



**TOWN OF WRENTHAM
PLANNING BOARD**

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Meeting Minutes – August 7, 2019
Town Hall 2nd Floor Meeting Room

Members Present: Michael McKnight (Chairman), Charles Woodhams (Vice-Chair),
James Lawrence (Clerk), Robert Cass, Everett Skinner and
Stephen Schwarm

Members Absent: Thomas Wrynn

Town Planner: Rachel Benson

Departmental Secretary: Priscilla McGill

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

Meeting Minutes – July 17, 2019

Mr. Lawrence moved to accept the meeting minutes of July 17, 2019, subject to typographical errors.
Mr. Skinner as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0).

Eagle Brook Village - Killdeer Drive Lots 147A & 148A (ANR 2019-06)

Arielle DiPlacido of DiPlacido Development appeared before the Board and explained the purpose of the ANR as land swap between two parcels for set-back changes, resulting in two new lots 147A & 148A with frontage and areas to remain unchanged.

Mr. Skinner moved to approve the ANR as presented for lots 147A and 148A Killdeer Drive per plans dated June 21, 2019. Mr. Lawrence as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0).

Mr. Skinner moved that the Chairman and one Board Member sign the Mylar and three plan copies.
Mr. Lawrence as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0).

Mr. McKnight and Mr. Woodhams signed.

The Perserve at Oak Hill

Ms. Benson stated that she received a call from an Attorney for the closing on Lot 62 noting that the lot release was never recorded. Previous staff had said that the roadway acceptance was release of covenant, but for Real Estate purposes, the covenant Form 6 needs to be signed. Ms. Benson noted that this is a formality, there are no bonds existing and it is an accepted Town road. The Form 6 encompasses all of the lots to cover any omission of other lots.

Mr. Skinner moved to sign Release of Covenant Form 6. Mr. Lawrence as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0).

Demetra Estates subdivision

Ms. Benson apprised the Board of paving and presented photos taken, by Mr. Skinner, during paving and the finished paving. Mr. Skinner informed the Board of his site observations. Mr. McKnight inquired if Mr. Siakotos is aware of the final punch-list items required. Mr. Benson confirmed he is aware of the items, and has also reached out to the Engineer to see what needs to be done to complete the project. Discussion ensued for bond coverage for final items, items waived, and items required for completion.

Mr. Skinner moved that the Board request the Public Works Director, provide to the Planning Board, a complete list of work that has not been completed but was agreed to and notify the bonding company that the Board will be taking action against the bond since the Developer is not willing to complete and pay for remaining items, and request a report for the next Planning Board meeting. Mr. Woodhams as second.

Mr. McKnight noted that the only items that the Developer is excluded from are only the items that the Board specifically waived as a minimum for DPW to sign-off on and that there may be additional punch list items to be completed. Ms. Benson noted that there may also be additional items to be completed per the Board of Selectman Policy.

No further discussion. Aye-6; Nay-0, and Abstentions-0, (6-0-0).

7:15 p.m. New Public Hearing – 88 Wampum Street – Scenic Road (SRP 2019-01)

Board Member, Everett Skinner, being a direct abutter, recused himself from the hearing and sat in the audience.

Mr. Lawrence moved to open the public hearing for 88 Wampum Street. Mr. Woodhams as second. Aye-5; Nay-0, and Abstentions-0, (5-0-0).

Greg Andrews of 88 Wampum Street appeared before the Board. Mr. McKnight noted that he drove by the property and could not identify where the original stone wall existed. Mr. Andrews stated that he has not destroyed the stone wall and noted that the corner of Berry and Wampum has always had an opening. Mr. Andrews also stated that the DPW recently ran a new water line for the abutting neighbor and in the process the DPW moved and piled the stones on top of the existing wall. Mr. Andrews explained that he was not aware of the scenic road until recently and had already started the construction. Discussion ensued for the second entrance to the property. Mr. Lawrence inquired as to what will happen with the stone wall. Mr. Andrews stated that his plan was to reconstruct the wall as a dry stack conforming to the original wall. Discussion ensued.

Ray Rose, Town of Wrentham Tree Warden, pursuant to site visit, noted that the original wall is scattered and piece-meal and the access points pre-existed. Mr. Andrews noted that there was no pre-existing wall at the second opening and did not feel it would be fair to have to build complete new stone walls. Discussion ensued for requirements.

Mr. and Mrs. Skinner of 92 Wampum Street, as abutters, did not have issue with wall either being rebuilt or not. Mr. Skinner noted that there were two curb cuts, and that Mr. Andrews is only planning to move the second further down the road for safety to the corner and will close off the original corner entry.

Ms. Benson confirmed that he would only need to rebuild where he alters for new entries. Mr. Lawrence and Mr. Woodhams agreed that what is disturbed should be restored, but not beyond that scope. Mr. McKnight confirmed that no trees will be cut and that the landscaping to the street would be cleaned-up to allow natural vegetation to grow.

Mr. Lawrence moved to approve application, subject to the applicant's agreement to restore disturbed area around curb cut as discussed at this hearing and to close-off the former corner curb cut entry of Berry and Wampum Streets. Mr. Schwarm as second.

Discussion: Mr. Rose suggested that the disturbed rocks be used to close off the corner curb cut and Mr. Andrews agreed.

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

Mr. Woodhams moved to close the public hearing for 88 Wampum Street. Mr. Lawrence as second. Aye-5; Nay-0, and Abstentions-0, (5-0-0).

Master Plan

Ms. Benson referenced the electronic submission to the Board for the 2005 Master Plan initiatives. She noted that prior to By-Law revisions, it is recommend to update the Vision/Master Plan before regulations are set. She requested that the Board review and submit items for review at future meetings.

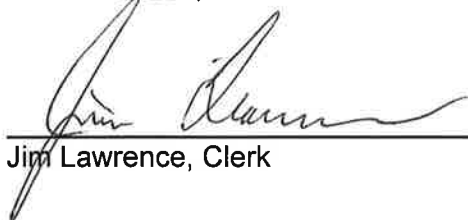
Mr. Woodhams stated that Community Preservation Committee voted to recommend to the Town, for vote at Town Meeting, to expend money from the Community Preservation Fund to update the Open Space Master Plan.

Ms. Benson noted that the Attorney General's approval of recent By-Law submission should be received by September and that the Senior Community project will be before the Board at the August 21st Planning Board meeting for modifications and they are still waiting for completion of the Road Safety Audit for Winter Street. Discussion ensued.

7:50 p.m. Mr. Lawrence moved to adjourn. Mr. Skinner 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. Planning Board
 - a. Agenda dated August 7, 2019
 - b. Meeting Minutes dated July 17, 2019
2. 88 Wampum Street (SRP 2019-01)
 - a. Gregory R. Andrews application dated July 15, 2019
 - b. RIM Engineering Co., Inc. Upgrade Sewage Disposal Plan dated August 16, 2018
3. Eagle Brook Killdeer Drive
 - a. Eagle Brook Village letter dated July 16, 2019
 - b. Form 1 ANR Application dated July 16, 2019
 - c. Guerriere & Halnon, Inc. Plan of Land Lots 147A & 148A dated June 21, 2019