

TOWN OF WRENTHAM PLANNING BOARD

DECISION

SPECIAL PERMIT (SP 2021-05) & SITE PLAN APPROVAL WAREHOUSE

15 Commerce Boulevard (f/k/a 591 Washington Street), Wrentham, MA

Owner(s)	W.B.H., LLC, 320 South Street, Suite 202 Plainville, MA 02762												
Applicant	ND Acquisitions, LLC, 2310 Washington Street Newton Lower Falls, MA 02462												
Location:	15 Commerce Boulevard, f/k/a 591 Washington Street. Assessor's Parcel ID 0-06-4-2 and 3												
Zoning District:	<ul style="list-style-type: none"> C-2* (*see Findings #3 and #4) 												
Permits Sought:	<table border="0"> <tr> <td><u>Article</u></td><td><u>Permit Required</u></td></tr> <tr> <td>4.2 (ZBL)</td><td>Special Permit / Site Plan Approval: Warehouse and Storage Facility</td></tr> <tr> <td>6.1 footnote 9 (ZBL)</td><td>Special Permit for reduced front & side yard setbacks</td></tr> <tr> <td>7 (ZBL)</td><td>Site Plan Approval</td></tr> <tr> <td>14.1 (ZBL)</td><td>Earth Removal</td></tr> <tr> <td>275-4 (GBL)</td><td>Earth Removal</td></tr> </table> <p style="text-align: center;"><i>ZBL = 2016 Zoning Bylaw, GBL = General Bylaw</i></p>	<u>Article</u>	<u>Permit Required</u>	4.2 (ZBL)	Special Permit / Site Plan Approval: Warehouse and Storage Facility	6.1 footnote 9 (ZBL)	Special Permit for reduced front & side yard setbacks	7 (ZBL)	Site Plan Approval	14.1 (ZBL)	Earth Removal	275-4 (GBL)	Earth Removal
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Application Date:	September 28, 2021, amended May 12, 2022												
Public Hearing Dates*:	10/20/21, 11/17/21, 12/01/21, 12/15/21, 01/05/2022, 01/19/22, 02/02/22, 03/02/22, 03/16/22, 04/20/22, 05/18/22, 06/01/22, 06/15/22, 07/20/22, 08/03/22												

DECISION of the Planning Board of the Town of Wrentham, Massachusetts (hereinafter the Board) on the petition of ND Acquisitions, LLC (hereinafter the "Applicant") for Special Permits and Site Plan Approval to construct a new approximately 180,000 square foot warehouse building with office space & associated site improvements on the following parcel: 15 Commerce Boulevard, Wrentham Assessors Map Parcel ID 0-06-4-2 & 3, owned by W.B.H., LLC (hereinafter the "Owner") by deed recorded in the Norfolk County Registry of Deeds at Book 15085, Page 174, and Deed dated December 9, 2019 and recorded in the Norfolk County Registry of Deeds at Book 37457, Page 327 (hereinafter the "Site").

BACKGROUND

The above referenced application for a Special Permit and Site Plan Approval (hereinafter the "Original Application") was formally received on September 28, 2021. Notice of the public hearing and the subject matter thereof was published in the Sun Chronicle on October 5 & 12, 2021, posted with the Town Clerk's Office on October 4, 2021 and abutters were notified by First Class Mail. The public hearing on the Original Application was opened on October 20, 2021 and continued to November 17 (no testimony), December 1, December 15, 2021, January 5, 2022, January 19, February 2, March 2 (no testimony), March 16 (no testimony), April 20, May 18 (no testimony), June 1, June 15, July 20, August 3, 2022 (closed).

**Pursuant to Governor Baker's June 16, 2021 Executive Order Extending the Suspension of Certain Provisions of the Open Meeting Law, G.L. c.30A §18, as amended, the Town of Wrentham Planning Board conducted their public hearings via remote participation.*

On May 12, 2022, the Applicant amended the Original Application (hereinafter the “Amended Application” or the “Application”). Notice of the public hearing on the Amended Application and subject matter thereof was published in the Sun Chronicle on May 17 & 24, 2022, posted with the Town Clerk’s office on May 13, 2022 and abutters were notified by First Class Mail. The public hearing on the Amended Application was opened on June 1, 2022 and continued as noted above. During the public hearings all those wishing to speak were heard. Following public input, the hearing was closed on August 3, 2022.

The following Planning Board members were present throughout the public hearing: Chairperson Michael McKnight (absent 02/02/22), Vice Chairperson Charles Woodhams, Jr., Clerk James Lawrence, Members Robert Cass (absent 06/15/22), Stephen Schwarm, Everett Skinner, Jr. and Thomas Wrynn (absent 01/05/22). Mr. Wrynn was absent for the January 5, 2022 public hearing and completed a Mullin’s Certificate in order to remain eligible to vote on this application. Mr. McKnight was absent for the February 2, 2022 public hearing and completed a Mullin’s Certificate in order to remain eligible to vote on this application. Mr. Cass was absent for the June 15, 2022 public hearing and completed a Mullin’s Certificate in order to remain eligible to vote on this application. At the public hearing, Samantha Randel and Sherry Clancy of ND Acquisitions, LLC presented the Application. The record of proceedings and submission upon which this decision is based may be referred to in the Planning & Community Development Office or the Town Clerk’s Office.

SUBMITTALS

The following items were submitted as Exhibits to the Board for its consideration of this application:

1. Application packet submitted by Bay Colony Group, Inc., dated 09/27/21; 11 pages to include:
 - a. Application for Special Permit/Site Plan Approval, 4 pages
 - b. Checklist for Article 7 – Site Plan Approval/Special Permit Applications, 3 pages
 - c. Checklist for Article 8 – Community and Environmental Assessment, 1 page
 - d. Mitigation of Adverse Impact, dated 9/27/21, 1 page
 - e. Tax Collector sign-off, dated 9/9/21, 1 page
 - f. Owner Authorization Letter, dated 8/23/21, 1 page
2. Certified Abutters List; dated August 31, 2021, received 9/27/21; 4 pages
3. Site Plan prepared by Bay Colony Group, Inc. entitled “Site Development-Plan of Land – 591 Washington Street”, dated 9/12/21, received 9/27/21, 24”x36”, black & white, 19 sheets:
 - Sheet CV: Cover Sheet
 - Sheet 1.0: Legend & General Notes
 - Sheet 2.0: Existing Conditions Plan
 - Sheet 3.0: Master Layout Plan
 - Sheet 3.1: Layout & Grading Plan
 - Sheet 3.2: Layout & Grading Plan
 - Sheet 4.0: Drainage & Utility Plan
 - Sheet 5.1: Details
 - Sheet 5.2: Details
 - Sheet 5.3: Details
 - Sheet 6.0: SWPP & Snow Storage Plan
 - Sheet 7.0: Certificate of Action-not included

PLANS BY OTHERS

- Sheet L1.1: Landscape Plan
 - Sheet L2.1: Parking Lot Shading Calculation Plan
 - Sheet L3.1: Landscape Enlargement Plan 1
 - Sheet L3.2: Landscape Enlargement Plan 2
 - Sheet L4.1: Landscape Details
 - Sheet LT-1: Lighting Plan
 - Sheet A-1: Floor Plan
 - Sheet A-2: Building Elevations
4. Project Narrative prepared by William R. Buckley, Jr., P.E., received 9/27/21, 4 pages

5. Stormwater Management Report, dated 09/27/21; 283 pages
6. Community & Environmental Assessment, dated 09/30/21; 54 pages
 - a. Transportation Impact Assessment (Section 4.9, Figures 2-14)
7. Public Hearing Notice, dated 10/04/21; 1 page
8. Email Correspondence, Assessor; Re: Request for Comments (PB): Commerce Blvd Warehouse Facility, dated/received 10/04/21, 2 pages
9. Email Correspondence, Police; Re: Request for Comments (PB): Commerce Blvd Warehouse Facility, dated/received 10/15/21, 2 pages
10. Email Correspondence, Water Dept.; Re: Wrentham: Request for Comments (PB): Commerce Blvd Warehouse Facility, dated/received 10/15/21, 8 pages
11. Email Correspondence, BoH Agent; Re: Wrentham: Request for Comments (PB): Commerce Blvd Warehouse Facility, dated/received 10/15/21, 2 pages
12. Email Correspondence, Fire Chief; Re: Request for Comments (PB): Commerce Blvd Warehouse Facility, dated/received 10/20/21, 3 pages
13. Public Hearing Continuance Request dated 10/20/21, 1 page
14. Peer Review-Stormwater, prepared by PSC, dated 11/06/21, received 11/08/21; 24 pages
15. Peer Review-Zoning/Site Plan, prepared by Beals & Thomas, dated/received 11/08/21, 10 pages
16. Peer Review-Traffic, prepared by Environmental Partners, dated/received 11/11/21, 14 pages
17. Public Hearing Continuance Request to 12/01/21, 1 page
18. Peer Review-Zoning/Site Plan, prepared by Beals & Thomas, dated/received 12/07/21, 12 pages
19. Applicant Response to Peer Review-Zoning/Site Plan, prepared by Bay Colony Group, Inc., dated/received 12/2/21, 5 pages
20. Revised Site Plan prepared by Bay Colony Group, Inc., entitled "Site Development-Plan of Land – 591 Washington Street", revision dated 11/22/21, received 12/02/21; 24"x36" & 11"x17", black & white, 22 sheets to include:
 - Sheet CV: Cover Sheet
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 - Sheet L4.1: Landscape Details
 - Sheet LT-1: Lighting Plan
 - Sheet A-1: Floor Plan
 - Sheet A-2: Building Elevations
21. Peer Review-Stormwater, prepared by PSC, PC, dated/received 12/07/21, 23 pages
22. Public Hearing Continuance Request to 12/15/21, 1 page
23. Revised Stormwater Management Report, dated 11/21; 451 pages
24. Applicant Response to Peer Review-Traffic, prepared by McMahon, dated/received 01/05/22, 23 pages
25. Public Hearing Continuance Request to 01/05/22, 1 page

26. Waiver Narrative prepared by Samantha Randel, VP National Development received 01/18/22, 5 pages
27. Public Hearing Continuance Request to 01/19/22, 1 page
28. Public Hearing Continuance Request to 02/02/22, 1 page
29. Architectural Renderings presented on 12/01/21
30. Mullin's Certificate completed by Thomas Wrynn for January 5, 2022 meeting, 1 page.
31. Site Plan prepared by Bay Colony Group, Inc. entitled "Site Development-Plan of Land – 591 Washington Street", dated 12/14/21, received 01/27/22; 24"x36" & 11"x17", black & white, 23 sheets to include:
 - Sheet CV: Cover Sheet
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 - Sheet LT-1: Lighting Plan
 - Sheet A-1: Floor Plan
 - Sheet A-2: Building Elevations
32. Email Correspondence, Abutter Gordon, dated/received 01/31/22, 11 pages
33. Email Correspondence, Abutter Welling, dated/received 01/31/22, 2 pages
34. Email Correspondence, Abutter Lamparelli, dated/received 02/01/22, 2 pages
35. Email Correspondence, Abutter Heck, dated/received 02/01/22, 2 pages
36. Correspondence, Attorney Daniel C. Hill on behalf of Gordon, letter dated/received 02/02/22, 9 pages
37. Mullin's Certificate completed by Michael McKnight for February 2, 2022 meeting, 1 page
38. Public Hearing Continuance Request, dated 2/16/22, received 02/11/22, 1 page
39. Public Hearing Continuance Request, dated 3/2/22 received 02/28/22, 1 page
40. Email Correspondence, Abutter Lamparelli, dated/received 03/01/22, 1 page
41. Email Correspondence, Abutter Sacchetti, dated 03/07/22, received 03/08/22, 1 page
42. Correspondence, Abutter Welling, letter dated/received 03/08/22, 1 page
43. Email Correspondence, Abutter Syverson, dated/received 03/15/22, 1 page
44. Public Hearing Continuance Request, dated/received 03/15/22, 1 page
45. Correspondence, Abutter Alexander, letter dated 03/30/22, received 04/04/22, 1 page
46. Email Correspondence, Abutter Lamparelli, dated/received 04/12/22, 1 page
47. Email Correspondence, Abutter Ferrari, dated 04/18/22, received 04/19/22, 1 page
48. Correspondence, Attorney Jonathan Silverstein on behalf of 575 Washington Street, LLC and Interstate Travel Plaza, LLC, dated/received 04/19/22, 5 pages
49. Email Correspondence, Attorney Jonathan Silverstein on behalf of Helping Hands of America Foundation, Inc., dated/received 04/20/22, 2 pages
50. Applicant Response to Attorney Silverstein comments, dated/received 04/20/22, 13 pages

