



**TOWN OF WRENTHAM  
PLANNING BOARD**

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2019 SEP -5 AM 8:17

Meeting Minutes – August 21, 2019  
Town Hall 2<sup>nd</sup> Floor Meeting Room

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

Members Absent: None

Town Planner: Rachel Benson

Departmental Secretary: Priscilla McGill

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

Meeting Minutes August 7, 2019

Mr. Lawrence moved to approve the meeting minutes, as submitted subject to typos, for August 7, 2019.  
Mr. Skinner as second. Aye-7; Nay-0, and Abstentions-0, (7-0-0).

635 Dedham Street- Senior Living Community

Request for Determination of Minor Modification of Special Permit (*Book 3666/Page 472*) & Site Plan Approval – 635 Dedham Street, Wrentham Woods LLC (applicant), Wrentham Realty LLC (owner) – Senior Living Community – Amend Building layout and associated infrastructure.

Scott Cohen of Hawthorne Partners and Theo Kindermans of Stantec appeared before the Board. Mr. Cohen summarized the project status and stated they are seeking Minor Modifications to previously approvals. They have received approval from Board of Health, Order of Conditions from Conservation, and DOT permit for access onto Route 1A Dedham Street. Mr. Cohen presented the current plan and noted they did not change roadway, entry, layout, bedroom space, or septic layout. The first modification was to eliminate duplex units and change to all single units. The second modification is to include second bedroom option for first or second floor location and architectural plans were presented to the Board. The third modification was pursuant the Board of Health request to change grading.

Mr. Cohen stated that the number of units has not changed, clubhouse and walking path still in tack, and will still be working with Serenity Hill but considering not having a legal document between them.

Mr. Lawrence confirmed that the requested Modifications will not require waivers to the current and to be approved by Attorney General By-Laws.

Ms. Benson noted PSC letter of submission that they have no issues with the applicant's requested changes.

**7:15 p.m. Mr. Lawrence moved to postpone the New Public Hearing for 201 Wampum Street to later in the meeting. Mr. Skinner as second. Aye-7; Nay-0, and Abstentions-0, (7-0-0).**

635 Dedham Street – Continued

Ms. Benson reference letter from Darryl Luce, Conservation Agent, noting that units 25 & 26 are close to the buffer. Mr. Kindermans stated that unit location was reviewed and felt they are currently in the best location for the site and no alterations will be made within the buffer zone. Mr. McKnight confirmed that shared driveways are allowed per current By-Laws. Mr. Cohen confirmed that they are not supporting affordable aspect for this project.

Mr. Woodhams noted that the driveway for unit 32 is on the emergency access and requested signage for restriction for no parking at the gated emergency entrance. Mr. Cohen confirmed that they will be meeting with Fire Chief prior to kick-off. Ms. Benson suggested more consideration as to the marketing name for the project so that it is not a duplicate project name. Mr. McKnight also requested that any documents, after name change, reference "Formally Known As" name.

Mr. Lawrence moved to accept as Minor Modifications the requested modification and have the acceptance subject to the approval of the Attorney General to the new By-Laws that were passed at June 2019 Town Meeting. Mr. Skinner as second. Aye-7; Nay-0, and Abstentions-0, (7-0-0).

7:30 p.m. – 201 Wampum Street - Request for Definitive Plan Approval (DP 2019-01)

Mr. Lawrence moved to open the Public Hearing for Request for Definitive Plan Approval (DP-2019-01) 201 Wampum Street - Ramben LLC (applicant/owner). Mr. Woodhams as second. Aye-7; Nay-0, and Abstentions-0, (7-0-0).

Jim Susi of United Consultants appeared before the Board and described the property as having portions in both Wrentham and Plainville with access off Wampum St. in Plainville. He proceeded to summarize the history of meeting with both Plainville and Wrentham and they are now making access as a private road ending in a "paper" cul-de-sac to derive the frontage for the lot. Mr. Susi described the design of proposed driveway, drainage, and lower swale to catch runoff to alleviate runoff issue to abutters.

Mr. Susi described a parcel of land in front of the property, which is owned by resident across the street. He noted that the Plainville Board requested the applicant/owner reach out to the land owner for purchase, which would then allow sufficient frontage and negate need for one lot subdivision. Mr. Lawrence confirmed that there is no future road planned at the "paper" cul-de-sac and Mr. Susi noted that it is also noted on the plans. Mr. McKnight and Mr. Schwarm expressed concern allowing a "paper" cul-de-sac to open precedent to other dwellings on the private road. Mr. Susi noted turning analysis for fire truck turning at the end of driveway and will seek approval of Fire Chief Marino. Discussion ensued.

