



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

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Meeting Minutes

June 5, 2019

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

Members Absent: Jim Lawrence (Clerk)

Town Planner: Rachel Benson

Departmental Secretary: Priscilla McGill

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

Mr. McKnight noted that the 635 Dedham Street discussion has been postponed to June 19, 2019.

Mr. McKnight acknowledged and thanked Ms. Benson & Mr. Schwarm on their collaboration in preparing the Senior Living By-Law Amendment for presentation at Town Meeting, which passed. Mr. McKnight also thanked Ms. Benson for her input in answering public questions at Town Meeting.

Wrentham Village Outlets – Request for Minor Modification (Signs & Outdoor Seating)

John Villapiano, VP Development Premium Outlet Partners, appeared before the Board. Mr. Villapiano stated that they are seeking a minor modification for signs and outdoor seating at the new restaurant and briefly described how some inner tenants are not adequately showcased. He described signage, outdoor seating, and entry monument sign as follows:

Tower A: Signs A1 thru A16, internally illuminated on “in-line tower” along Wrentham Street for a total of eight double faced towers for a total of 16 signs.

Tower B: Signs B1 thru B10, non-internally illuminated on side of “Small Tower” facing parking lot. These are smaller entry features visible from parking lot but not visible from the right-of-ways.

Tower C: Signs C1 thru C4, non-internally illuminated on “Large Tower” at Liberty Court. Four prominent facades which can be seen throughout the property from all corners of the parking lot, but not from public right-of-ways. They are proposing two tenant panels on each of the faces, with option to combine into one tenant panel that would not exceed sixty square feet.

Britewall Panels: Two types of britewall panels depicting where they will be placed on site. One type is wall mounted three to four feet above ground level with a total of four throughout the site. Two would be located at the new Welcome Center and bus drop-off and would be 8' x 8'. Two others would be on the front facades that face the parking lot at the entry courts and would be 10' x 10'. Mr. Villapiano noted that there will be four britewall pedestals at the entry courts and four at the internal courts, which will be 6' x 6' about a foot off ground level. They are LED internally lit and are interchangeable to either single or double sided.

Outdoor Seating: Mr. Villapiano recapped the December meeting for the revision of Suite 252 from retail to a local restaurant group. Most recently they are working with the restaurant to incorporate a larger patio space for three seasons of use with vinyl enclosure and integrated heaters on the patio. The outdoor seating area will be contained pursuant to liquor laws. Mr. Villapiano noted that the December outdoor seating area approval was for 440 sq.ft. Currently they are seeking to expand outdoor seating area to 1,100 sq. ft. with a total proposed seat count of 230 for both indoor and outdoor, which is what they proposed to the DEP. Mr. McKnight inquired as to how many seats are designated outside and Mr. Villapiano stated it is still a work in progress, which is being handled and coordinated by the tenant. He noted that he will provide that number to Ms. Benson.

Entrance Monument Sign: Mr. Villapiano stated they are proposing an updated new LED internally illuminated larger sign, total 39 sq. ft., to include site name and four tenant panels. The distance of the sign to any right-of-way will not decrease or change from existing with new grading, landscaping, and base illumination lighting. Mr. Woodhams inquired if the signs will be digital and Mr. Villapiano confirmed it will be a static sign.

Mr. McKnight expressed his concern that, in a short span of time, there have been too many modifications to what he thought initially was a fairly comprehensive package and that he is not a proponent of the internally illuminated signs. Mr. Villapiano stated that the signs will be static, which can be changed manually, but not digitally. Mr. Skinner expressed that he is in favor of the modern lit signs and noted that the Board can restrict that they are only lit during operational hours. Discussion ensued for comparison of previously unlit and proposed lit signs and efficiency of new LED lighting. Mr. Villapiano clarified which signs will be internally and externally lit and will be Dark Sky compliant.

Towers A, B & C: Mr. Skinner moved to approve the Towers A, B, and C lighting, as shown on page 3 and locations as shown on page 2, of the submitted plans dated 6/05/2019. Mr. Woodhams as second. Aye-5; Nay-1, and Abstentions-0, (5-1-0).

Britewall Panels: Mr. Skinner moved to approve the Britewall Pedestal and Britewall signs, as shown on pages 4 and 5 and locations as shown on page 2, of submitted plans dated 6/05/2019. Mr. Woodhams as second. Discussion ensued.

