



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

April 3, 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

General Discussion – Ms. Benson referenced a new supermarket approved at 101 Madison St. in Plainville. Ledgeview is still pending as-built for review and the construction has slowed down.

Following new Town Elections, the Board voted positions as follows, noting that Mr. Lawrence having not been officially sworn in by the Town Clerk will not vote this meeting.

Mr. Cass moved to re-elect Mr. McKnight as Chairman. Mr. Woodhams as second. Aye-5; Nay-0 and Abstentions-1 (Mr. McKnight), (5-0-1).

Mr. Cass moved to re-elect Mr. Woodhams as Vice-Chairman. Mr. Schwarm as second. Aye-5; Nay-0 and Abstentions-1 (Mr. Woodhams), (5-0-1).

Mr. Cass moved to re-elect Mr. Lawrence as Clerk. Mr. Woodhams as second, with friendly amendment that Mr. Lawrence appointment begins after he has been sworn in by the Town Clerk. Aye-5; Nay-0 and Abstentions-1 (Mr. Lawrence), (5-0-1).

7:08 p.m. Discussion - Park Place: Phase II Tripartite & Lot Release

Howard Bailey and Attorney Vignone appeared before the Board. Mr. McKnight confirmed the bond amount was correct based on calculations of the DPW.

Mr. Woodhams moved to accept the Tripartite Agreement for Park Place Phase II, dated April 3, 2019. Mr. Wrynn as second. Aye-5; Nay-0 and Abstentions-1 (Mr. Lawrence), (5-0-1).

Mr. McKnight confirmed the lots to be released for Phase II Form H Lots 33 through 37, inclusive, Lots 41 through 46 inclusive and Lot 64.

Mr. Woodhams moved to approve Form H-Partial for Phase II lots noted. Mr. Schwarm as second. Aye-5; Nay-0 and Abstentions-1 (Mr. Lawrence), (5-0-1).

The Board members proceeded to sign the documents.

7:13 p.m. Discussion - Meadowview Estates, Wilkinson Way: Street Acceptance

Ms. Benson stated that Town Counsel has reviewed the documents and is okay with documents as submitted. Ms. Benson summarized all items submitted and accepted in preparation for Board of Selectmen to approve.

Mr. Schwarm moved to recommend street acceptance and plan endorsement by the Board of Selectmen. Mr. Woodhams as second. Aye-5; Nay-0 and Abstentions-1 (Mr. Lawrence), (5-0-1).

7:15 p.m. Continued Public Hearings - Zoning By-Law Amendments

Mr. Woodhams moved to continued public hearing for Zoning By-Law Amendments later in the meeting. Mr. Schwarm as second. Aye-5; Nay-0 and Abstentions-1 (Mr. Lawrence), (5-0-1).

7:16 p.m. Continued Public Hearing 500 Thurston St.

Mr. Woodhams moved 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. Schwarm as second. Aye-5; Nay-0 and Abstentions-1 (Mr. Lawrence), (5-0-1).

Tim Callahan of Hawk Consulting, John Coukos, George Aoude, and Steve Coukos appeared before the Board. Mr. Callahan reviewed the progress, noted changes based on peer review and stated they are still waiting for traffic study. Mr. Callahan stated that they will be submitting to the MassDOT, but will need the site plan approval to submit with their application. Mr. Callahan inquired as to the approval of Site Plan with added conditions so that they can submit to both MassDOT and MEPA. Mr. McKnight noted Beals & Thomas concern of the photometric plan and Mr. Callahan stated that the changes have been changed and it has been resubmitted for review. Mr. Callahan stated that the water supply will be from an 8" main off Thurston St. Discussion ensued for water service impact on the Town and car wash reclaim water system.

Ms. Benson stated that the revised plans, have been resubmitted to Fire, Police, and DPW for comment. Mr. Coukos offered that the Board approve the gas station with condition of approval of the car wash at a later date. The Board noted that there are still further peer comments to be addressed. Mr. McKnight reviewed the waiver for percentage of tree shading and signage. Discussion ensued for meeting the requirements with approval of the Tree Warden.

Mr. McKnight review requirements in order to draft the decision as photometric plan, parking queue, landscaping plans, elevation for tenant buildings, and shade tree percentage. Ms. Benson stated that they are under the requirements for signage at seventy-six square feet and are allowed eighty square feet. They will need to come back to the Board for a minor modification of the tenant signage and at that time a waiver may be required. Ms. Benson confirmed waivers will be for parking queue and shade trees. Decision conditions will be for architectural plans, lighting, traffic, water study to determine if car wash can be built.

Mr. Schwarm moved to authorize the Planning Director to draft a Favorable Decision with noted waivers and conditions to be reviewed and voted on by the Planning Board. Mr. Woodhams as second. Aye-5; Nay-0 and Abstentions-1 (Mr. Lawrence), (5-0-1).

Mr. Schwarm moved to continue the hearing to April 17, 2019 at 7:15 p.m. Mr. Woodhams as second. Aye-5; Nay-0 and Abstentions-1 (Mr. Lawrence), (5-0-1).