Joe and Deb Foley of 181 Wampum St., Plainville also expressed concern for opening door to more building and drainage issues.

Gerry Quinn of 179 Wampum St., Plainville expressed concerned with land changes and water flow.

Mr. Schwarm inquired if a study of water flow has been done and Mr. Susi stated that a hydrocat analysis has not been performed. Mr. Lawrence confirmed that the site has been perked.

Discussion ensued for purchase of the property in front of lot and Applicant's options. Mr. Susi stated that he would like to continue the hearing to have the opportunity to meet with the Fire Dept. and speak with Darryl Luce and follow-up to Plainville Planning Board meeting in September.

Mr. Skinner moved to continue public hearing to September 18, 2019 at 7:15 p.m. Mr. Woodhams as second. Aye-7; Nay-0, and Abstentions-0, (7-0-0).

7:51 p.m. - Wrentham Outlets "Black Friday", Request for Temporary Extension of Operating Hours

Michael Mitchrone and Kristen DeFamio of Simon Premium Outlets and Wrentham Deputy Chief George Labonte appeared before the Board. Mr. DeFamio stated they are seeking approval for Black Friday extended hours. Deputy Chief Labonte stated that there is a good working relationship with the Outlets and Police Department. He noted that provisions for previous traffic issues have improved traffic flow but is still difficult to control.

Mr. Skinner moved to allow Black Friday hours as allowed in the past, subject to Simon Outlets cooperation with Wrentham Police Department. Mr. Woodhams as second. Aye-7; Nay-0, and Abstentions-0, (7-0-0).

Simon Premium Outlets – Monument Sign

John Villapiano, VP Development Simon Property Group appeared before the Board. Mr. Villapiano referenced submitted packet with revisions to the monument sign pursuant the previous Board's request. The sign is at the Route 1A entry with changes that address the Board's concerns to maintain the character of existing sign. Mr. Villapiano noted the change of proportion and arched cap with stone cladding on the sides.

Mr. McKnight expressed concern regarding retail informational signage and marketing of tenant panel signs. Mr. Villapiano noted that the panels are based on tenant lease and larger anchor stores to draw people to the Outlets. Mr. Wrynn noted that the Board cannot restrict to certain tenants for signs. Discussion ensued.

Mr. McKnight moved to approve monument sign changes as shown on drawings dated April 20, 2019 and updated July 11, 2019 with the understanding that the additional smaller signs below the main sign would be used for food retailers or major tenants. Mr. Schwarm as second.

Mr. Skinner stated his opinion that the signs should not be restricted to specific tenants to which other Board members agreed. Mr. Villapiano noted that the major tenants and food retailers are the typical tenants to use these signs. They are two sided, with both sides being used by the same tenant.

Howard Bailey, an audience member, stated he is in favor of the signs for informational purposes.

Mr. Lawrence confirmed that the signs will be internally lit within the cabinet and no concern for residents. The signs will be off when stores are closed.

Aye-2; Nay-5, and Abstentions-0, (2-5-0) motion failed

Mr. Skinner moved to approve monument sign changes as shown on drawings dated April 20, 2019 and updated July 11, 2019 "Monument Signage Rebranding Study" and that the four tenant signs not be changed more frequently than one time per year. Additionally that the sign not be lit internally when store hours are closed with exception of extending Black Friday hours. Mr. Lawrence as second. No discussion. Aye-5; Nay-1, and Abstentions-1, (5-1-1)

Ms. Benson confirmed that the signal box off Route 1A had been damaged during a traffic accident and is being repaired, but not relocated.

8:16 Park Place - Phase II Bond Reduction

Howard Bailey appeared before the Board requesting a bond reduction for Phase II for work that has been completed.

Mr. Skinner moved to approve the bond reduction from \$309,375 to \$124,781.25 based on the data supplied to the Board by Andrews Engineering dated July 16, 2019 including paving scopes.  
Mr. Lawrence as second.

Discussion ensued for Board's authority to reduce the bonds in conjunction with Appendix Form 7 of the Subdivision Rules and Regulations.