Mr. McKnight inquired as to how often the advertising on these signs could change and Mr. Villapiano stated that the tenants sign 30 day leases but could extend and if there no tenant for a sign it would be Simon Branded.

Aye-5; Nay-1, and Abstentions-0, (5-1-0).

Outdoor seating: Ms. Benson noted initial confusion with the Building Inspector plan copy and what was submitted to the Planning Board which has since been clarified. Mr. McKnight requested clarification for the number of indoor/outdoor seating and noted concern of potential all year usage of the enclosed outdoor space, without Town tax benefit of this space if used all year. Mr. Villapiano stated that the initial draft plan is for 170 interior and 60 outdoor for a total 230 seats. Discussion ensued. Mr. Villapiano noted that typically January, February, and March would be non-operated winter months for outdoor seating.

Mr. Skinner moved to approve outdoor seating as proposed provided that the seating does not exceed 230 interior and exterior total with exterior being three season only. Mr. Woodhams as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0).

Entrance Monument Sign: Ms. Benson noted that the Police Chief stated that he would like to have better grading for where they park cars for traffic control. Mr. Villapiano did not have any objection. Ms. Benson requested a site meeting for discussion. Mr. McKnight again noted being against interior lit signs. Mr. Villapiano clarified that the ground lighting will only illuminate the bottom of the monument. Mr. Skinner stated his opinion that the original sign is superior to the proposed flat top sign and would like to see changes made to the proposed sign to reflect the style of the original sign arched top. The Board requested that Mr. Villapiano have the sign redesigned. The Board agreed to hold the vote for sign redesign and return for approval.

Mr. Skinner moved that none of the signs be illuminated outside of business hours. Mr. Woodhams as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0).

Demetra Estates - Hatch Road

Mr. McKnight stated he was seeking an update to the project and had not heard back from Mr. Lavin of DPW. Ms. Benson suggested to have this discussion for the next meeting and have Mr. Siakotos attend. Ms. Benson noted conversation with Mr. Siakotos in which she was updated and that wheel chair ramps would be installed in about two weeks and about one month out for the hot top. Ms. Benson noted that Mr. Siakotos stated he would not be renewing the bond and Ms. Benson suggested that it may be prudent to call the bond. Discussion ensued for how to proceed with Legal Counsel advice.

Mr. Skinner moved to call the Bond on Demetra Estates. Mr. Woodhams as second.

Discussion ensued...Mr. Schwarm inquired as to the downside of taking the bond. Ms. Benson noted multiple site issues preventing Mr. Siakotos from being at the site and that he stated he is not in agreement with the Beals & Thomas review estimate of \$2,000.

Mr. Skinner amended motion to start bond proceedings, subject to Town Counsel review. Mr. Woodhams as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0).

General Business

Mr. Schwarm and Mr. Skinner noted they will be absent for the June 19th meeting. The Board previously voted that they will not hold a meeting on July 3rd.

No Correspondence. No public input.

Mr. Skinner mentioned that it would be nice to have something in place for the Board to be invited to completed projects, such as Supercharged, that would impact the town. Ms. Benson agreed and will follow-up.

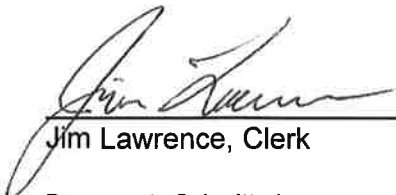
Mr. Cass inquired as to the status of the Plainville Madison St. project. Ms. Benson noted project was proposed several years prior, but postponed multiple times. Mr. Cass inquired as to where they plan to get their water and Ms. Benson stated they are seeking to get it from Wrentham. They are in marketing stages, no current tenant.

Mr. Skinner moved to accept the meeting minutes of May 15, 2019, subject to typos. Mr. Woodhams as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0).

8:15 p.m. Mr. Skinner moved to adjourn. Mr. Woodhams as second. Aye-6; Nay-0 and Abstentions-0, (6-0-0).

Respectfully submitted,

Priscilla McGill, Administrative Assistant



Jim Lawrence, Clerk



Date of Approval

Documents Submitted:

1. Agenda dated June 5, 2019
2. Meeting Minutes dated May 15, 2019
3. Wrentham Premium Outlets – Simon Letter dated May 22, 2019
4. Wrentham Premium Outlets – 2018-2019 Renovation Project Planning Board Presentation dated June 5, 2019