51. Traffic Review prepared by Kimley/Horn on behalf of Beth Ferrari of 575 Washington Street, LLC, dated/received 04/21/22, 6 pages
52. National Development Presentation to PB, 04/20/22 received 04/27/22, 10 pages
53. Traffic Analysis, McMahon, dated/received 05/02/22, 145 pages
54. Public Hearing Continuance Request, dated/received 05/03/22, 1 page
55. McMahon Response Letter to Kimley-Horn, dated/received 05/05/22, 6 pages
56. Revised Public Hearing Notice for 06/01/22, 1 page
57. McMahon Response to EP Comments, dated/received 05/17/22, 8 pages
58. Amended Application packet & Cover Letter submitted by ND Acquisitions, LLC., dated 05/12/22; 19 pages
59. Amended Site Plan prepared by Bay Colony Group, Inc. entitled "Site Development Plan of Land – 15 Commerce Boulevard (formerly 591 Washington Street)", dated 5/11/22, received 5/12/22; 22 pages
60. DPW Comment, dated/received 05/25/22, 1 page
61. Talerma Memo, dated/received 06/01/22, 2 pages
62. Abutter Email Ferrari, dated/received 06/01/22, 6 pages
63. National Development Presentation to PB, dated/received 06/01/22, 6 pages
64. Public Hearing Continuance Request, dated/received 06/02/22, 1 page
65. Kimley-Horn Presentation to PB, dated 06/01/22, received 06/02/22, 14 pages
66. Planning Director Email to Kimley-Horn, dated/received 06/03/22, 2 pages
67. Randel Response Email to Kimley-Horn, dated/received 06/08/22, 2 pages
68. BTI Peer Review, dated/received 06/09/22, 3 pages
69. Abutter Comment, Butler, dated/received 06/09/22, 1 page
70. Comments, Police Chief, dated/received 06/14/22, 3 pages
71. Planning Director Response to Police Chief, dated/received 06/14/22, 3 pages
72. Residents Traffic Light Petition, received 06/15/22, 7 pages
73. Kimley-Horn Response to Planning Director, dated/received 06/15/22, 3 pages
74. Mullin's Certificate completed by Robert Cass for June 15, 2022 meeting, 1 page
75. Hawes St Concept Plan, received 07/14/22, 2 pages
76. Abutter Letter Ferrari, dated/received 07/18/22, 2 pages
77. Attorney Silverstein Letter, dated/received 07/20/22, 10 pages
78. Public Hearing Continuance Request, dated/received 07/21/22, 1 page
79. Decision Edits, Silverstein, Talerma, dated/received 07/27/22
80. Peer Review, Traffic; confirmation of Applicant responses, dated/received 08/03/22, 3 pages
81. Email Correspondence, Fire Chief, dated/received 08/03/22, 1 page

FINDINGS

At their meeting of August 17, 2022, after due consideration of the Exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Wrentham Planning Board made the following Findings:

1. That determinations regarding the following Findings are based upon the documents and plans identified in this Decision, as well as the information and Exhibits submitted and presented in association with the Application.

2. That determinations regarding the following Findings are also predicated upon the maintenance and development of the Site in accordance with this Decision, as well as all applicable Federal, State and Local regulations, except where modified by this Decision.
3. That the Applicant is proposing to construct a 179,800 gross square foot (gsf) warehouse building with ancillary business offices (the "Project"). The Site is approximately 15.8 acres, and is on a parcel that was created under a 2017 definitive subdivision plan entitled "Subdivision Plan, Project: Wrentham Business Park Wrentham, Massachusetts" dated July 20, 2017. The park is a commercial development located in the then C-2 Zoning District. The definitive subdivision plan was also subject to a 2001 MEPA filing & review. The Board further finds that in accordance with State Zoning Act, the filing of a preliminary subdivision plan followed by the definitive subdivision plan within seven months thereafter, "freezes" the zoning in effect at the time of submittal of the preliminary plan with regard to the land shown on such plan, for a period of eight (8) years, beginning with the date of endorsement of the plan (see M.G.L. 40A, Sec. 6). The preliminary and the definitive subdivision plans were filed with the Town simultaneously on August 9, 2017 and the definitive plan Certificate of Action was endorsed on November 15, 2017 and is recorded with the Norfolk County Registry of Deeds in Book 35774, Page 370 and definitive subdivision plan in NCRD Plan Book 666, Page 58 of 2018. Accordingly, zoning bylaws adopted during the "freeze" period are not applicable and the Amended Application is based upon zoning as it existed at the time of the submittal of the preliminary subdivision plan.
4. That the Applicant is requesting (a) Special Permits for: (i) Use (ZBL §4.2.F.4 – Warehouse and storage facility, other than a facility for storage of so-called junk vehicles and other scrapped materials), (ii) Front & Side Yard Setback Reduction (ZBL §6.1 footnote 9), (iii) Earth Removal (ZBL §14 & General Bylaw Art. 275-4); and (b) Site Plan Approval for Use (ZBL §4.2.F.4 and §7) (Exhibit #58); and (c) the waivers described below. The Board finds that at the time of filing of the preliminary subdivision plan on August 9, 2017, the Zoning Bylaw that was in effect was dated November 14, 2016, as amended through August 9, 2017, and therefore governs the land shown on such plan, including the Site and the Project.
5. That, during the public hearing, the Applicant and Applicant's Engineer presented the Application, noting that portions of the Site had been previously disturbed in conjunction with the approved definitive plan for the commercial subdivision. The Engineer reviewed the proposed Site utilities of underground propane for heating, stormwater management system to collect the surface water from the Site, septic designed to meet State Title 5 regulations, site lighting and landscaping using Low Impact Development techniques. The parking lot would consist of 150 parking spaces, 32 loading bays and 11 tractor trailer parking spaces (Exhibit #3, #20, #31 & #59).
6. The Engineer noted that the Site would be served by Town water, a sprinkler system and hydrants would be located on Site as required by the Town's Water System regulations. The water line on Commerce Blvd would be looped through the Site and connected back to the water main on Commerce Blvd to create redundancy in the section of Route 1.
7. That, during the public hearing, the Engineer discussed that the proposed stormwater treatment on Site has been designed to meet both MassDEP Stormwater Management Standards as well as the requirements of the Wrentham Board of Health Regulations for Stormwater Management and Runoff Management and consists of a surface infiltration basin to capture and infiltrate all runoff up to and including the 100-year storm event without any outflow. The overdesign was chosen in order to ensure that the water supply tributary will receive the maximum feasible amount of protection and recharge (Exhibits #3-#5, #14, #20, #21, #23, #31, #58 & #59). The Board further notes that a peer review of the stormwater management system was performed on behalf of the Town by PSC, PC and, in

accordance with their letter dated 12/07/21 (Exhibit #21), all stormwater issues have been resolved by the Applicant.

8. That the building is proposed to be served by an on-site septic system conforming to State Title 5 and local Board of Health regulations for the treatment of purely domestic sanitary discharges (Exhibits #3, #4, #20 & #31). The Board further notes that the septic system will be reviewed and approved by the Board of Health.
9. That a peer review of the zoning/site plan has been performed on behalf of the Town by Beals & Thomas, Inc. In accordance with their letter dated 06/09/22 (Exhibit #68), all zoning/site plan issues have been resolved by the Applicant.
10. That during the public hearing the Applicant discussed that they would be applying to Massachusetts Department of Transportation (hereinafter "MassDOT") for a traffic light to be installed at the intersection of Commerce Boulevard, Hawes Street and Washington Street to ensure the proposed trucks associated with the proposed use would be able to safely enter and exit onto Washington Street. The Board further finds that the traffic light would also aid in the safety of the existing and future uses' access in this commercial subdivision but that, ultimately, the final approval of the traffic light is under the authority of MassDOT (see Finding #11).
11. That, during the public hearing, residents and abutters noted concerns with the traffic striping, signaling, how their existing site access would be affected and that there was an existing traffic issue on Hawes St. The Hawes St residents expressed their concern that the proposed traffic light would encourage and ultimately increase the vehicles accessing Hawes St. The neighboring businesses were concerned that the striping would have a negative impact to customers accessing their sites. The Applicant held multiple meetings to strategize with the residents, businesses and the Town's Public Safety personnel to revise their plans and to otherwise address these concerns (Exhibit #32-#36, #40-#43, #52, #59 & #60).
12. That, during the public hearing, the Applicant noted that the Project is undergoing review by the MEPA Unit of the EOEEA as well as MassDOT and, to that end, several meetings have been held with each to review the proposed traffic improvements; and that, based upon the discussions noted in Finding #11, the Applicant is proposing the intersection improvements, subject to approval by MassDOT, to include restriping the northbound and southbound Washington St approaches to accommodate a U-turn, "Road Closed to Thru Traffic" and "No Trucks" signs would be placed at the Hawes St entrance from Washington St. & Thurston St. (Exhibit #60), along with pushing back the southbound stop line an additional traffic light phase would be included for the 580 Washington St gas station, northbound & southbound centerline striping to allow for continued access to 579 Washington St, 687 Washington St & 600 Washington St properties.
13. That a peer review of the traffic has been performed on behalf of the Town by Environmental Partners. In accordance with their letter dated 11/11/21 (Exhibits #16, #24, #53 & #57), the Applicant's response letter dated 01/05/22 and EP's subsequent testimony during the public hearings, excepting a few items recommended as conditions of approval, all traffic issues have been resolved.

Criteria for Special Permit Reduced Front & Side Yard Setback (2016 ZBL §6.1, footnote 9)

In addition to the Findings referenced above, the Board makes the following Findings and makes the determination that the Project meets the following criteria:

14. With regard to ZBL §6.1, footnote 9.a, the reduction of front yard setback and side yard setback shall not have an adverse effect on public infrastructure and services (Finding #5-#8 & #10-#13).

15. With regard to ZBL §6.1, footnote 9.b, the reduction of front yard and side yard setbacks shall have no effect on environmentally sensitive lands (Finding #5 & #7).
16. With regard to ZBL §6.1 footnote 9.c., the proposed appearance of the building and structures as well as landscaping features on the lot from adjoining public ways will be improved (Finding #5, #20 & #24).
17. With regard to ZBL §6.1 footnote 9.d., the site layout does serve to facilitate safe and adequate circulation along adjoining public ways (Finding #19).

