



**TOWN OF WRENTHAM
PLANNING BOARD**

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Meeting Minutes – November 20, 2019
Town Hall 2nd Floor Meeting Room

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

Members Absent: Charles Woodhams (Vice-Chair)

Town Planner: Rachel Benson

Departmental Secretary: Priscilla McGill

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

500 Thurston Street - Bohler Engineering modification to site

Jesse Johnson of Bohler Engineering appeared before the Board. Mr. Johnson submitted previously approved plans and draft proposed plans for the site. He stated that his client, who owns multiple other gas station sites, is interested in purchasing and developing this site. Mr. Johnson noted that Bohler Engineering has designed 1,000's of similar sites and is well versed in the development process. Upon Bohler's review of the current approved site plans, there were several items they felt could be improved. They completed their own soil testing, spoke with Health Agent, there are site limitations. Mr. Johnson stated that Bohler Engineering is seeking feedback from the Board as to what they like and would like to see moving forward and they would return for a modification to the existing permit.

Mr. Johnson apprised the Board of the differences between what is currently approved and what they would like to change. More conventional design with building behind the canopy, entry to the right and car wash in the rear being the building. He described the traffic pattern for gas, store, diesel, car wash, drive-thru, and employee parking. He also noted that the new design has 20% less impervious coverage than what was approved. Mr. Johnson stated that they have never designed above ground tanks due to potential hazard. Their proposed design would be for underground double containment with auto sensor for leaks or infiltration, shut-off valves, spill containment, and State approved. He further described site placement and traffic flow for fueling.

Mr. Johnson also proposed a change to the storm water containment closer to the wetland area where the grade and natural soils are better. He proposed relocation of curb cuts and added rumble strips per MassDOT. He noted that 28 parking spaces were approved and he proposed 46. Mr. Johnson further described the storm water system, water services, shared septic systems, aquifer in conjunction with impervious coverage, fueling positions with parking, and additional traffic study.

Mr. McKnight inquired as to the campground and if there is enough turning radius for campers. Mr. Johnson confirmed that the proposed site design will accommodate turning radius for fire trucks, largest trailer trucks, and large RV's. Discussion ensued for turning movement and exit/entry movement.

Mr. Lawrence noted that the Board will be concerned with the look of the building and that New England Cape style would be preferred. Mr. Skinner noted that currently there are substantial screening trees and Mr. Johnson stated that they will be protecting the site line with added screening and will submit a landscaping plan.

Mr. Lawrence noted the design has storm water running to the adjacent lot and inquired if they will be purchasing that lot. Mr. Johnson confirmed they will not be purchasing that lot, but will be working with the owners' engineering team to work it out. Mr. McKnight inquired if the employee parking, on an access drive, in the rear can be relocated to a better location and Mr. Johnson noted that for redesign. Ms. Benson noted that they can show reserve parking for future build-out.

Mr. McKnight stated his opinion that these changes would be more of a major modification versus a minor modification. Ms. Benson stated that they would have to amend all approved permits for a substantial modification. Discussion ensued for new hearing process.

Fire Chief Marino noted ground water levels as a concern for in ground tanks, but does prefer underground tanks. He further noted the Route 1 safety issues with turning and exit/entry to the site with his opinion that a slip lane off Route 1 with a shared drive between the two parcels would be preferred. Traffic discussion ensued. Mr. Johnson stated that the drive-thru design is for a ten car cue.

There were no further comments from the Board or audience.

Meeting Minutes - November 6, 2019

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

Park Place – Observation Report #3

Ms. Benson noted that this was a formality for the report review. There are no issues. Mr. Schwarm noted that there are a lot of large rocks on site. The Board noted concern to keep an eye on the open space areas. Discussion ensued for past and current open space projects.

Workshop – Subdivision Rules & Regulations

Ms. Benson stated that she is working on revisions to the current regulations and is seeking Board comments. Discussion as noted:

Section 5.6 Open Space – Mr. McKnight noted that it states right to put in parks, play grounds, recreational purposes, and did not this that is currently taken into consideration. Same with protection of natural features. Ms. Benson noted percentages required and some space. Discussion ensued for who maintains playground, town or association?