8:00 p.m. Continued Public Hearings - Zoning By-Law Amendments

- ZBL 2019-1: Amend Article 2, entitled "Definitions" by including the additions for definitions of Continuing Care Retirement Community, Cottage Dwelling, Dwelling, Town house or Single-Family Attached.
- ZBL 2019-2: Amend Article 13.5 Senior Living Community to delete existing Article 13.5 and insert, in place thereof, new Article 13.5 Senior Living Community

Ms. Woodhams moved to open the public hearing for 500 Thurston St. Mr. Schwarm as second. Aye-5; Nay-0 and Abstentions-1 (Mr. Lawrence), (5-0-1).

Ms. Benson defined that per MGL and Hope Act, the age restriction can be set at 60. Ms. Benson stated that she has not received other comments and would like to hold a listening session for further input of the Town residents.

Scott Cohen of Hawthorne Partners inquired if "dwellings" was removed and discussion ensued for what could be included or excluded, such as dwelling, single family, duplex, triplex, cottage style, or town house. Mr. McKnight inquired as to a community building or room. Ms. Benson stated that the language could change to "shall" include in lieu of "may" include a Community Center.

Discussion ensued to clarify what could be allowed in the C1 district and if C1 and C3 could be added to the new By-Law for Senior Community. Ms. Benson noted the current rezoning of the Route One Corridor.

Mr. Cohen noted fear of issue at Town Meeting vote and suggested allowing the Board to vote for waivers. Ms. Benson suggested by-law amendment if needed. Discussion ensued for open forum discussions of by-law.

Mr. Joannides inquired as to the current allowed four units per acre and how it relates to Title 5 or treatment plant. Discussion ensued and Ms. Benson noted that the Town is starting to work with the Charles River Watershed on smart sewerage.

Mr. Wrynn moved to approve the amended Zoning By-Law draft 13.5 with all corrections and comments herein. Mr. Schwarm as second. Aye-5; Nay-0 and Abstentions-1 (Mr. Lawrence), (5-0-1).

8:32 p.m. Discussion 635 Dedham St. Senior Living Bonding

Ms. Benson opened the discussion to set the Bond as it is required prior to obtaining building permit. Ms. Benson clarified that an Earth Removal bond is not required and only bond will be for erosion control and sediment. Mr. Lawrence clarified that the road will be private in perpetuity and inquired if the Board of Health could estimate the erosion control or clarify if erosion bond is required. Discussion ensued.

The Board determined that further research is required prior to bond decisions.

8:42 p.m. General Business - Meeting Minutes

Mr. Woodhams moved to accept the meeting minutes of March 20, 2019 and December 19, 2018 as presented, subject to typos. Mr. Schwarm as second. Aye-5; Nay-0 and Abstentions-1 (Mr. Lawrence), (5-0-1).

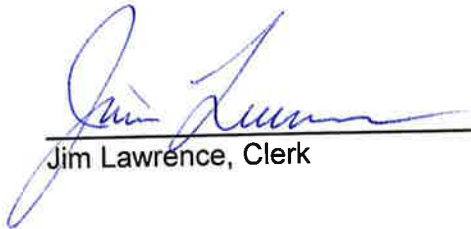
General Discussion

Mr. Cass expressed concern on how to solve the water issue and how the Town could resolve issues. Discussion ensued for the current issues with Ledgeview and Madison Street.


8:46 p.m. Mr. Schwarm moved to adjourn with Mr. Woodhams as second. Aye-5; Nay-0 and Abstentions-1 (Mr. Lawrence), (5-0-1).

Respectfully submitted,

Priscilla McGill, Administrative Assistant



Jim Lawrence, Clerk



Date

Documents Submitted:

1. Agenda dated April 3, 2019
2. Park St Tripartite Agreement Phase II DRAFT not dated
3. Park St Form H Phase II DRAFT not dated
4. Meeting Minutes dated December 19, 2018 and March 20, 2019
5. Revised Zoning By-Law Article 2 Definitions dated March 28, 2019
6. Revised Zoning By-Law Article 13.5 Draft dated March 28, 2019
7. 500 Thurston St. – Revised plans dated 3/29/19 Peer Review
8. 500 Thurston St. - Beals & Thomas Site Plan and Special Permit peer review dated April 2, 2019
9. 500 Thurston St. – PSC Stormwater management review dated April 3, 2019
10. 500 Thurston St. – HAWK Consulting letter dated March 29, 2019
11. 500 Thurston St. – McClure Engineering letter dated March 29, 2019
12. Meadowview Estates-Wilkinson Way George Hall email dated April 1, 2019
13. Meadowview Estates-Wilkinson Way GLM Engineering letter dated March 28, 2019
14. Meadowview Estates-Wilkinson Way Atty. Martinelli letter dated March 28, 2019
15. Meadowview Estates-Wilkinson Way Quitclaim Deed DRAFT
16. Meadowview Estates-Wilkinson Way Beals & Thomas As-Built Plan Review dated March 21, 2019
17. Meadowview Estates-Wilkinson Way Town of Wrentham DPW letter dated March 19, 2019
18. Meadowview Estates-Wilkinson Way As-Built Plan dated R ev. February 27, 2019