Criteria for Site Plan Approval (2016 ZBL §7.7)

In addition to the Findings referenced above, the Board makes the following Findings and makes the determination that the Project meets the following criteria:

18. With regard to ZBL §7.7(a), that, based upon the Findings stated within this Decision, there is adequate storm water retention on the Site (Exhibit #3-#5, #14, #21, #23, #31 & #59, Finding #5 & #7). The Drainage Report demonstrates that stormwater runoff from the site will be reduced in the proposed condition for all storm events up to and including the 100-year storm. The Site design conforms to the performance standards of the DEP's Storm Water Management Policy and all other state and local requirements. The Board further notes that Stormwater has been reviewed and approved by the Board of Health.
19. With regard to ZBL §7.7(b), that, based upon the Findings stated within this Decision, there is adequate access to the Site for public safety vehicles (Exhibit #3, #20, #31 & #59). The proposed site plan includes access from Commerce Boulevard, which is a private way and was approved and constructed in accordance with a 2017 definitive plan. The proposed drive aisles within the Site provide adequate access to emergency vehicles to all sides of the building.
20. With regard to ZBL §7.7(c), that, based upon the Findings stated within this Decision, the Site is currently a vacant lot and was previously disturbed as part of the earlier definitive plan permitting (Exhibit #3, #4, #20, #31 & #59, Finding #5) causing all existing vegetation to be removed from the Site. The Board finds that the Applicant is minimizing further disturbance of existing natural features, including vegetation, and is proposing to install a visual screen comprised of a graded berm with trees along the Washington Street (Route 1) lot line and also proposing to install landscaped areas that incorporate Low Impact Development best practices throughout the Project.
21. With regard to ZBL §7.7(d), the Project is designed to minimize air and water pollution (Exhibit #3, #4, #20, #31 & #59, Finding #5-#7, & #18). Mitigation measures will be implemented as necessary to minimize and control the dust that may occur as a result of the proposed grading and construction activities. All demolition activities will be conducted in accordance with the applicable provisions of the Dust, Odor, Construction and Demolition regulations, 310 CMR 7.09. Upon completion of construction, there will be large trucks associated with delivery on the Site with associated truck and car emissions, due to engine idling, all of which will be regulated by the Massachusetts Anti-Idling Law, MGL Chapter 90, Section 16A, as implemented through the Massachusetts Air Pollution Control Regulations, 310 CMR 7.11.
22. With regard to ZBL §7.7(e), that, based upon the Findings stated within this Decision, the collection and disposal of solid waste is satisfactory (Exhibit #3, #20, #31 & #59). The proposed facility will have an onsite dumpster/compactor set on a concrete pad on the rear of the building in the loading bay area. A solid waste contractor will be retained to perform weekly refuse removal services.

23. With regard to ZBL §7.7(f), that, based upon the Findings stated within this Decision, pedestrian and vehicular safety on the Site and with adjoining properties is adequate (Exhibit #3, #6a, #20, #20, #24, #31 & #59, Findings #10-#13). The proposed warehouse facility and office space is estimated to generate approximately 428 vehicle trips on an average weekday, consisting of a total of 328 passenger car trips and 100 truck trips. During the weekday morning peak-hour, the Site is estimated to generate 58 vehicles trips consisting of 52 passenger car trips and 6 truck trips. During the weekday afternoon peak-hour the Site is estimated to generate 61 vehicle trips consisting of 54 passenger car trips and 7 truck trips. Site circulation and parking has been designed to comply with the requirements of ZBL §6.4. Based on ZBL §6.4, the proposed facility requires 150 passenger car parking spaces of which 150 spaces are provided, 6 of which are accessible. The Site also proposes 32 truck loading bays and 11 tractor trailer spaces. A peer review of the traffic issues has been performed on behalf of the Town by Environmental Partners. In accordance with their final review all traffic issues have been adequately addressed.
24. With regard to ZBL §7.7(g), that, based upon the Findings stated within this Decision, the Project has been designed to minimize the visibility of parking, any outdoor storage and service areas from the public view and any glare from headlights and facility lighting through additional plantings (Exhibit #3, #20, #31 & #59). The Site has been designed to distribute parking around two sides of the building to minimize large expanses of pavement. Existing vegetation, where it exists, has been maintained where possible and landscaping proposed within and around the perimeter of the site provides for additional buffering of parking as well as minimizing the glare from headlights and facility lighting. All loading and outdoor service areas are located behind the building and screened from public view.
25. With regard to ZBL §7.7(h), that, based upon the Findings stated within this Decision, the Project adequately minimizes the intrusion of light from stationary fixtures on the site to adjoining properties (Findings #5, #20 & #24). The proposed lighting layout and fixtures have been designed to minimize intrusion of light from stationary fixtures on the site into adjoining properties.
26. With regard to ZBL §7.7(i), that, based upon the Findings stated within this Decision, the proposed architectural design is compatible with the surrounding neighborhood (Exhibit #3, #20, #31 & #59). The proposed building architecture will incorporate the use of stepped front facades and a color scheme so as to reduce the visual effect of the building mass. The architecture and landscaping will be an improvement to the surrounding area and consistent with the surrounding area's character and intensity of use.

Criteria for Special Permit Decisions (2016 ZBL §9.1)

In addition to the Findings referenced above, the Board makes the following Findings and makes the determination that the Project meets the following criteria:

27. With regard to ZBL §9.1(a), that, based upon the Findings stated within this Decision, the Project has a vehicle and pedestrian traffic of a type and quantity that is in harmony with and does not adversely affect the immediate neighborhood (Findings #10-#13, #19 & #23). Subject to MassDOT approval, the Applicant shall install a traffic signal at the intersection of Washington Street, Hawes Street and Commerce Boulevard for this project to be viable. A copy of the Site's Application for Permit to Access the State Highway will be submitted to the Planning Board. The Board further notes that monitoring of the traffic light operations and vehicle traffic will commence as noted in the Conditions.
28. With regard to ZBL §9.1(b), that, based upon the Findings stated within this Decision, the Project will not have an excessive number of employees, customers or visitors so as to adversely affect the

immediate neighborhood (Findings #23). The Board further notes that the proposed traffic signal in conjunction with recent MassDOT traffic improvements in the area will increase vehicle safety along this highly traveled corridor.

29. With regard to ZBL §9.1(c), that, based upon the Findings stated within this Decision, the Application does not have lot coverage greater than allowed in the applicable zoning district (Exhibit #3, #20, #31 & #59).
30. With regard to ZBL §9.1(d), that, based upon the Findings stated within this Decision, the use will not be dangerous to the immediate neighborhood through fire, explosion, emission of wastes or other causes (Exhibit #4, #6 & #58, Findings #5-#9, #18, #15, #17, #19 & #21).
31. With regard to ZBL §9.1(e), that, based upon the Findings stated within this Decision, the use does not adversely affect the immediate neighborhood by creation of noise, vibration, dust, heat, smoke, fumes, odor, glare or other nuisance or serious hazard to the immediate neighborhood (Findings #5, #8, #19-#22, #24, #25 & #26). Should the use of the building change, or the use's intensity materially exceeds what was proposed, an amendment to this approval shall be required.
32. With regard to ZBL §9.1(f), that, based upon the Findings stated within this Decision, the use will not adversely affect the character of the immediate neighborhood (Exhibit #6, Finding #26 & #31). The Board further notes that the proposed use is permitted within the district and that the project's proposed landscape and architectural plans will improve the quality of the existing Site and neighborhood.

Criteria for Special Permit Decisions (2016 ZBL §9.2)

In addition to the Findings referenced above, the Board makes the following Findings and makes the determination that the Project meets the following criteria:

33. With regard to ZBL §9.2, that based upon the Findings stated within this Decision, the Project will be in harmony with the intent and purpose of the bylaw as set forth in Article 1, §1.2, and shall not be in conflict with public health, safety, convenience and welfare, and shall not adversely affect the neighborhood (including, without limitation, the zoning district and all abutting zoning districts).
34. With regard to ZBL §9.2(a), that, based upon the Findings stated within this Decision, the Project complies with ZBL Articles 4 and 6 (Exhibit #4 & #59).
35. With regard to §9.2(b), that, based upon the Findings stated within this Decision and subject to the Conditions of this Decision, the vehicular and pedestrian traffic of the Project will not be a significant impact on the neighborhood, the primary or secondary roads, or the intersections serving the project area and further, the estimated additional employees, customers and visitors to the Site will not have an adverse effect to the environment nor on the immediate neighborhood (Findings #5, #9-#13, #19, #21, #23, #27 & #28). The Board further notes that the Applicant has submitted plans to MassDOT for the installation of a traffic light at the intersection of Washington Street (Route 1), Hawes St & Commerce Blvd in order to further improve traffic safety to the surrounding area.
36. With regard to ZBL §9.2(c), that, based upon the Findings stated within this Decision, there will be adequate provisions to control litter, reduce, separate, recycle and/or compost solid waste generated at the site (Exhibit #4, Finding #22).
37. With regard to ZBL §9.2(d), that based upon the Findings stated within this Decision, the Project will not significantly impact the quality of surface water, ground, waters, soil, and the environment to include noise, vibration, dust, smoke, fumes, odor, glare or another nuisance or serious hazard so as to adversely affect the immediate neighborhood (Exhibits #3-#6, #20, #23, #31, #58, #59 & #68, Findings #5, #7, #9, #14, #18, #20, #21, #25, #30, #31 & #35).

38. With regard to ZBL §9.2(e), that based upon the Findings stated within this Decision, the use will not be a danger to the immediate neighborhood and/or the community or premises through fire, explosion, emission of wastes or runoff or other causes (Finding #36).
39. With regard to ZBL §9.2(f), that, based upon the Findings stated within this Decision, the proposed water and subsurface sewage disposal for the site are adequate (Exhibit #3, #20 & #25). The Board further notes that the septic system is reviewed and approved through the Board of Health and the water system will be inspected by the DPW Water Department.
40. With regard to ZBL §9.2(g), that, based upon the Findings stated within this Decision, the Project will not have a significant impact on municipal public safety services including water, sewer, police, fire protection and ambulance services (Exhibits #3-6, #9-#12, #14, #20, #21, #23, #31, #58, #59 & #60, Findings #3, #5-#8, #10-#14, #17, #19, #30, #31, #34, #37 & #38).
41. With regard to ZBL §9.2(h), that, based upon the Findings stated within this Decision, that the architecture of the proposed building is in harmony with the surrounding neighborhood, including, without limitation, the zoning district and all abutting zoning districts (Exhibits #3, #4, #6, #20, #31, #58, #59 & #68, Findings #3, #5, #9, #16, #20, #24-#27 & #32).
42. With regard to ZBL §9.2(i), that, based upon the Findings stated within this Decision, the visual impacts of the project will not adversely impact the character of the neighborhood, including, without limitation, the zoning district and all abutting zoning districts (Finding #40). The Board further notes that the building and site improvements as proposed and conditioned will be an improvement to the surrounding area.
43. With regard to ZBL §9.2(j), that, based upon the Findings stated within this Decision, the Project will not have an adverse impact on the character of the neighborhood, the Town, its residents or surrounding properties (Finding #41). The Board further notes that the building has been designed to be in conformance with the commercial character of the neighborhood and with ZBL §4.2.
44. With regard to ZBL §9.2(k), that, based upon the Findings stated within this Decision, the use will not have an adverse economic impact on the Town, its residents and surrounding properties (Exhibits #3-#6, #14-#16, #18-#21, #23, #24, #31, #53, #57-#59 & #68, Findings #3, #5-#14, #18, #20, #23, #26, #32, #35, #38, #39). The Board further notes that the project as proposed and conditioned will increase the tax revenue for the Town.
45. With regard to ZBL §9.4, that, based upon the Findings stated within this Decision, the proposed use and Project will have an acceptable environmental lot impact, is consistent with the land use objectives of the Town, complies with the Bylaws and in particular, ZBL §1.2, and will comply with the bylaw and regulations of the Town and applicable laws and regulations of the Commonwealth.

Criteria for Earth Removal Special Permit (2016 ZBL §14.6 and GBL §275-4)

In addition to the Findings referenced above, the Board makes the following Findings and makes the determination that the Project meets the following criteria:

46. With regard to ZBL §14.6 and GBL §390-275-6(D)(2), that, based upon the Findings stated within this Decision, the earth removal for the project may be accomplished without unreasonable danger to the health, safety and general welfare of the inhabitants of the Town in general nor to that of those in the immediate vicinity (Exhibit #58, #59 & #68).
47. With regard to ZBL §14.6(b) and GBL §275-6(D)(2)(b), that, based upon the Findings stated within this Decision, the earth removal for the project will not produce unreasonable noise, dust or other

effects observable as detrimental to the normal use of adjacent land (Finding #18, #21, #25, #30 & #36).