Section 6.4 Lighting – Mr. Skinner suggested changing current requirements for solar and LED or to what is most current technology and move away from the Town paying and maintaining street lighting. Mr. McKnight suggested comments from BOS since they are the authority for street acceptance.

Section 5.7 Protection of Natural Resources – Mr. McKnight noted that this could have been used for Park Place to restrict the land that they disturbed. Ms. Benson commented that Park Place is an OSPD but more reminiscent of a traditional subdivision. Discussion ensued for phasing of earth removal with specifications in the Decision.

3.333 Phasing of a Subdivision Construction – The Board spoke of recommendations for a percentage of work for each phase prior to moving on to the next phase.

7.13 Street Construction roadway subgrade – The Board agreed that there should be a better inspection process for roadway construction. Change language to "peer reviewer" for inspections. Mr. McKnight recommended a draft of what to expect on inspections from the peer reviewer.

7.5 Sidewalks – Mr. McKnight recommended change from both sides of street to only one side. Mr. Schwarm recommended a change that the homeowner is responsible to maintain grass and/or snow shoveling on sidewalk in front of their home.

9.3 Inspection and Control – The board recommend that “DPW” be removed for inspections, except for water. Add a new section for 53G funds to cover inspection costs. Mr. Skinner suggested that the Board set the bond amounts and inspections per the board’s designee. Discussion ensued for water lines and inspections.

9.4 Authority of the Planning Board – what is Planning Board’s authority for street acceptance. The Board recommended clarification of this language and recommendation to have Town Counsel review.

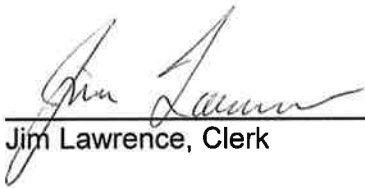
Mr. McKnight commented that current regulations require planting strip between the street and sidewalk. He also inquired if the layouts will be changed with updated road profiles, narrower roads, no plantings, to eliminate request for waivers. Mr. Skinner recommended the use of a temporary 15-foot slope and planting easement until roads are constructed, which would eliminate the issue of disrupting private property frontage.

Ms. Benson stated the current forms will be update. Language of bond covenants will be reviewed with Town Counsel. Discussion continue for change to current required curbing with a new design detail. Mr. Skinner noted that all references to “Mass Highway” should be changed to “MassDOT”. Ms. Benson noted inclusion of low impact green development. Mr. Skinner recommended change to the required drainage design to note current standards and take into consideration climate change and rain fall. Discussion ensued for drainage review and what changes could be made to current requirements.

9:08 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

12-4-2019

 Date of Approval

Documents Submitted:

1. Planning Board
 - a. Agenda dated November 20, 2019
 - b. Meeting Minutes dated November 6, 2019
2. Park Place – Beals & Thomas Observation Report #3; dated November 1, 2019; 5 pages
3. 500 Thurston Street Hawk Consulting Revised plan set; dated 3/29/19; consisting of the following:
 - a. Cover Sheet; dated
 - b. Proposed Site Plan
 - c. Existing Conditions Plan
 - d. Landscaping Site Plan
 - e. Grading & Utility Site Plan
 - f. Erosion Control Plan
 - g. Site Plan Details
 - h. 1500 foot Locus Plan
 - i. Photometric Lighting Plan
 - j. Signage Details
 - k. Service Canopy Plans/Details
 - l. Fuel Chamber Plan/Details
 - m. Possible Future Layout Plan
 - n. Bohler Engineering DRAFT Concept Plan B; dated 11/19/19
 - o. Bohler Engineering DRAFT Concept Plan B with Aerial; dated 11/19/19
 - p. Bohler Engineering DRAFT Concept Plan B with Easement; dated 11/19/19