queue line at the drive-thru from ten to nine cars.

Mr. Lawrence moved to continue the public hearing for 500 Thurston St. to April 3, 2019 at 7:15 p.m. Mr. Woodhams as second. Aye-5; Nay-0 and Abstentions-1 (Mr. Wrynn), (5-0-1).

7:35 p.m. New Public Hearing for Zoning By-Law Amendments

Mr. Lawrence moved to open the public hearing for Zoning By-Law Amendments. Mr. Woodhams as second. Aye-6; Nay-0 and Abstentions-0, (6-0-0).

Mr. McKnight stated that a revised Senior Living Community by-law has been compiled by Ms. Benson with Board comments. Discussion ensued for age limit to by-law with determination that Town Counsel will review and advise.

Mr. Woodhams inquired as to adding affordable units, feeling that by definition "senior housing" should be affordable. Discussion ensued for single, multi, and rental units and how affordability would impact the state requirements now and for future development.

Scott Cohen of Hawthorne Partners spoke of the difficulty to add affordability to the "skilled nursing" and "assisted living" components of the by-law since these are comprised mostly of services and it is very difficult to calculate these components into affordability of monthly rental

amount. Mr. Cohen spoke of experience on the “active adult” component where one cannot meet the affordable criteria since one would be selling a home and the facility looks at available funds from potential residents and typically the income is then too high to meet state requirements of affordability housing. A consideration of “payment in-lieu of” was discussed.

Linda Lacke of Caesar Chelor Drive mentioned that in regard to rental units, some people may not be selling a home, may have tax ramifications, mortgage issues, or fixed incomes.

Mr. Woodhams expressed concern that something should be available to town residents who want to remain in town but cannot afford the higher prices of potential new senior housing. Discussion ensued to optional areas for affordable senior housing and impact on town resources and possibility of reducing the affordable ratio to five percent in lieu of twenty percent.

Mr. McKnight inquired if rentals are allowed in R43 or R87 district. Ms. Benson confirmed that rental is not specifically prohibited per the zoning by-laws and therefore allowed by Special Permit of the Planning Board and nothing is allowed “by right.”

Board review continued for additional language changes on the draft by-law. Mr. McKnight inquired how to incorporate energy efficiency and discussion continued for codes, LEED standards, building codes, and long-range planning with adoption of the Stretch Code and impact of continued building on town water and town services.

The Board requested that this new by-law be allowed in the new Village Zone and adding reference to duplex or double attached units.

Mr. Cohen referenced trending of rental units as part of existing homes. Ms. Benson stated that a future step will be to work on creating by-law changes to accommodate in-law, in-home care, and/or accessory type units within homes.

Ms. Lacke spoke of people getting older with their world getting smaller and keeping them in their homes for longer periods with assistance type accommodations. She referenced age-appropriate design with 36” doorways, which can also accommodate any age to unforeseen circumstances.

Mr. Lawrence moved to continue the public hearing to April 3, 2019 at 7:15 p.m. Mr. Woodhams as second. Aye-6; Nay-0 and Abstentions-0, (6-0-0).

8:55 p.m. Ledgeview As-Built Plan Review

Mr. McKnight inquired if the plan requested changes were made and peer review complete. Ms. Benson stated that plan is still in progress and peer review will be forthcoming after plan completion.

8:56 p.m. 807 South Street – Land Owners’ Petition

No discussion - There was no person(s) present to represent the petition.

8:56 p.m. Meadowview Estates-Wilkinson Way

Ms. Benson stated that she is still waiting for final peer review and engineer letter. She will add as a place-holder to the Town Warrant and will continue discussion at the April 3, 2019 meeting.

635 Dedham St. Special Permit Plan and ANR endorsements

The Board agreed to sign plan and ANR, but will withhold on release to applicant until bonds are in place.

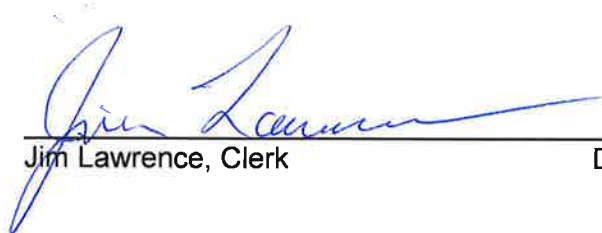
Ms. Benson mentioned she is seeking Board members to sit in on discussions with ZBA and Building for accessory type units, which she is anticipating adding to the by-law for spring/fall 2020. Ms. Benson suggested listening sessions for the town residents to be included in the discussions.

9:03 p.m. Mr. Woodhams moved to adjourn with Mr. Lawrence as second. Aye-6; Nay-0 and Abstentions-0, (6-0-0)

Board members proceeded to sign approved plans and ANR's.

Respectfully submitted,

Priscilla McGill, Administrative Assistant


Jim Lawrence, Clerk

4/11/19
Date

Documents Submitted:

1. Agenda dated March 20, 2019
2. Meeting Minutes dated November 7, 2018 and February 20, 2019
3. Revised Senior Living Community By-Law Draft dated March 20, 2019
4. Ledgeview Way – Beals & Thomas As-Built review dated March 8, 2019
5. ANR Cherry St. application dated February 25, 2019 and plan dated Rev. February 6, 2019
6. ANR Dedham St. application dated March 19, 2019 and plan dated March 15, 2019
7. Ridge Estates/Christina Drive Road Acceptance Plan dated Rev. March 7, 2019
8. Ridge Estates/Christina Drive Wrentham DPW letter dated March 19, 2019
9. Ridge Estates/Christina Drive Pilling Engineering letter dated March 15, 2019
10. Ridge Estates/Christina Drive Town of Wrentham Fire Dept. email dated November 28, 2018
11. Ridge Estates/Christina Drive Pilling Engineering letter dated October 21, 2017
12. Ridge Estates/Christina Drive C&J Development letter dated June 8, 2012
13. Ridge Estates/Christina Drive C&J Development letter dated May 30, 2012
14. 807 South St. Town of Wrentham Town Administrator memorandum dated March 12, 2019