48. With regard to ZBL §14.6(c) and GBL §275-6(D)(c), that, based upon the Findings stated within this Decision, the earth removal and change in topography for the project will be accomplished without adverse effect to abutting land by reason of surface water drainage, recharge of the water table not to the pumping rate of any nearby Town well site (Exhibit #58, #59 & #68, Finding #47).
49. With regard to ZBL §14.6(d) and GBL §275-6(D)(d), that, based upon the Findings stated within this Decision, the earth removal for the Project will not have a material adverse effect on the health or safety of persons living in the neighborhood or on the use or amenities of adjacent land (Finding #1-#47).

WAIVERS

At their meeting on February 2, 2022 and August 17, 2022, after due consideration of the Exhibits submitted and the entire record of proceedings introduced and accepted in this matter, and as supported by the foregoing findings, the Wrentham Planning Board (MOTION by Mr. Lawrence, SECOND by Mr. Skinner) voted 7-0 by Roll Call vote: Mr. Cass-Aye, Mr. Lawrence-Aye, Mr. McKnight-Aye, Mr. Schwarm-Aye, Mr. Skinner-Aye, Mr. Woodhams-Aye, Mr. Wrynn-Aye to GRANT the Applicant's request for waivers from the following sections of the Wrentham Zoning Bylaw and General Bylaw, finding that the GRANT of these waivers are in the best interests of the Town and are consistent with the intent and purpose of the Zoning Bylaw and General Bylaw:

1. ZBL §18.5(d)(2): To allow up to two (2) 100 SF signs on the building in lieu of the ZBL-permitted 10 SF sign size. The Board finds that this waiver is not detrimental to the intent of §18.1, which is protection of the visual environment of the Town, and the safety, convenience, and welfare of the public. The proposed signs are consistent with other signs in the area.
2. ZBL §14.7(c) & GBL §275-7(B)(3): To allow for a waiver to excavate to the property line and eliminate the 50-foot buffer strip along the property line to allow for the installation of the stormwater basin. The Board finds that compliance with the buffer requirement would not serve to reduce the impacts of the proposed project to the natural environment and the waiver of the buffer requirement will not substantially compromise the protection of the public and the environment. The Board notes that the stormwater basin will be constructed in accordance with the regulations of the Planning Board and Board of Health and is located in a commercial zone. The Board further finds that waiver of the foregoing requirements will not derogate from the intent of the general requirements of the bylaw and that the buffer strip is not in the Town's best interest.
3. ZBL §14.7(k) & GBL §275-7(B)(11): To allow for a waiver to excavate within 10' of the estimated high ground water to allow for the construction of the stormwater basin. The Board finds that construction of the stormwater basin will be limited to the lowest portion of the site, which lies approximately 4' above the estimated high ground water elevation. The storm water basin will be constructed in accordance with the regulations of the Planning Board and Board of Health and is located in a commercial zone. The bottom of the basin will be at least 4' above the estimated high ground water elevation. The Board finds that the compliance with the foregoing requirement would not serve to reduce the impacts of the proposed project to the natural environment and that granting the waiver will not substantially compromise the protection of the public and the environment.

CONDITIONS OF APPROVAL

At their meeting of August 17, 2022, after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Wrentham Planning Board voted to **GRANT** the Application for Special Permits and Site Plan Approval with the following conditions:

STANDARD CONDITIONS

1. This Decision specifically is limited to the authority to construct a 179,800 square foot warehouse building with up to 10,000 s.f. of office space, 150 passenger vehicle parking spaces, 32 loading bays, 11 tractor trailer parking spaces, stormwater retention system, landscaping and other associated site improvements on the Site, all as shown on the Plans identified as Exhibit #59 of this Decision, or as modified by the Conditions of this Special Permit / Site Plan Approval.
2. The work authorized by this Decision shall be solely for the purposes noted within Condition #1 of this Decision and shall run with the land and be binding upon the property owners as well as their administrators, successors and assigns, including future tenants. Any instrument for sale, transfer of rights or interest in all or any part of the Site shall reference this Decision and shall include a provision that the successors are bound to its terms and conditions.
3. The Applicant shall adhere to the applicable Wrentham Zoning Bylaws except as waived herein, and all other applicable provisions of municipal law and regulation, Federal and State statutes and related regulations promulgated by Federal and State agencies.
4. Any modifications to the use, Site, structure(s) and/or Site improvements as described within and as authorized by this Decision and as presented to the Board during the public hearing and in the above referenced Exhibits shall require, prior to implementing such change, a request in writing, from the Applicant to the Board for a determination as to whether the proposed change constitutes a Minor or Major Modification. Insubstantial modifications, such as minor field changes, slight variations in building or site layout and changes that are de minimis in nature shall not require additional review and approval of the Board and may be approved by the Wrentham Building Commissioner in consultation with the Planning Director. Minor changes required by other municipal boards and commissions are allowed subject to revised plans incorporating all changes being submitted to the Board for the record file. Major modifications shall require a formal amendment to this decision, after a public hearing in compliance with the Zoning bylaws and G.L. c. 40A.
5. All maintenance of the Site hereafter shall be in accordance with all applicable Federal, State and Local regulations, as well as this Decision.
6. In accordance with ZBL §7.7, §9.4 and M.G.L. c. 40A §9, these Special Permits and Site Plan Approval are valid for two (2) years from the date of the expiration of the appeal period. Development must be completed within the two-year time limit unless an extension is granted. Extensions shall be considered a Modification of this permit and shall be submitted in writing to the Board prior to expiration for review and approval.
7. These Special Permits and Site Plan Approval shall not take effect until this Decision and Plan Cover Sheet have been recorded at the Norfolk County Registry of Deeds (NCRD) within thirty (30) days following the expiration of the appeal period. Proof of recording of the Decision and Plans, including Deed Book and Page Number or Instrument Number shall be submitted to the Planning Board office within thirty (30) days of recording.
8. By recording this Decision in the NCRD, the Applicant agrees to and accepts the Conditions set forth in this Special Permit & Site Plan Approval decision.
9. Any inability, failure or refusal by the Applicant to comply with the Conditions of this Decision, when notified of failure of compliance, shall be grounds for zoning enforcement, including an order to

immediately halt any site work, construction or operations; or a denial of building or occupancy permits with respect to this project.

10. This approval shall not be construed as final approval of any on- or off-site improvements or work (such as water, sewer, drainage, or other utility installation) associated with this project and shown on the Plans. All applicable Federal, State and Local approvals/permits shall be obtained by the Applicant prior to the construction of any portion of the development or off-site improvements that warrant such approval/permits. All applicable requirements of the Wrentham Board of Health, Conservation Commission, Department of Public Works and all other utilities, are hereby incorporated by reference as a requirement of this Decision.
11. This approval is contingent upon the Applicant obtaining any and all required approvals for a connection to an adequate water supply.

CONDITIONS TO BE MET PRIOR TO THE START OF CONSTRUCTION

12. Prior to the endorsement of the site plan a final revised plan, with a revised plan set date, incorporating all conditions and changes listed herein, stamped by the appropriate professional engineers and/or land surveyors shall be submitted to the Board. A block for Planning Board endorsement shall be placed on the cover sheet.
13. Prior to the commencement of any site work, the Applicant shall submit to the Board a final construction phasing schedule which also identifies the designated route for construction vehicles, and their anticipated hours of travel. The installation of haybales, compost socks and silt fence and the clearing and grubbing necessary for such installation shall not be considered "site work" for purposes of compliance with this condition. The plan shall clearly explain the building construction and utility sequencing and the provisions for safe access during construction. The Applicant shall ensure that, during construction, the design engineer, or its qualified representative, visits the Site regularly and, at a minimum, twice a month during peak activity periods provides regular reports to the Building Commissioner, Planning Director and Board's Consulting Engineer to advise of the status of the work, erosion control measures and any special circumstances which may arise in connection with the construction of the Project. The Applicant shall direct construction vehicles to avoid secondary residential roads.
14. A pre-construction meeting shall be held with the Planning Board's Consulting Engineer, Planning Director and applicable Department heads prior to the start of construction. The Board may require the services of a peer review engineer to inspect portions of the work both during and after construction. The costs for these inspections shall be borne by the Applicant. Based on the results of the pre-construction meeting, a review deposit may be required from the Applicant at that time, but failure to require a deposit at that time shall not preclude the Board from requiring a deposit at a later date if it deems additional inspections are needed.
15. Prior to the start of any construction activity on the Site, an initial inspection of the delineated limits of work, erosion control and site stabilization measures shall be performed by agent(s) of both the Planning Board and Conservation Commission in the presence of a representative of the Applicant/Developer, and notice of such inspection forwarded to both Boards. No construction activity shall occur on the Site until the Applicant/Developer receives written authorization from both agent(s) of the Planning Board and Conservation Commission regarding the adequacy of the initial erosion control and site stabilization measures. The Planning Board reserves the right to require additional erosion control/site stabilization measures at any time during the construction process should the Planning Board, Conservation Commission or their agent(s) deem such measures necessary. The Applicant/Developer shall be notified in writing of the necessity for such additional measures, and

shall complete all such requirements within ten (10) days of receiving said notice, or other time as may be agreed upon by both the Planning Board and Conservation Commission.

16. Prior to the issuance of a building permit, the 50% MassDOT design plans associated with the proposed traffic signal and intersection improvements on Route 1 shall be submitted to the Planning Board.

CONDITIONS TO BE MET DURING CONSTRUCTION

17. The Applicant shall take all necessary measures to minimize dust from rising and blowing across the site and onto roads and adjacent properties. Any sediment or dirt tracked onto public ways shall be swept prior to the end of the construction day.
18. The Applicant shall be responsible for control and removal of litter/debris both during and after construction.
19. Hours of construction shall be as follows:
- a. Interior Building Fit Out: Monday – Friday 7 a.m. to 7:30 p.m.; Saturdays 8 a.m. to 6:30 p.m.; Sundays no work allowed
 - b. Exterior Building Construction and Site Work: Monday – Friday 7 a.m. to 6:30 p.m. and earthwork proposed shall only occur Monday through Friday between the hours of 7 a.m. and 5 p.m. and Saturdays from 8 a.m. to 5 p.m. There shall be no construction activity on Sundays or Federal and State holidays.
20. All grading and construction shall be in accordance with the approved Plans and the Conditions of this Special Permit, as well as all applicable Federal, State and Local regulations, and shall be accomplished so as not to discharge any pollutants or siltation into waterways or resource areas from the site and its associated improvements during construction, and after completion.
21. The Planning Board reserves the right to utilize review fees as allowed under M.G.L. Ch. 44 §53G for engineering, legal and any other professional review services that may be needed to adequately review the project, monitor construction activities and impacts, and review final as-built plans.
22. Prior to the issuance of the Building Permit (BP) or Certificate of Occupancy (CO) for the Project, the Applicant shall satisfy the following requirements of the Wrentham Fire Department:
- a. Before BP: Submit to the Fire Department for review and approval a fire protection/detection plan and sprinkler plan. The plan shall include detailed information for the water distribution system and anticipated water flow data, building sprinkler details and hydrant locations.
 - b. Before CO: The Applicant shall install a fire alarm radio box providing a direct connection to the Fire Department. It should be compatible with the current Fire Department receiving equipment. The Applicant may choose its own equipment, provided it is approved in advance by the Fire Department, and the receiving equipment and programming software are provided by the Applicant to the Fire Department in an acceptable manner
 - c. Before CO: A fire department connection shall be installed at a location approved by the fire department, if required.
 - d. Before CO: Bidirectional radio amplifiers shall be installed unless an alternate method is agreed to by the Department. This will include two Fire Department radio channels and one Police Department channel, as specified by each Department.

CONDITIONS TO BE MET AFTER CONSTRUCTION

A. General

23. Unless modified by this Decision, the Site shall be developed, constructed and maintained in accordance with all applicable Federal, State and Local regulations, and as shown on the Plans

identified as Exhibit #59 of this Decision or as modified by the Conditions of this Special Permit and Site Plan Approval. All required permits and approvals shall be secured by the Applicant at the appropriate stage of construction and copies of all pertinent documents regarding said permits and approvals shall be filed with the Planning Board in a timely manner.

