



**TOWN OF WRENTHAM  
PLANNING BOARD**

79 South Street, Wrentham, Massachusetts 02093  
P 508-384-5441 • F 508-384-3174  
[planning@wrentham.ma.us](mailto:planning@wrentham.ma.us)  
[www.wrentham.ma.us](http://www.wrentham.ma.us)

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**Meeting Minutes – November 6, 2019  
Town Hall 2<sup>nd</sup> Floor Meeting Room**

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

**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 of October 2, 2019 and October 16, 2019

Mr. Lawrence moved to accept the meeting minutes for October 22<sup>nd</sup> and October 16, 2019, as presented, subject to typos. Mr. Skinner as second. Aye-7; Nay-0, and Abstentions-0, (7-0-0)

2020 Planning Board Meetings Schedule

Ms. Benson noted the 2020 Planning Board meeting schedule as presented and requested that the Board review and comment if changes should be made. Discussion to take place at next meeting.

Mr. Skinner noted that he will not be in attendance from January 15 through April 1, 2020.

ANR Plan (ANR 2019-11); 443 Taunton St.; David Roome (applicant/owner)

David Roome (applicant/owner) appeared before the Board. Mr. Roome stated that he is looking to sub-divide the lot into two lots to build a single family home. Mr. Skinner confirmed that the plan does meet the criteria for ANR.

Mr. Skinner moved to approve the ANR plan dated July 24, 2019 by Dunn – McKenzie, Inc. Mr. Woodhams as second. Aye-7; Nay-0, and Abstentions-0, (7-0-0)

"Countryside Estates" Subdivision – Form 6, Certificate of Release from Covenant

Ms. Benson stated that this is cleaning-up old house keeping from 1980's Wares Lane and Fisher Road, which are already accepted as public ways.

Mr. Skinner moved that the Board endorse the Release of Covenant as described. Mr. Lawrence as second. Aye-7; Nay-0, and Abstentions-0, (7-0-0)

Park Place – Observation Report

Mr. Benson stated that the report is an update at Park Place, most notably erosion control. Ms. Benson noted that there is available 53G monies for peer review, but that Beals and Thomas had not been performing construction site inspections, which is now rectified, and Beals and Thomas has been approved to perform inspections for the duration of the project. The DPW will continue to perform water line inspections.

Town Meeting Review

Ms. Benson that the Articles presented by Planning all passed. Mr. McKnight noted that the meeting went smoothly and everything was in order.

7:15 p.m. Continued Public Hearing – 113 Winter Street (2019-03 SP)

Mr. Lawrence moved to open the Continued Public Hearing for 113 Winter Street. Mr. Skinner as second. Aye-7; Nay-0, and Abstentions-0, (7-0-0)

Carlos Ferreira (applicant) appeared before the Board, seeking a Special Permit construct a double attached dwelling on the property. He referenced changes to house placement as being further away from the street. He noted the submitted, aerial view GIS plan depicting the house on the lot in reference to other nearby houses.

Mr. Ferreira stated that there will be evergreens on each side of driveway and smaller plants at driveway entry for visibility to the main road. He noted that the house will be 120 feet from the street and the septic will be two feet higher than the driveway. The Board noted that they were pleased that previous comments were all taken into consideration with the new design.

Brian Connor of 98 Winter Street inquired if the large existing trees will be removed. Mr. Ferreira stated that they will not touch trees in the conservation area, and will maintain as many trees as possible, but cannot save all in area where the septic will be.

Barbara Deforge of 113 Winter Street noted that some of the large trees are not structurally sound. Discussion ensued.

Donna Connor of 98 winter Street referred to a neighbor to the left of the property, and that she could not attend the meeting, but noted that this neighbor would like as much of a buffer as possible and inquired if there could be consideration to a privacy fence. Mr. Ferreira noted there will be stone wall between the properties and small fence at the wetland area. Mr. McKnight inquired if the abutter submitted a letter for consideration and it was confirmed that she did not. Mr. McKnight stated that it would be difficult for the Board to take indirect comments into consideration while deliberating. There were no further comments from the Board or audience.

Mr. McKnight began the DRAFT Decision review, noting that if any Board member has comments, to note HOLD for that item and they will deliberate after review of the entire decision. Upon completion of DRAFT review, there were no holds.

Mr. Lawrence moved to approve the Decision Special Permit & Site Plan Approval for 113 Winter Street dated November 6, 2019 and further that the Chairman and one Board member sign. Mr. Skinner as second.

Roll Call Vote all AYE, Mr. Schwarm abstained as having missed one meeting. 6/0/1

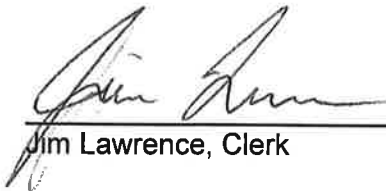
Miscellaneous

Ms. Benson stated that she is beginning the process of an update to the Sub-division Rules and Regulations. She requested Board members review and have comments ready for a review workshop at the next meeting.

7:37 p.m. Mr. Lawrence moved to adjourn. Mr. Skinner as second. Aye-7; Nay-0, and Abstentions-0, (7-0-0).

Respectfully submitted,

Priscilla McGill, Administrative Assistant

  
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Jim Lawrence, Clerk

11/20/19  
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Date of Approval

**Documents Submitted:**

1. Planning Board
  - a. Agenda dated November 6, 2019
  - b. Meeting Minutes dated October 2, 2019 and October 16, 2019
  - c. 2020 Planning Board Meetings Schedule
2. ANR 2019-11 – 43 Taunton Street
  - a. Application; dated October 30, 2019; 3 pages
  - b. Plan of Land by Dunn McKenzie, Inc.; dated July 24, 2019; 1 page
3. Countryside Estates subdivision Form 6 Certificate of Release from Covenant; dated October 2, 2019; 1 page
4. Park Place Observation Report Job No. 1399.108, Report No 2; dated October 11, 2019; 5 pages
5. 113 Winter St. (2019-03 SP)
  - a. DRAFT Decision; no date; 9 pages
  - b. Property Rendering by Vee Designs; no date; 1 page
  - c. Final Plan set dated October 27, 2019; 6 pages
  - d. Rendering and floor plans; no date; 3 pages
  - e. Aerial view; no date; 1 page