



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

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2019 MAY 16 AM 8:28

Meeting Minutes

May 1, 2019

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

Members Absent: None

Town Planner: Rachel Benson

Departmental Secretary: Priscilla McGill

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

General Business

Correspondence – none

Mr. Lawrence moved to accept meeting minutes of April 17, 2019, subject to typos. Mr. Skinner as second. Aye-7; Nay-0 and Abstentions-0, (7-0-0).

Discussion – ANR Hemlock Rd. & Walnut Rd.

Matt Tavares representing United Consultants appeared before the Board. Mr. Tavares described the existing lots and the land swap. Mr. Tavares noted that the shed and chicken coop, on lot lines, will be relocated. Brief discussion ensued.

Mr. Skinner moved to approve the ANR as presented, and have the Board Chair and one Member sign the mylar and plan copies. Mr. Woodhams as second. Aye-7; Nay-0 and Abstentions-0, (7-0-0).

Discussion – Route 1 Re-Zoning Study

Cathy McCabe and Jen Mecca of McCabe associates appeared before the Board. Ms. McCabe explained that they are working for the Town to review Route 1 for zoning changes. They showed the Board a PowerPoint presentation which consisted of current uses, proposed uses, and potential impacts with change. McCabe Assoc. also conducted a survey and showed the results describing changes that could be made to improve transportation, safety, aesthetics, retail, office space, restaurants, retail space (including competition from Foxboro and Plainville), and tax revenue. Discussion ensued.

Calculations showed that by using the current setbacks, some of the current lots on Route 1 would be rendered unusable and suggestions were discussed for better utilization of the lots with frontage and setback reductions. The Board discussed options for rear or under structure parking with increased building heights and potential reduced buffer between commercial buildings within abutting or combined parcels.

Ms. Mecca showed options for setbacks such as natural frontage landscaping including trees, smaller landscaping, and bio-swales to mitigate some of the runoff. Board discussion ensued suggesting that the landscaping options and median strip for mitigating turning would create continuity and natural character along Route 1. Mr. Schwarm suggested further investigation for the current width of Route 1 and whether it would need to be widened to incorporate the median. The Board further discussed positive changes to setbacks, parking, building height, the center median, and walking trail of permeable material to connect the areas.

Ms. McCabe noted that the next steps will include a stakeholders' meeting and public discussion meeting potentially for June.

8:35 p.m. Mr. Skinner moved to adjourn. Mr. Lawrence as second. Aye-7; Nay-0 and Abstentions-0, (7-0-0).

Respectfully submitted,

Priscilla McGill, Administrative Assistant



Jim Lawrence, Clerk

5/15/19

Date

Documents Submitted:

1. Agenda dated May 1, 2019
2. Meeting Minutes dated April 17, 2019
3. ANR 15 Hemlock Rd & 241 & 245 Walnut Rd
 - a. Application dated March 20, 2019
 - b. United Consultants Plan of Land dated April 9, 2019
4. Route 1 – Overview of Existing Dimensional Requirements – Draft for Discussion Only December 2018