24. All final grades and installation of improvements authorized by this Special Permit and Site Plan Approval, or approved modifications thereto, shall be shown on an as-built plan prepared by a registered professional engineer or land surveyor registered in the Commonwealth of Massachusetts. Copies of said plan shall be submitted to the Board and the Building Commissioner prior to the issuance of a Certificate of Occupancy.
25. The final as-built plans shall be submitted in electronic format compatible and/or able to be converted for use with the Town's GIS. A copy shall also be submitted in pdf format for more general use.
26. All landscaping, berms, walls and fencing shown on the approved plans shall be permanently maintained by the owner, and landscaping shall be replaced as needed to maintain the buffer to neighboring parcels and compliance with the requirements of the zoning bylaws and approved plans.

B. Noise

27. No vehicles shall be allowed to idle for more than 5 minutes in accordance with the State Air Pollution Regulations, 310 CMR 7.11(1). "No idling" signs shall be placed around the building so to be clearly visible to all trucks.
28. Idling reduction technologies, including electric parking spaces (anti-idling plugs) shall be installed at all operational loading bays throughout the building.
29. The Applicant and tenant(s) will endeavor to use low-noise back-up beepers for tenant owned vehicles.
30. If rooftop air conditioning units are installed, they shall be screened and sufficiently set back from building parapet to prevent noise impacts to surrounding areas.
31. Noise levels shall not exceed average ambient levels (at abutting property lines) by more than 10 dB between 7:30 pm and 6:30 am.
32. Building occupants shall conform to Massachusetts DEP noise regulations.
33. No refrigerated storage or refrigerated trucks are allowed unless they meet the noise conditions contained in this Decision.
34. The Zoning Agent or Planning Board may require at their discretion and at the Applicant's expense, a post-occupancy sound study to ensure compliance with noise conditions set forth herein. This sound study shall be completed by a sound consultant of the Applicant's choosing for consistency. This post-occupancy sound monitoring shall occur no sooner than two months after full building occupancy to allow time to establish routine procedures within the facility. Should the post-occupancy sound study show that noise levels exceed the conditioned levels, the tenant(s) shall be required to propose mitigation measures to eliminate such noise that exceeds the conditioned levels.

C. Operations

35. Exterior and parking lot lighting shall be turned off or dimmed during hours the facility is closed for operation, unless otherwise deemed necessary by the Wrentham Police Department for safety reasons. All sign illumination shall also be turned off during these hours except for the illumination of signs regarding hours of operation, truck idling and wayfinding for the purpose of directing trucks access and egress in accordance with the conditions in this Decision. Lighting and illumination levels shall follow the submitted lighting plan. All fixtures shall have LED bulbs and adjustable shields so that none of the site lighting extends beyond the property line nearest the residential neighborhood.

36. The loading bay doors shall be closed when the bays are not in operation (active loading or unloading) to prevent noise transmitting from the building from interior operations.
37. Operation and emptying of trash containers shall be between the hours of 6:00 AM and 10:00 PM. There shall be no trash pick-up on Sundays.
38. Forklift operations in the truck court area are prohibited from the hours of 10:00 PM to 6:00 AM. There shall be no forklift operations in the truck court area from the hours of 7:00 PM to 7:00 AM on Sundays.
39. Public roadways shall not be used for staging of vehicles, all staging of vehicles shall occur on site.
40. Snow storage shall be consistent with operations & management plan. No snow shall be deposited in resource areas.
41. Use of drones for shipping and receiving is not allowed unless specifically approved by Planning Board.

D. Traffic

42. A Certificate of Occupancy shall not be obtained for the project unless and until a fully operational traffic signal, as approved by MassDOT, is installed at the intersection of Commerce Boulevard, Hawes Street and Washington Street, as set forth below. If the Applicant commences construction prior to receiving an approval for the traffic signal, the Applicant shall bear all risk that the building will not receive a Certificate of Occupancy if the traffic signal is not installed and shall not be entitled to a modification of this Decision.
43. A traffic monitoring program will be conducted as directed by MassDOT and/or MEPA in five annual intervals with ongoing communication with the Town of Wrentham and the appropriate MassDOT units. The monitoring plan will begin six-months after initial full occupancy of the warehouse. The Planning Board shall be provided the results of this traffic monitoring program.
44. Should post-occupancy traffic monitoring indicate significant impacts to traffic operations, Applicant will propose mitigation measures to MassDOT and the Planning Board, at a public meeting, such as but not limited to signal timing adjustments.
45. The project's average daily trip generation shall not exceed the trip counts in the Transportation Impact Assessment dated October 2021 (Exhibit #6a) by more than 20%. The project's average daily trip generation is as follows: 428 total vehicle trips consisting of a total of 328 passenger car trips and 100 truck trips.
46. If a specific tenant is identified by the Applicant that is anticipated to generate traffic exceeding the project's average daily trip counts as stated within Exhibit #6a by more than 20%, the Applicant must apply for an amendment to the Special Permit and produce a new traffic impact study using trip generation specific to that tenant to prove no substantial impacts will result and, following review and approval by the Planning Board, to adjust the above specified threshold limits as appropriate.
47. In connection with the future traffic operation of Hawes Street apart from this Application, the Applicant agreed to and shall contribute funds in the amount of \$25,000 to the Planning Gift Fund towards any further studies, plans and / or mitigation measures, prior to the issuance of building permits. Additionally, as was agreed upon at the two (2) meetings held with three (3) Planning Board members, Planning and DPW staff, the Police Chief, Fire Department and the Applicant on June 30, 2022 and July 7, 2022, the Applicant has agreed to fund and orchestrate traffic monitoring, at the request of the Town, at three (3) and six (6) months following the installation of traffic signage (exact signs to be decided upon by the Town) at Hawes St and Route 1 (Washington St). If post-occupancy traffic monitoring indicates direct impacts from the proposed project to Hawes Street, the Applicant shall propose reasonable mitigation measures, subject to the review and approval of the Planning

Board after a public meeting, which may require mitigation measures in addition to those proposed by the Applicant.

E. Site Specific

48. A gravel haul road access to the adjacent cranberry bog will be provided to allow for harvesting and other agricultural activities related to cranberry bog operations for so long as such operations continue.
49. Applicant will continue to coordinate with the Planning Board and its agent regarding the design and implementation of the proposed traffic signal under review by MassDOT.
50. Design and location of building mechanicals will consider environmental impacts such as noise and view and will be adequately screened and positioned away from surrounding streets.


RECORD OF VOTE

Constituting a majority of the Planning Board, the following members (MOTION by Mr. Lawrence, SECOND by Mr. Skinner) voted 6-1 by Roll Call vote: Mr. Cass-Aye, Mr. Lawrence-Aye, Mr. McKnight-Aye, Mr. Schwarm-Aye, Mr. Skinner-Aye, Mr. Woodhams-Nay, Mr. Wrynn-Aye to **APPROVE with Conditions** the Special Permit for Use (ZBL §4.2.F.4), Special Permit for Front & Side Yard Setback Reduction (ZBL §6.1, footnote 9), Special Permit for Earth Removal (ZBL §14 & GBL §275-4) and Site Plan Approval for Use (ZBL §4.2.F.4 & §7) and waivers under ZBL §18.5.d.2 (Signs), ZBL §14.7.c. and ZBL §14.7.k. (Earth Removal) and GBL Article 275-7.B(3) and 275-7.B (11) for a new 179,800 square foot warehouse building with up to 10,000 s.f. of office space & associated site improvements at **15 Commerce Boulevard** based on the information received at the public hearing and the aforementioned findings.

BY ORDER OF THE BOARD:



Michael McKnight, Chairman



Charles Woodhams, Jr., Vice-Chairman

Date: August 18, 2022

- cc:
- | | | |
|-------------------------|---------------------------|-------------------|
| ● Applicant | ● Owner | ● Assessor |
| ● Building Commissioner | ● Conservation Commission | ● Board of Health |
| ● DPW | ● Fire Department | |

RECEIVED
05/12/22
Planning Dept.
Exhibit # 58

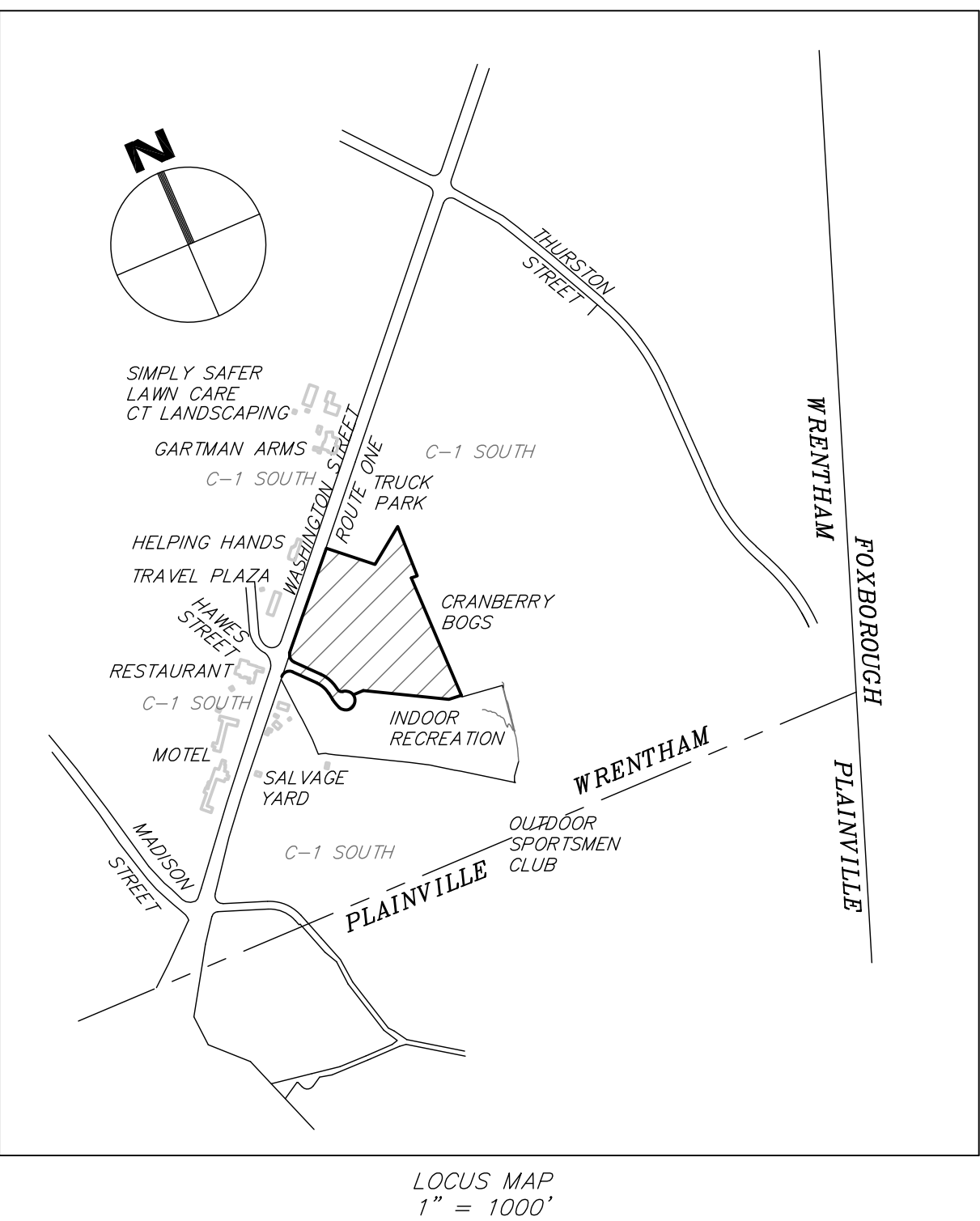
SITE DEVELOPMENT
PLAN OF LAND
15 Commerce Boulevard
(formerly 591 Washington Street)
WRENTHAM, MA

DECEMBER 14, 2021 SCALE: AS NOTED

CIVIL ENGINEER
BAY COLONY GROUP, Inc.
FOUR SCHOOL STREET, P.O. BOX 9136
FOXBOROUGH, MA 02035
(508) 543-3939

ARCHITECT
NDA ARCHITECTS
100 FOXBOROUGH BOULEVARD
FOXBOROUGH, MA 02035
(508) 520-9705

LANDSCAPE ARCHITECT
RBLA Design, LLC
DEDHAM, MA 02026
(781) 686-4486



PROJECT:
15 Commerce Blvd
(formerly 591
Washington Street)
Wrentham,
Massachusetts

OWNER:
WBH, LLC
3 BELCHER STREET
PLAINVILLE, MA 02762

APPLICANT:
ND Acquisitions, LLC
2310 Washington Street
Newton Lower Falls, MA
02462



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE PLANNING BOARD
APPROVAL AND THAT NO APPEAL HAS
BEEN FILED IN THIS OFFICE.

