



**TOWN OF WRENTHAM  
PLANNING BOARD**

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WRENTHAM, MA

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Meeting Minutes – September 4, 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, and Stephen Schwarm

Members Absent: Thomas Wrynn

Town Planner: Rachel Benson

Departmental Secretary: Priscilla McGill

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

Vice-Chair Woodhams sat as Chair for the meeting as Chairman McKnight was scheduled for late arrival.

Meeting Minutes August 21, 2019

Mr. Skinner moved to approve the meeting minutes, as submitted subject to typos, for August 21, 2019. Mr. Lawrence as second. Aye-5; Nay-0, and Abstentions-0, (5-0-0).

ANR 2019-07, 110 Reed Fulton Ave & 230 Lafayette Ave

Howard Bailey appeared before the Board and explained the purpose of the ANR plan. Mr. Bailey stated that the house will have an oversized deck so the lot line was changed to be sure the placement will conform to the Zoning set-back requirements. Both lots will still meet the OSPD requirements for size.

Mr. Skinner moved to approve the ANR plan as presented titled *Plan of Land of 230 Lafayette Avenue & 110 Reed Fulton Avenue*, dated August 29, 2019, prepared by ASE Engineering. Mr. Lawrence as second. Aye-5; Nay-0, and Abstentions-0, (5-0-0).

Discussion – Park Place

Mr. Cass inquired if Lot 49 & Lot 50 have a shared driveway and Mr. Bailey confirmed that there will be two separate driveways.

Mr. Cass inquired as to workers there on a holiday. Mr. Bailey noted that he will get the hours of operation in writing to the builder and will post the hours of operation at the site.

Mr. Bailey updated the Board on the current build status and that there is no current information for the start of the Route 140 and Park Street intersection improvements.

Projects Bond Status Update

Ms. Benson noted the bond status update for informational purposes and Board review. Discussion ensued. Further discussion ensued for the review process to potential new projects prior to coming before the Board for a public hearing.

7:15 p.m. New Public Hearing – Proposed amendments to Wrentham Zoning By-Law

Mr. Lawrence moved to open the public hearing for the proposed amendments to the Wrentham Zoning By-Law submitted to the 2019 Special Town Meeting Warrant as read at the inception of the meeting and waive the reading of the notice. Mr. Skinner as second. Aye-5; Nay-0, and Abstentions-0, (5-0-0).

Kathy McCabe and Jennifer Mecca of McCabe Enterprises appeared before the Board. Ms. McCabe stated that McCabe Enterprises has been working with the Town for the rezoning initiative of Route 1.

Ms. Benson noted that some of the audience members had attended a previous stakeholder's meeting. She summarized the process of the current rezoning project.

Audience member, Stephanie Duquette inquired as to the process to have the changes move forward. Ms. Benson noted that there have been informational sessions and the hearing is to notify the public of the current proposal. There will be further changes prior to final proposed Board recommendation to the Board of Selectmen for vote at Town Meeting.

Ms. McCabe began a Power Point presentation for Route 1 Re-zoning study. Ms. Benson noted that the presentation can be viewed on the Wrentham website in Planning – Studies & Reports.

The presentation summarized:

- Recap of Route 1 Land Use & Transportation Study (2017-2018)
- Rezoning Goals
  - No change to existing C-3
  - Proposing three new districts
  - Recapped surveys
  - Buffers & greenscaping
- Today's Zoning for Route 1
- Proposed Changes
  - Districts, Dimensional Requirements, Permits, Uses
  - Created current zoning building analysis – does not leave much buildable areas
  - New proposed zones & changes
    - Current set-back requirements create unbuildable lots
    - No longer C-1 & C-2 along Route 1
    - Revised to three areas: Commercial Route 1 North, Commercial Route 1 South, and new CRSP areas.
    - CRSP – new district for Route 1 only – no impact to existing CRSP areas
    - Created new Lot dimensions, minimum yard dimensions, set-back reductions, maximum building heights increased, lot coverage surface ratio increase.
    - Increased As-of-Right uses, more allowed uses on Route 1 South with continued site plan review.

- Proposed less retail based on current trends of shopping on-line
  - Route 1 North proposed to still have continue to have Special Permits to protect the Town's water supply.
  - CRSP limited changes
- Character of Route 1 – Design Principles
  - Discussion – Next Steps
    - Summarized uses that will be for long-term
    - Permits to protect water supply
    - Added senior living
    - Stronger zoning enforcement

7:35 p.m. Michael McKnight arrived – during this presentation

Harvey Gordon of 129 Lakeside Ave. and Route 1 property owner, inquired why the Town is undertaking the changes to Route 1 and who initiated the study and proposed changes. Mr. Lawrence noted that the Town received a Gaming Commission grant by proximity to Plainridge, with specified allowed uses, to which the Route 1 Corridor Study was chosen as best use of the grant money. Mr. Gordon inquired if the study would have taken place without the grant. Discussion ensued for Town process, with or without grant money, to make changes to the Route 1 area and update to the Master Plan.

Mr. Gordon inquired as to the differences of Special Permit and Variance. Ms. McCabe explained the differences. Further discussion ensued for Route 1 existing five zones and proposed change to three zones only for Route 1.

