



**TOWN OF WRENTHAM  
PLANNING BOARD**

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

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

Members Absent: Stephen Schwarm

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 September 18, 2019

Mr. Skinner moved to approve the meeting minutes, as submitted subject to typos and noted correction, for September 18, 2019. Mr. Lawrence as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0).

Discussion

Ms. Benson referenced submission for an ADA grant, which is part of the housing choice designated requirement to complete this transition plan. This will fall under facilities department. She also updated the Board on the status of the Green Communities, which is moving forward and the energy audit is currently under way.

Master Plan Matrix is still in the works and any Board comments are welcome. Ms. Benson noted that the Open Space Committee is still working on the open space and recreation plan with an upcoming meeting to review survey results.

Board discussion on remote meeting participation for Bill Skinner while he is away for some meetings from November to March.

Mr. Lawrence inquired as to the population and school impact to the Master Plan Matrix. Discussion ensued.

New Public Hearing – 113 Winter Street

Carlos Ferreira (applicant) seeking a Special Permit to construct a double attached dwelling on the property.

Mr. Skinner motioned to open the hearing. Mr. Lawrence as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0).

*Mr. Skinner motioned that the continued hearing for ZBL Amendment be moved to later in the meeting. Mr. Lawrence as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0).*

Carlos Ferreira, engineer, appeared before the Board and stated that there is a single family home currently on the property. He noted a discrepancy in the title where there are actually fewer acres than noted on the title for the property and described the amount of upland and wetlands on the property. Mr. Ferreira proposed to demolish the existing home and rebuild a duplex and referenced other duplex homes on the street.

Conservation has conditionally approved and incorporated post and rail fence delineating the buffer to the wetland. Board of health plans have been submitted for review and incorporated design flow and separate systems for the duplex units. The catch basin is along Winter Street in front of the house out of the driveway path with two parking spaces for each unit. He noted that conservation requested plant buffers.

Mr. McKnight noted his opinion that the street feels more like single family residential street and that the presented duplex is very close to the street. Mr. Lawrence mentioned that there are other duplex units on the street. The board reviewed Google street views of the area of discussion. Ms. Benson noted that the proposed building is within the 100' buffer.

Donna Connor of 98 Winter Street expresses concerns of the duplex being too close to the road and front parking would detract from property values on the street. She inquired as to the change to hydrology of the property. Discussion ensued for existing and proposed drainage and septic placement change. Ms. Connor suggested one septic so there would be less impact to the land. Mr. Ferreira stated that the Board of Health requested two separate septic units for the duplex.

Mr. McKnight inquired if a single family option could be presented to mitigate the abutter comments. Mr. Ferreira stated that his preference is to build affordable housing and a duplex is more conducive to this. Further discussion ensued for options of single family versus duplex options in regards to location of the septic and size and location of driveway. The Board requested the applicant to consider reduction in the structure and septic and return with a new design. Mr. Wrynn suggested an option for a side driveway to detract from the look of a parking lot in the front. Mr. Ferreira stated that he would revise the design at the Board's request.

Ms. Connor inquired as to why drainage reports are not required and referenced the existing culvert. Discussion ensued for water flow and drainage.

Mr. Skinner moved to continue the public hearing to October 16, 2019. Mr. Lawrence as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0).

#### Continued Public Hearing – Zoning By-Law Amendment Route 1 District

Kathy McCabe and Jennifer Mecca of McCabe Enterprises appeared before the Board.

Ms. McCabe presented a summary of the previous meeting's comments and feedback. She reviewed of the changes and items that remained the same for definitions, use table, dimensional regulations, parking, waivers, and design guidelines. Brief discussion ensued regarding auto sales, warehouses, and distribution with what would be allowed. Mr. McKnight expresses concern for a distribution center on Route 1 and the traffic that would be incurred. Mr. Cass suggested limits to the size of distribution building. Ms. McCabe noted that a Special Permit would be required, which gives the Board review. Further discussion ensued for the Board's ability to review items noted for Special Permit. Site Plan review was added for ground mounted solar in the CRSP district.

*8:19 p.m. Mr. Lawrence left the meeting*

Conversation for current parking ratio of 80% ensued and if changes should be made. Ms. McCabe noted that the requirements in Wrentham are high comparative to other towns. Ms. McCabe offered an Amendment language change which would allow for adequate parking and expansion without the need for waivers. The Board was amiable to the language change.

Steve Meltzer of Edgewood Development, commended the improvements, but did not agree with the Board's hostility towards retail in the C1 district and expressed concern that it may be harmful to the retail developmental opportunities if disallowed. He also noted that the 80% ratio for parking is in keeping with current standards. Ms. McCabe noted that retail convenience stores and retail accessory uses would be allowed.