DATE _____ WRENTHAM TOWN CLERK

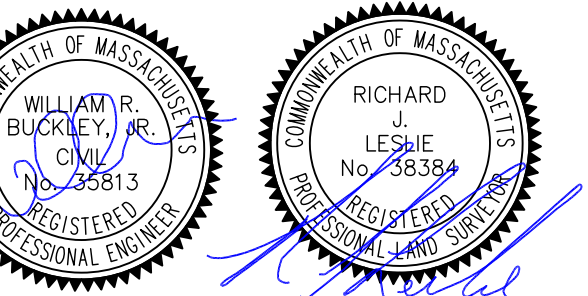


ASSESSORS REF: MAP 6, BLOCK 4, LOTS 2 & 3

ZONING: C-2

SHEET NO.	DESCRIPTION	LAST REVISED
SHEET CV	COVER SHEET	5-11-2022
SHEET 1.0	LEGEND & GENERAL NOTES	11-22-2021
SHEET 2.0	EXISTING CONDITIONS PLAN	11-22-2021
SHEET 3.0	MASTER LAYOUT PLAN	5-11-2022
SHEET 3.1	LAYOUT & GRADING PLAN	1-24-2022
SHEET 3.2	LAYOUT & GRADING PLAN	1-24-2022
SHEET 4.0	DRAINAGE & UTILITY PLAN	1-24-2022
SHEET 5.1	DETAILS	1-24-2022
SHEET 5.2	DETAILS	9-12-2021
SHEET 5.3	DETAILS	9-12-2021
SHEET 5.4	DETAILS	11-22-2021
SHEET 6.0	SWPPP & SNOW STORAGE PLAN	11-22-2021
SHEET 6.1	SWPPP & SNOW STORAGE PLAN	11-22-2021
SHEET 7.0	CERTIFICATE OF ACTION	NOT INCLUDED
PLANS BY OTHERS		
SHEET L1.1	LANDSCAPE PLAN	1-24-2022
SHEET L2.1	PARKING LOT SHADING CALCULATION PLAN	1-24-2022
SHEET L2.2	PARKING LOT LANDSCAPE CALCULATION PLAN	1-24-2022
SHEET L3.1	LANDSCAPE PLAN ENLARGEMENT 1	1-24-2022
SHEET L3.2	LANDSCAPE PLAN ENLARGEMENT 2	1-24-2022
SHEET L4.1	LANDSCAPE DETAILS	11-15-2021
SHEET LT-1	LIGHTING PLAN	9-12-2021
SHEET A-1	FLOOR PLAN	11-22-2021
SHEET A-2	BUILDING ELEVATIONS	11-22-2021

THE LAST REVISED DATE FOR PLANS IN THIS SET IS: 5-11-2022



DRAWING TITLE


Cover Sheet

SCALE: NTS
SEPTEMBER 12, 2021 SHEET NUMBER
20-0242G **CV**

GENERAL NOTES










- TOPOGRAPHICAL INFORMATION OBTAINED FROM AN ON THE GROUND SURVEY BY THIS OFFICE IN JUNE–JULY 2017.
- WETLAND RESOURCE AREAS REVIEWED AND APPROVED UNDER AN ORAD ISSUED BY WRENTHAM CONSERVATION COMMISSION IN 2021 UNDER DEP NO.351–1164.
- UNDERGROUND UTILITIES ARE SHOWN HEREON AS COMPILED FROM RECORD PLANS AND VISIBLE UTILITY STRUCTURES. BAY COLONY GROUP DOES NOTE WARRANT THE ACTUAL DEPTH AND LOCATIONS OF ANY UTILITIES SHOWN HEREON. CONTACT DIGSAFE AT 1–800–322–4844 AT LEAST 72 HOURS, SATURDAYS, SUNDAYS AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DIGSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER PRIOR TO EXCAVATION.
- WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER IMMEDIATELY.
- TEST PITS TO LOCATED EXISTING UTILITIES MAY BE ORDERED BY THE ENGINEER.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE RESPECTIVE COMPANIES.
- AREAS OUTSIDE THE LIMITS OF THE PROPOSED WORK DISTURBED BY THE CONTRACTOR’S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITIONS AT THE CONTRACTOR’S EXPENSE.
- STONE WALLS, FENCES, MAIL BOXES, SIGNS, CURBS, LIGHT POLES ETC.. SHALL BE REMOVED AND REPLACED AS NECESSARY TO PERFORM THE WORK.
- ALL PAVEMENT DISTURBED BY THE CONTRACTOR’S OPERATIONS SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS.
- CONTRACTOR SHALL NOT STORE ANY EQUIPMENT, MATERIALS, SUPPLIES ON DRAINAGE STRUCTURES OR WITHIN 100 FEET OF WETLANDS.
- OPENINGS FOR PIPE IN PRECAST CONCRETE STRUCTURES SHALL BE CAST IN THE REQUIRED LOCATIONS DURING MANHOLE MANUFACTURE. FIELD CUT OPENINGS WILL NOT BE PERMITTED UNLESS APPROVED BY THE ENGINEER.
- IN ACCORDANCE WITH DEP REGULATIONS, ALL MANHOLES WITHIN A 2,640 FOOT RADIUS OF A PUBLIC WELL SHALL HAVE WATERTIGHT FRAMES AND COVERS.
- IN PAVED AND GRAVEL AREAS THE TOP OF THE STRUCTURE COVERS SHALL BE SET FLUSH WITH THE PAVED SURFACE. IN CROSS–COUNTRY AREAS THE TOP OF THE COVER SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE, OR AS SHOWN ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER.
- THE TERM "PROPOSED" (PROP or PR–) SHALL BE UNDERSTOOD TO MEAN WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE–USING EXISTING MATERIALS IDENTIFIED ON THE PLAN AS R&R (REMOVE AND RESET).
- APPROXIMATELY 7,400 CY OF LOAM WILL BE STRIPPED, STOCKPILED AND REUSED ON THE SITE.
- THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED xxxxxx ISSUED BY THE TOWN OF WRENTHAM PLANNING BOARD, AN APPROVAL FROM THE WRENTHAM BOARD OF HEALTH DATED DECEMBER 13, 2021, AND TO AN ORDER OF CONDITIONS ISSUED BY THE WRENTHAM CONSERVATION COMMISSION (SE 351–1171) DATED DECEMBER 16, 2021. THOSE DOCUMENTS SHALL BE CONSIDERED PART OF THIS PLAN.

PAVEMENT MARKINGS






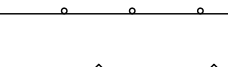
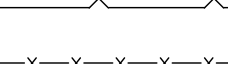
SWL	SWL – SOLID WHITE LINE – 6” STATE HIGHWAY, 4” LOCAL STREETS
SYL	SYL – SOLID YELLOW LINE – 6” STATE HIGHWAY, 4” LOCAL STREETS
DWL	DWL – DOTTED WHITE LINE – 6” (2’ STRIPE w/4’ GAP) STATE HIGHWAY DOTTED WHITE LINE – 4” (2’ STRIPE w/4’ GAP) LOCAL STREETS
WLDL	WHITE LANE DELINEATION LINE – 6” (3’ STRIPE w/9’ GAP) STATE HIGHWAY WHITE LANE DELINEATION LINE – 4” (3’ STRIPE w/9’ GAP) LOCAL STREETS
DDYL	DOUBLE DOTTED YELLOW LINE – 6” (2’ STRIPE w/4’ GAP) STATE HIGHWAY DOUBLE DOTTED YELLOW LINE – 4” (2’ STRIPE w/4’ GAP) LOCAL STREETS
BWLL	BROKEN WHITE LANE LINE – 6” (10’ STRIPE w/30’ GAP) STATE HIGHWAY BROKEN WHITE LANE LINE – 4” (10’ STRIPE w/30’ GAP) LOCAL STREETS
SWLL	SOLID WHITE LANE LINE – 6” STATE HIGHWAY, 4” LOCAL STREETS
SWEL	SOLID WHITE EDGE LINE – 6” STATE HIGHWAY, 4” LOCAL STREETS
SWG	SOLID WHITE GORE LINE – 12”
SYEL	SOLID YELLOW EDGE LINE – 6” STATE HIGHWAY, 4” LOCAL STREETS
SYGL	SOLID YELLOW GORE LINE – 12”
DYL	DOUBLE YELLOW LINE – 2–6” LINES STATE HIGHWAY DOUBLE YELLOW LINE – 2–4” LINES LOCAL STREETS
	PAVEMENT ARROW AND LEGEND

SYMBOLS & LEGEND

EXISTING

n.t.s.	– NOT TO SCALE
T.B.M.	– TEMPORARY BENCH MARK
□	– BOUND (TYPE NOTED)
	– STAKE & STONE
DH ●	– DRILL HOLE
IP ○	– IRON PIPE/PIN
▣ MHB	– MASS HIGHWAY BOUND
△ s/n	– STAKE & NAIL
(fd)	– FOUND
(set)	– SET IN PLACE
☪	– UTILITY POLE
UPLP	– UTILITY POLE/LIGHT POLE
UP	– UTILITY POLE
⊙	– WELL
n/f	– NOW OR FORMERLY
	– TREE (SIZE NOTED)
(rec)	– RECORD
ⓓ	– DRAIN MANHOLE
Ⓣ	– TELEPHONE MANHOLE
ⓔ	– ELECTRIC MANHOLE
Ⓢ	– SEWER MANHOLE
□	– CATCH BASIN
WG ⌘	– WATER GATE
WS ⌘	– WATER SERVICE
GG ⌘	– GAS GATE
	– EXISTING HYDRANT
SGC	– SLOPED GRANITE CURBING
VGC	– VERTICAL GRANITE CURBING
PVC	– POLYVINYL CHLORIDE PIPE
CMP	– CORRUGATED METAL PIPE
VCP	– VITREOUS CLAY PIPE
CLF	– CHAIN LINK FENCE
OHW	– OVERHEAD WIRE
SIGN 	– SIGN (SIZE & TYPE NOTED)
TP 	– TEST PIT
— D —	– DRAIN PIPE (SIZE & TYPE NOTED)
— S —	– SEWER PIPE (SIZE & TYPE NOTED)
— E —	– ELECTRIC DUCT (SIZE & TYPE NOTED)
— G —	– GAS MAIN (SIZE & TYPE NOTED)
— W —	– WATER MAIN (SIZE & TYPE NOTED)
— T —	– TELEPHONE DUCT
○○○○○○○○	– STONE WALL
	– EDGE OF TREELINE
	– GUARD–RAIL (TYPE NOTED)
	– RAILROAD TRACKS
	– RETAINING WALL (SIZE & TYPE NOTED)
—x—x—x—x—x—x—	– BARBED WIRE FENCE
—□—□—□—□—□—	– STOCKADE FENCE
—○—○—○—○—○—	– CHAIN–LINK FENCE