Mr. McKnight moved to add friendly amendment subject to written statement from the DPW that the work under the jurisdiction as noted under Subdivision Rules 7 Regulations 3.332b is satisfactory.  
Mr. Schwarm as second. Discussion ensued. Mr. Skinner did not accept the friendly amendment.

Mr. McKnight issued an amendment to the motion is subject to the DPW approval pursuant to Wrentham Subdivision Rules & Regulations 3.332b. Mr. Schwarm as second. Aye-6; Nay-1 (Mr. Skinner), and Abstentions-0, (6-1-0)

Vote on motion with amendment included. Aye-7; Nay-0, and Abstentions-0, (7-0-0).

Discussion ensued for changes to be made on Subdivision Rules & Regs.

Board signed previously approved Tripartite Agreement for Park Place.

Discussion

Mr. Skinner noted his participation in two working committee meetings. One for Route 1 zoning by-law, recapped items and urged Board to review prior to Town Meeting. He also attended a meeting on storm water system and close to having by-law and will be having a public hearing. Mr. McKnight noted OSPD committee to change OSPD with changes conforming to State by-law.

Discussion ensued for upcoming by-law changes that will be presented at November Town Meeting.

Ms. Benson urged the Board to review information packet for Master Plan implementation.

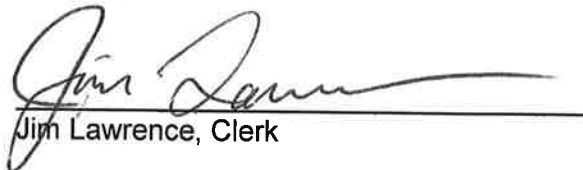
Discussion ensued for bonding. Mr. Skinner noted that bond changes should not overlap on the same property.

Mr. Woodhams requested date of Cumberland Farms opening and mark for six month review.

8:45 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

9/4/19  
Date of Approval

Documents Submitted:

1. Planning Board
  - a. Agenda dated August 21, 2019
  - b. Meeting Minutes dated August 7, 2019
2. 201 Wampum Street Definitive Plan Approval
  - a. Ex. 1 - Form 3 Application dated received July 9, 2019 including Certified Abutters List and Locus
  - b. Ex. 2 – excluded (original incomplete submission)
  - c. Ex. 3 – United Consultants plans dated June 1, 2019 (5 sheets)
  - d. Ex. 4 – United Consultants comments dated July 17, 2019 inclusive of
    - i. Drainage Narrative
    - ii. Project Narrative
    - iii. Environmental Impact Statement
    - iv. Web Soil Survey
    - v. Quit Claim Deed
    - vi. ANR Plan “Form A Application” dated September 28, 2019
  - e. Ex. 5 – Darryl Luce comments email dated July 30, 2019
  - f. Ex. 6 – Antonio Marino comments email dated August 13, 2019
  - g. Ex. 7 – Wade Saucier comments email dated August 14, 2019
  - h. Ex. 8 – Michael Lavin comments email dated August 14, 2019
3. 635 Dedham Street Minor Modification
  - a. PSC “Request for Minor Modification of a Special Permit” memorandum dated August 21, 2019
  - b. Stantec “Wrentham Meadows Minor Modification approved Special Permit” memorandum dated August 15, 2019
  - c. Stantec Special Permit Application plan set Last Revised August 1, 2019 (19 sheets)
4. Simon Premium Outlets
  - a. Simon Premium Outlets “Minor Modification to Special Permit Request” letter dated August 7, 2019
  - b. Simon Premium Outlets Monument Signage Rebranding Study dated July 11, 2019 (6 sheets)
  - c. Wrentham Police Department “Midnight Madness/Black Friday” memorandum dated November 30, 2018
5. Park Place
  - a. Tripartite Agreement dated August 21, 2019
  - b. Andrews Survey & Engineering, Inc. “Roadway Bond” letter dated July 16, 2019 inclusive of
    - i. Town of Wrentham Department of Public Works spreadsheet
    - ii. Construction Observation Reports and pictures (3 pages)
    - iii. Andrews Survey & Eng. Asphalt binder tonnage log dated June 25, 2019 (2 pages)
    - iv. UTS of Massachusetts soil inspection report dated June 14, 2019 (2 pages)
    - v. Bevilacqua Asphalt paving tickets (11 pages)