Harvey Gordon, Route 1 property owner, noted his agreement the Amendment improvements. He commented on the 80% for parking and agreed that is a valid number. He would prefer that large retail not be excluded from the district.

Mr. Wrynn asked for clarification of accessory uses, and Ms. McCabe provided a definition. Mr. Wrynn expressed that he would be in favor of allowing large retail uses. Mr. Woodhams noted his opinion that he would not be in favor of large retail.

Mr. Skinner moved that the Board recommend favorable action to the Board of Selectmen for the Amendment for Route 1 district zoning as amended this date. Mr. Woodhams as second. Aye-5; Nay-0, and Abstentions-0, (5-0-0).

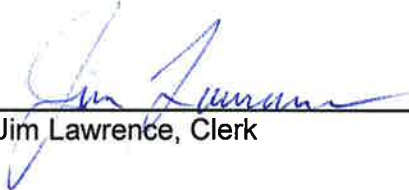
Mr. Skinner moved to close the public hearing on the Zoning By-Law Amendments. Mr. Woodhams as second. Aye-5; Nay-0, and Abstentions-0, (5-0-0).

Discussion ensued for preparation of Amendment change presentation for the Town Meeting. Mr. Skinner suggested discussion should be on buildable parcels not total number of parcels. Ms. McCabe will compile information for presentation.

8:58 p.m. Mr. Skinner moved to adjourn. Mr. Woodhams as second. Aye-5; Nay-0, and Abstentions-0, (5-0-0).

Respectfully submitted,

Priscilla McGill, Administrative Assistant

  
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 Jim Lawrence, Clerk

11/6/19  
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 Date of Approval

Documents Submitted:

1. Planning Board
  - a. Agenda dated October 2, 2019; 1 page
  - b. Meeting Minutes dated September 18, 2019; 6 pages
2. 113 Winter Street 2019-03 (SP) Carlos Ferreira (applicant), Joseph & Barbara DeForge (owners)
  - Exhibit 1: Application packet submitted by Patricia Ferreira, August 23, 2019; including the following:
    - Application for Special Permit/Site Plan Approval; no date; 2 pages
    - Checklist for Article 7; no date; 4 pages
    - Mitigation of Adverse Impact; dated August 22, 2019; 1 page
    - Checklist for Article 8; no date; 1 page
    - Form R Waiver Request Form (Community Environmental Assessment Stormwater Pollution Plan); dated August 21, 2019; 1 page
    - Compliance with Article 22 of the Wrentham General By-Laws; dated August 22, 2019; 1 page
    - Owner Signature Verification; dated August 19, 2019; 1 page
  - Exhibit 2: Certified Abutters List; received August 23, 2019; 5 pages
  - Exhibit 3: Site Plan; received August 23, 2019; 1 page
  - Exhibit 4: Planning Board Public Hearing Notice, dated September 3, 2019; 1 page
  - Exhibit 5: Wade Saucier response email dated September 17, 2019; 2 pages
  - Exhibit 6: Existing Conditions Plan by Dunn – McKenzie, Inc; dated June 27, 2019; 1 page
  - Exhibit 7: Plan set by Luna Homes LLC; dated September 23, 2019; 5 pages including the following:
    - Locus Plan
    - Existing Condition Plan
    - Demolition Plan

- Site Plan
- Utilities Plan

Exhibit 8: REVISED Plan set by Luna Homes LLC; dated September 23, 2019; 5 pages including the following:

- Locus Plan
- Existing Condition Plan
- Demolition Plan
- Site Plan
- Utilities Plan

Exhibit 9: Soil Survey; dated October 1, 2019; 3 pages including the following:

- Soil Map
- Soil Map Legend & Map Information
- Soil Map Unit Legend

Exhibit 10: Duplex Plans, dated January 27, 2019; 10 pages including the following:

- Cover Page
- General Notes
- Floor Layout – Foundation Plan & First Floor Plan
- Floor Layout - Second Floor Plan & Roof Plan
- Elevations
- Cross Section
- Foundation Plan
- Structural Plan – First & Second Floor Framing Plans
- Structural Plan – Ceiling & Roof Framing Plans
- Detail Plans

3. McCabe Enterprises Article 19 Language for Highway Business District in the Wrentham Zoning Bylaw; not dated; 7 pages
4. Article 19. Route 1 Zoning By-Law Town of Wrentham "For Review & Final Adoption: dated 10/02/2019; 27 pages