PROPOSED

n.t.s.	– NOT TO SCALE
T.B.M.	– TEMPORARY BENCH MARK
□	– CONCRETE BOUND (UNLESS NOTED)
	– STAKE & STONE
DH ●	– DRILL HOLE
IP ○	– IRON PIPE/PIN
▣ MHB	– MASS HIGHWAY BOUND
△ s/n	– STAKE & NAIL
(fd)	– FOUND
(set)	– SET IN PLACE
☪	– UTILITY POLE
UPLP	– UTILITY POLE/LIGHT POLE
UP	– UTILITY POLE
⊙	– WELL
n/f	– NOW OR FORMERLY
	– TREE (SIZE NOTED)
Ⓢ	– CABLE MANHOLE
ⓓ	– DRAIN MANHOLE
Ⓣ	– TELEPHONE MANHOLE
ⓔ	– ELECTRIC MANHOLE
Ⓢ	– SEWER MANHOLE
▣	– CATCH BASIN OR AREA DRAIN
WG ⌘	– WATER GATE
WS ⌘	– WATER SERVICE
GG ⌘	– GAS GATE
	– PROPOSED HYDRANT
AD	– AREA DRAIN (NYOPLAST/ADS)
CB	– CATCH BASIN
HMA	– HOT MIX ASPHALT
MB	– MONOLITHIC BITUMINOUS CURBING
MCC	– MONOLITHIC CONCRETE CURBING
VGC	– VERTICAL GRANITE CURBING
VCC	– VERTICAL CONCRETE CURBING
CMP	– CORRUGATED METAL PIPE
PIV	– POST INDICATOR VALVE
PVC	– POLYVINYL CHLORIDE PIPE
CLF	– CHAIN LINK FENCE
OHW	– OVERHEAD WIRE
RDMH	– ROOF DRAIN MANHOLE (NYOPLAST)
R&R	– REMOVE AND RE–USE
R&S	– REMOVE AND STACK
SIGN 	– SIGN (SIZE & TYPE NOTED)
— D —	– DRAIN PIPE (SIZE & TYPE NOTED)
—D(R)—	– DRAIN PIPE – ROOF (SIZE & TYPE NOTED)
— S —	– SEWER PIPE (SIZE & TYPE NOTED)
— E —	– ELECTRIC DUCT (SIZE & TYPE NOTED)
—GAS—	– GAS MAIN (SIZE & TYPE NOTED)
— W —	– WATER MAIN (SIZE & TYPE NOTED)
— T —	– TELEPHONE DUCT
○○○○○○○○	– STONE WALL
	– EDGE OF TREELINE
	– GUARD–RAIL (TYPE NOTED)
	– RETAINING WALL (SIZE & TYPE NOTED)
—x—x—x—x—x—x—	– BARBED WIRE FENCE
—□—□—□—□—□—	– STOCKADE FENCE
—○—○—○—○—○—	– CHAIN–LINK FENCE

PROJECT:

15 Commerce Blvd
(formerly 591
Washington Street)
Wrentham,
Massachusetts

OWNER:

WBH, LLC
3 BELCHER STREET
PLAINVILLE, MA 02762

APPLICANT:

ND Acquisitions, LLC
2310 Washington Street
Newton Lower Falls, MA
02462



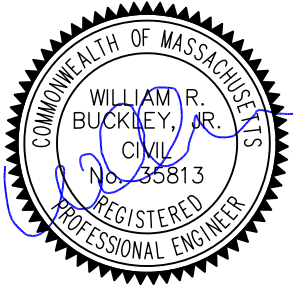
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508–543–3939

DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE PLANNING BOARD
APPROVAL AND THAT NO APPEAL HAS
BEEN FILED IN THIS OFFICE.

DATE _____ WRENTHAM TOWN CLERK

11.22.2021	LOAM NOTE ADDED TO GENERAL NOTES
DATE	DESCRIPTION



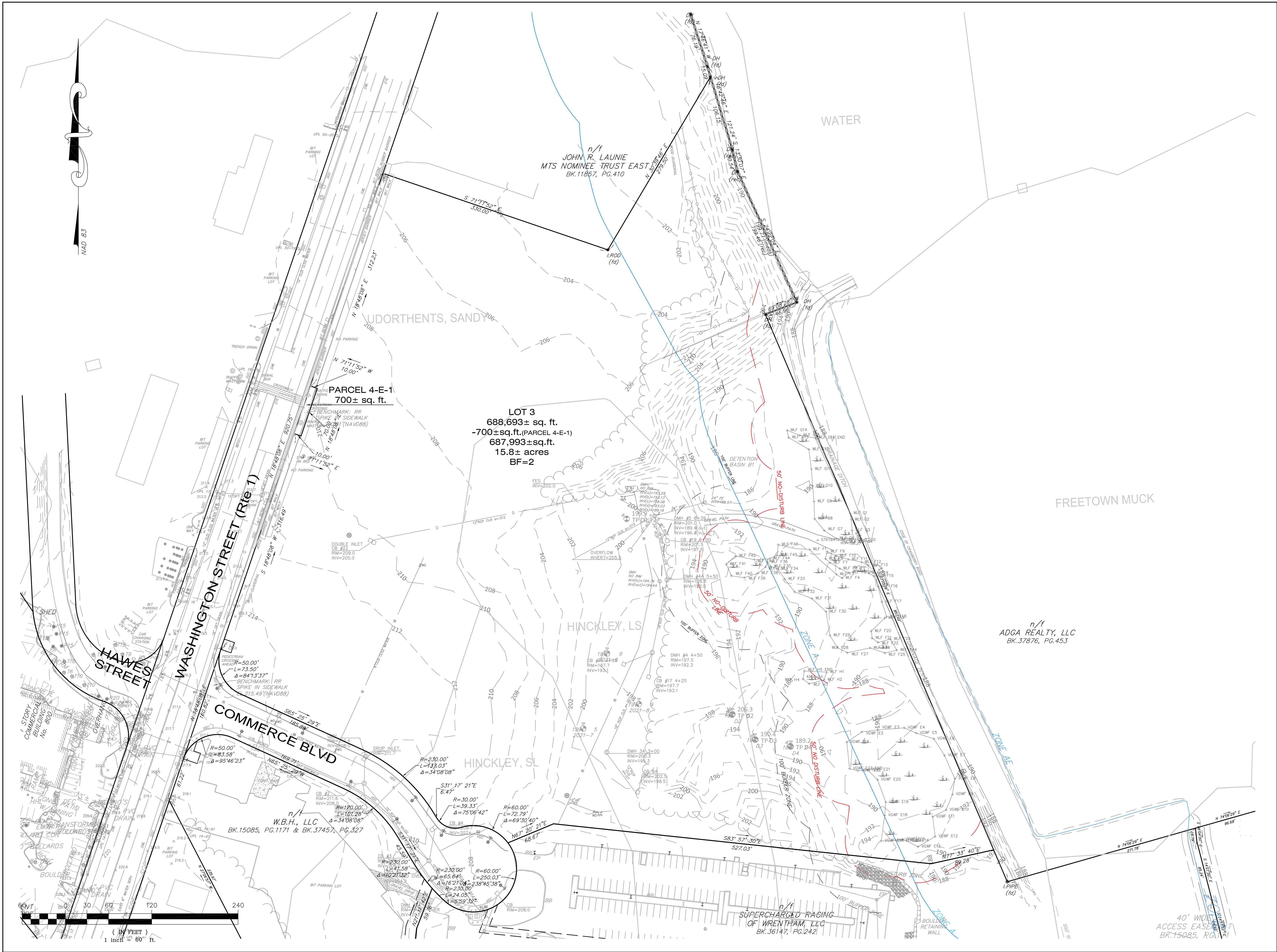
DRAWING TITLE

Legend & General
Notes

SCALE: NTS

SEPTEMBER 12, 2021 SHEET NUMBER

20–0242G 1.0



PROJECT:
**15 Commerce Blvd
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PLAINVILLE, MA 02762**

APPLICANT:
**ND Acquisitions, LLC
2310 Washington Street
Newton Lower Falls, MA
02462**

**ND NATIONAL
DEVELOPMENT**

Bay Colony Group, Inc.
Professional Civil Engineers &
Professional Land Surveyors

FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

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DATE _____ WRENTHAM TOWN CLERK

REFERENCES

11.22.2021	SOIL TYPES ADDED/BENCHMARKS ADDED
DATE	DESCRIPTION



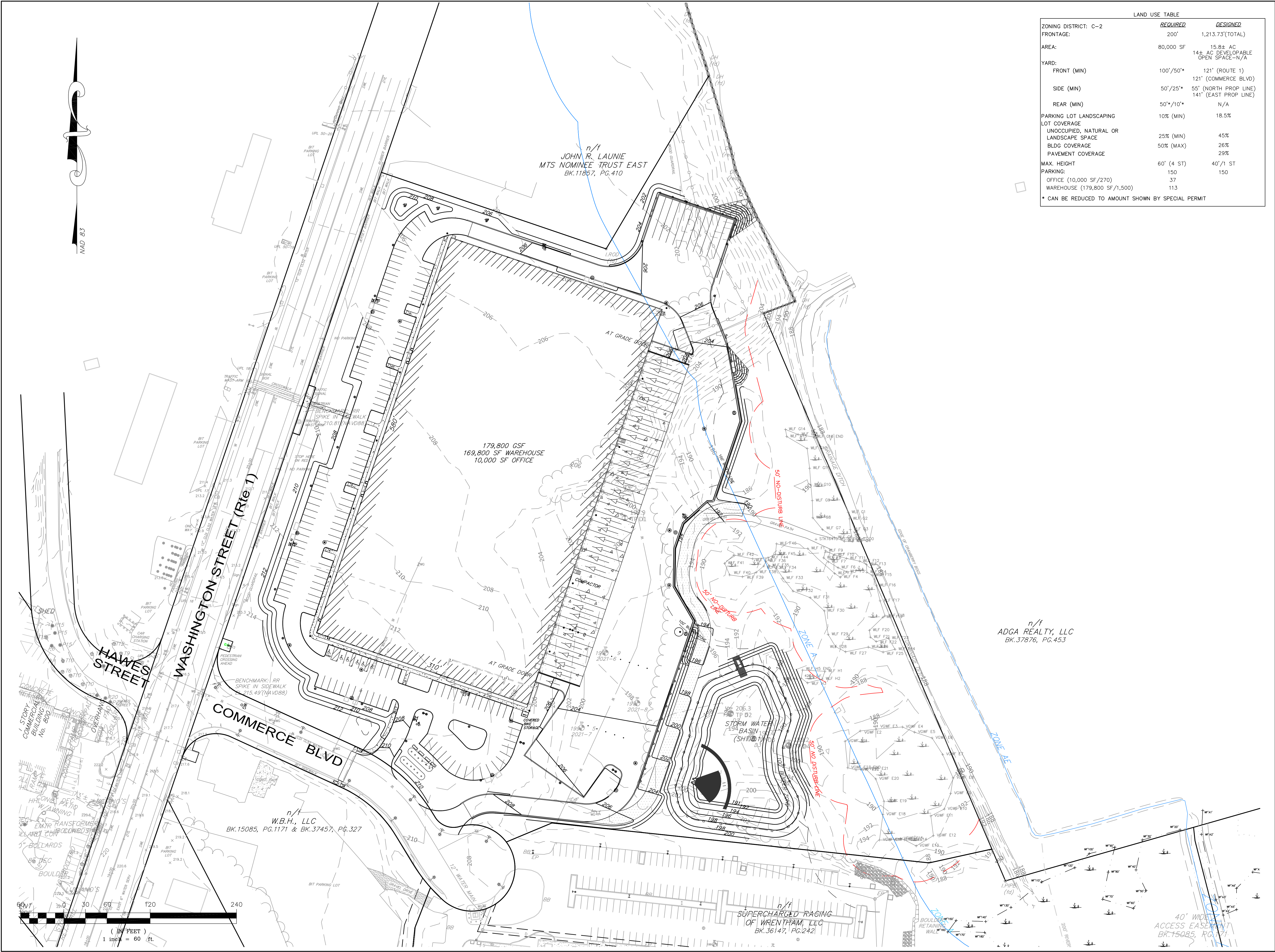
DRAWING TITLE

Existing Conditions
Plan

SCALE: 1" = 60'