Steve Meltzer, property owned along Route 1, commented regarding C1 & C2 for their property on Route 1 and Thurston Street. Mr. Meltzer concerned there will be less retail/business/office uses. Ms. McCabe noted that the working committee felt that a planned development would be more appropriate. Ms. Benson noted that most of the uses already exist. Mr. Meltzer stated that it is confusing for building with current proposed changes. Ms. McCabe further explained the working committee process for proposed changes. Mr. Gordon expressed that the changes are confusing and would like to know what is allowed and not allowed. Ms. McCabe noted comments and will take under review for next working committee discussions to make clarifications for the change in zoning.

Karen Gordon noted that a recent approval would not be approved with the current proposed changes.

Steve Coukos, 500 Thurston St. (owner), inquired if consideration would be made for reduction of the four acre requirement for a drive-thru. The Board noted that it has not been a considered change, and that under Special Permit could be waived for less than four acre lot.

Mr. Gordon commented on current water supply being inadequate for further building along Route 1 spoke of possible supply of water to Plainville. The Board confirmed that Town is not required to supply water to Plainville and further discussed the water supply to Ledgeview project.

George Smith of Bennett St. noted the approved hotel project will have Wrentham supplied water. Mr. Gordon stated that lack of sewer and gas supply deters development and that currently there is no postal delivery along Route 1. Mr. Gordon inquired as to car dealer allowed use, and Ms. McCabe explained that they are allowed under special permit with site plan review along Route 1 South only since Route 1 North proposed area has impervious area ratio limitations.

Mr. Gordon noted that he would like to see distribution centers and more options for allowed use. He requested a comparison chart for what is currently allowed and what will be allowed with changes.

The Board clarified that the Town has no current plans for septic nor does the Board have jurisdictions for Route 1 roadway, which falls under MassDOT purview. Mr. Woodhams noted that the Town and Board end goal is to garner desirable development and tax revenue.

Stephanie Duquette, 405 Washington St., commended Ms. Benson on work and effort to include residents and inquired what next step would be for property owners to see their desired changes included. Mr. Skinner suggested submission of written request to the Board through Ms. Benson for consideration to changes. Ms. Duquette expressed concern for lack of residential uses. Discussion ensued for continued input with clearer information prior to submission for Town Meeting.

Mr. Lawrence moved to continue the public hearing to September 18, 2019. Mr. Skinner as second. Aye-5; Nay-0, and Abstentions-0, (5-0-0).

The Board noted that the remaining Zoning By-Law Amendments will be discussed at the next public hearing due to the fact that the Board inadvertently continued the hearing before taking up those items.

#### Discussions

- Zoning By-Law updates for missing and incorrect information, some current corrections and other at later date.
- Cumberland Farms light levels – Mr. McKnight stated that he conducted a non-professional light reading with results of 50 footcandles (FC) in the center of the canopy and 35 FC at the outside edges, where the permit is for 15-20 FC. He noted a reading at the Mobile station to be at 35 FC in the center and 20 FC at the edges. Conversations have taken place between the developer and Building Commissioner for lowering to the Board approved levels. Mr. Skinner confirmed that there have not been any resident complaints to this date. Discussion ensued for the applicant's six month Board review and what may be discussed.
- Zoning By-Laws Amendments - Mr. Skinner encouraged the Board members to review current uses and non-uses and what should be allowed or disallowed uses for the proposed changes. Ms. Benson noted that there will more likely be a separate Route 1 Table of Uses not included in the base use table.
- Site Plan Approval – discussion ensued as to when the Board would approve a site plan and when project is "by right". Ms. Benson noted that although some are allowed by-right, there may be other regulations that need to be met and waiver requests by the applicant. Projects will typically have a Technical review and then potentially move forward for Board review. Mr. McKnight expressed concern for projects to be allowed by right without review. Discussion ensued as to whether an "as-of-right" project would only require a technical review and would be approved without any Planning Board review or oversight. Some Board members expressed concern that there could be projects accepted without Board review and felt all projects should have at least Site Plan Approval. The Board further reviewed Article 4.2 of the use table for allowed uses and SPA/SP uses.

- Howard Bailey inquired as to what a potential applicant would present to a Technical review. Ms. Benson stated that typically the project is in "idea" stage and they could bring sketches and basic information for discussion and then return for follow-up review based on comments and recommendations by the committee.

9:31 p.m. Mr. Skinner moved to adjourn. Mr. Lawrence as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0).

Respectfully submitted,

Priscilla McGill, Administrative Assistant

  
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Jim Lawrence, Clerk

  
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Date of Approval

Documents Submitted:

1. Planning Board
  - a. Agenda dated September, 2019
  - b. Meeting Minutes dated August 21, 2019
  - c. Performance Surety Status, 1 page
2. ANR (2019-07) 110 Reed Fulton Ave & 230 Lafayette Ave
  - a. Application dated August 12, 2019, 3 pages
  - b. Andrews Survey & Engineering "Plan of Land" dated August 29, 2019
3. Zoning By-Law Amendments
  - a. Article \_ Definitions/Use Regulation Table, 1 page
  - b. Article \_ to emend various sections, 1 page
  - c. Article \_ Accessory Dwelling Unit, 3 pages
  - d. Article \_ Zoning Map, 1 page
  - e. Article \_ Route One District, 11 pages