SEPTEMBER 12, 2021 SHEET NUMBER

20-0242C **2.0**



LAND USE TABLE		
	REQUIRED	DESIGNED
ZONING DISTRICT: C-2	200'	1,213.73'(TOTAL)
FRONTAGE:		
AREA:	80,000 SF	15.8± AC 14± AC DEVELOPABLE OPEN SPACE-N/A
YARD:		
FRONT (MIN)	100'/50'*	121' (ROUTE 1) 121' (COMMERCE BLVD)
SIDE (MIN)	50'/25'*	55' (NORTH PROP LINE) 141' (EAST PROP LINE)
REAR (MIN)	50'*/10'*	N/A
PARKING LOT LANDSCAPING	10% (MIN)	18.5%
LOT COVERAGE		
UNOCCUPIED, NATURAL OR	25% (MIN)	45%
LANDSCAPE SPACE	50% (MAX)	26%
BLDG COVERAGE		29%
PAVEMENT COVERAGE		
MAX. HEIGHT	60' (4 ST)	40'/1 ST
PARKING:	150	150
OFFICE (10,000 SF/270)	37	
WAREHOUSE (179,800 SF/1,500)	113	
* CAN BE REDUCED TO AMOUNT SHOWN BY SPECIAL PERMIT		

PROJECT:
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2310 Washington Street
Newton Lower Falls, MA
02462**



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

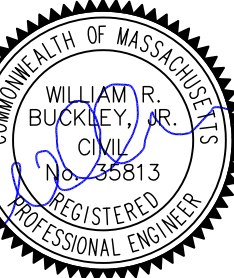
DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE PLANNING BOARD
APPROVAL AND THAT NO APPEAL HAS
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DATE _____ WRENTHAM TOWN CLERK

5.11.2022	ZONING TABLE MODIFIED
1.24.2022	C.L. FENCE ADDED/NW CORNER GRADING MODIFIED
11.22.2021	ZONING TABLE MOD/TRUCK DOCK AREA & GRADING MODIFIED/BASIN GRADING MOD
DATE	DESCRIPTION

STAMP



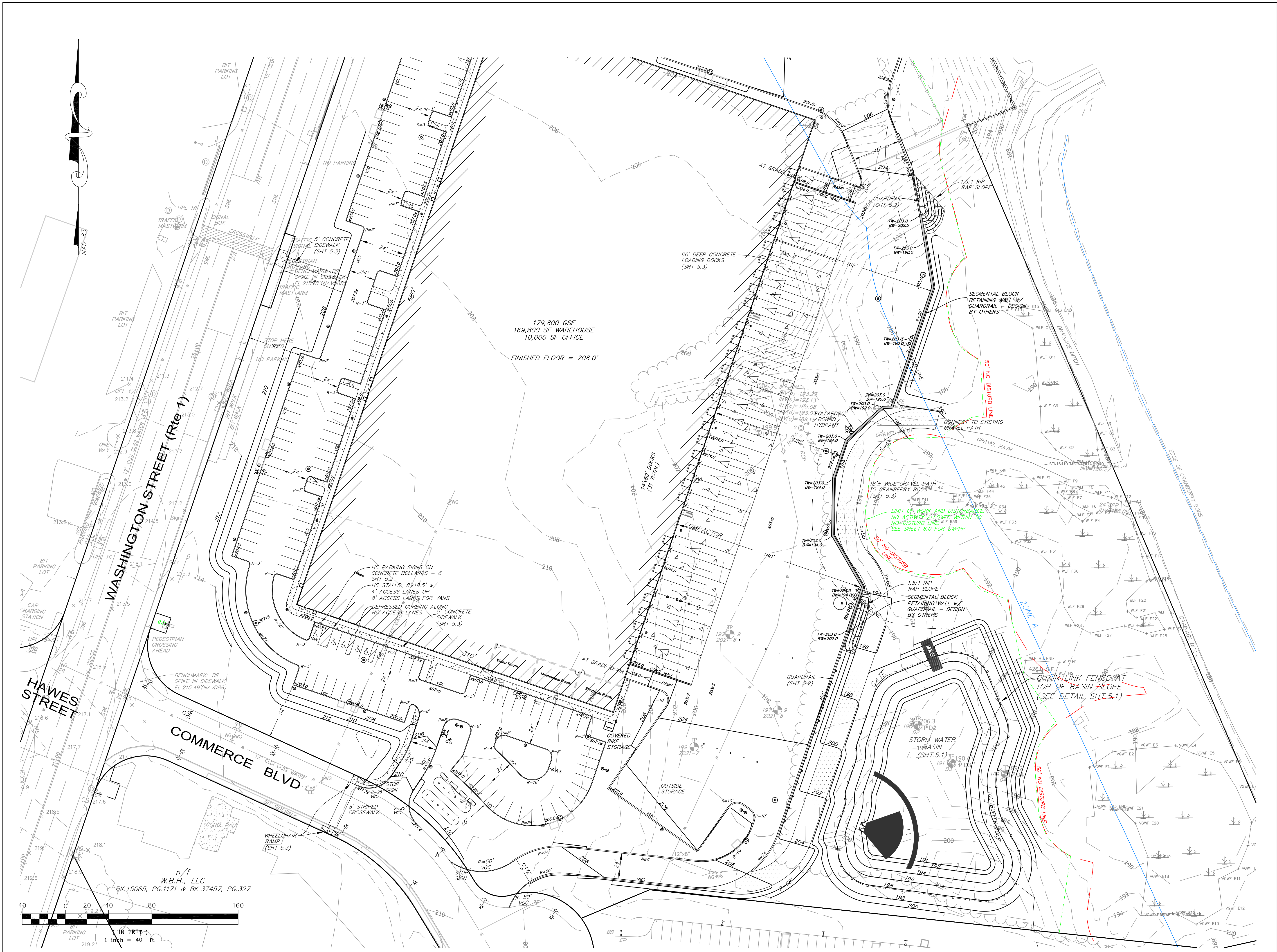
DRAWING TITLE

Layout Plan

SCALE: 1" = 60'

SEPTEMBER 12, 2021 SHEET NUMBER

20-0242G **3.0**



PROJECT:
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APPLICANT:
**ND Acquisitions, LLC
2310 Washington Street
Newton Lower Falls, MA
02462**



FOUR SCHOOL STREET
P.O. BOX 9136
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508-543-3939

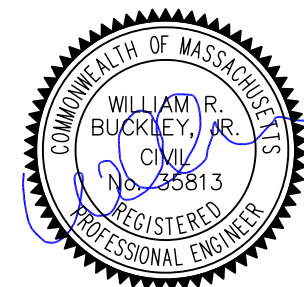
DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

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ELAPSED SINCE PLANNING BOARD
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DATE _____ WRENTHAM TOWN CLERK

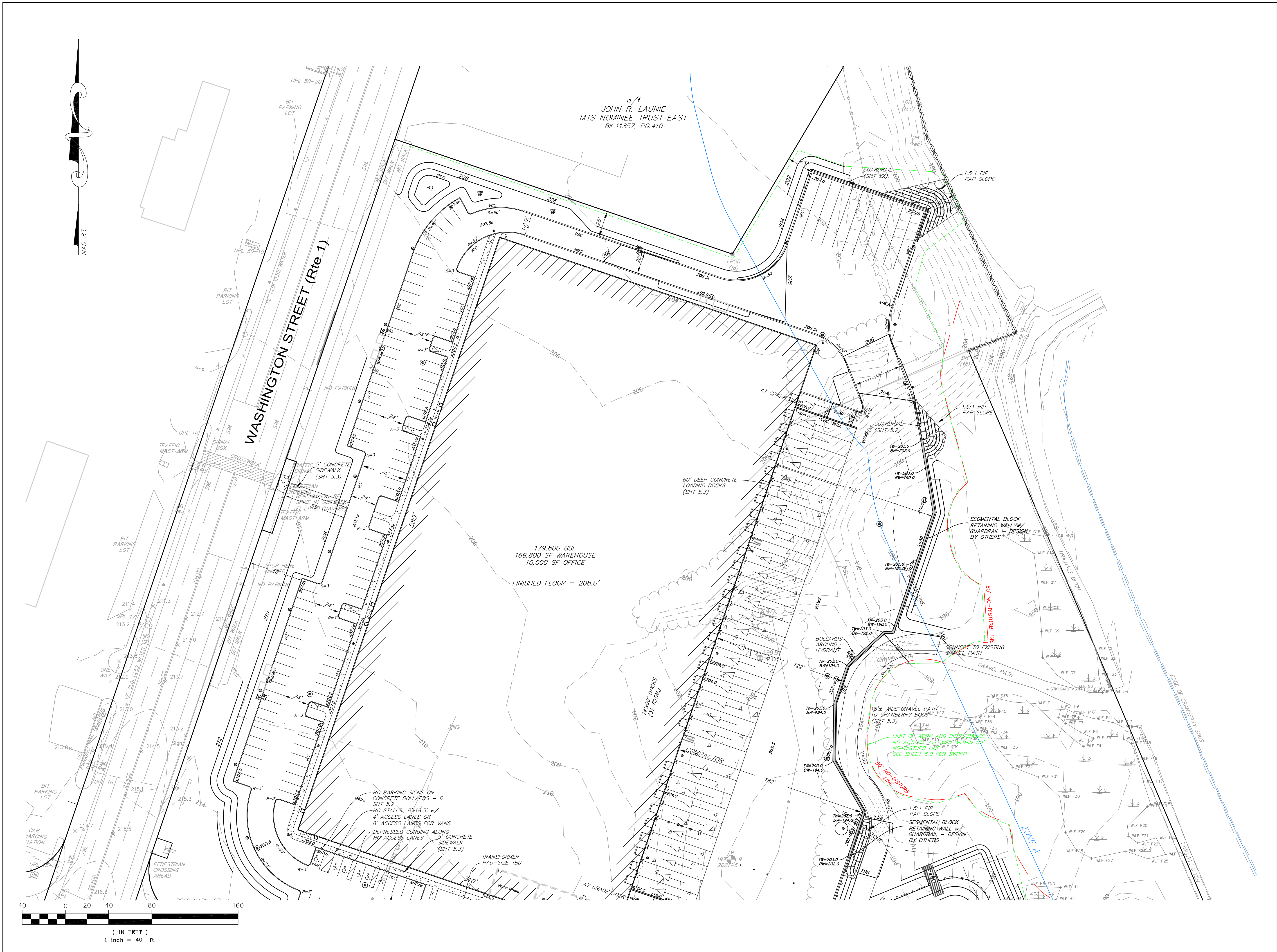
1.24.2022	C.L. FENCE ADDED
11.22.2021	ENTRANCE RADII MODIFIED/TRUCK DOCK AREA & GRADING MODIFIED/BASIN GRADING MOD/LIMIT OF WORK LINE ADDED
DATE	DESCRIPTION

STAMP



DRAWING TITLE
**Layout, Grading &
Materials Plan**

SCALE: 1" = 40'
SEPTEMBER 12, 2021 SHEET NUMBER
20-0242G 3.1



PROJECT:
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Wrentham,
Massachusetts**

OWNER:
**WBH, LLC
3 BELCHER STREET
PLAINVILLE, MA 02762**

APPLICANT:
**ND Acquisitions, LLC
2310 Washington Street
Newton Lower Falls, MA
02462**



FOUR SCHOOL STREET
P.O. BOX 9136
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508-543-3939

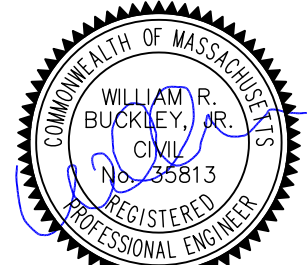
DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

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ELAPSED SINCE PLANNING BOARD
APPROVAL AND THAT NO APPEAL HAS
BEEN FILED IN THIS OFFICE.

DATE _____ WRENTHAM TOWN CLERK

1.24.2022	NW CORNER GRADING MODIFIED
11.22.2021	TRUCK DOCK REDUCED & GRADING MODIFIED
DATE	DESCRIPTION

STAMP



DRAWING TITLE

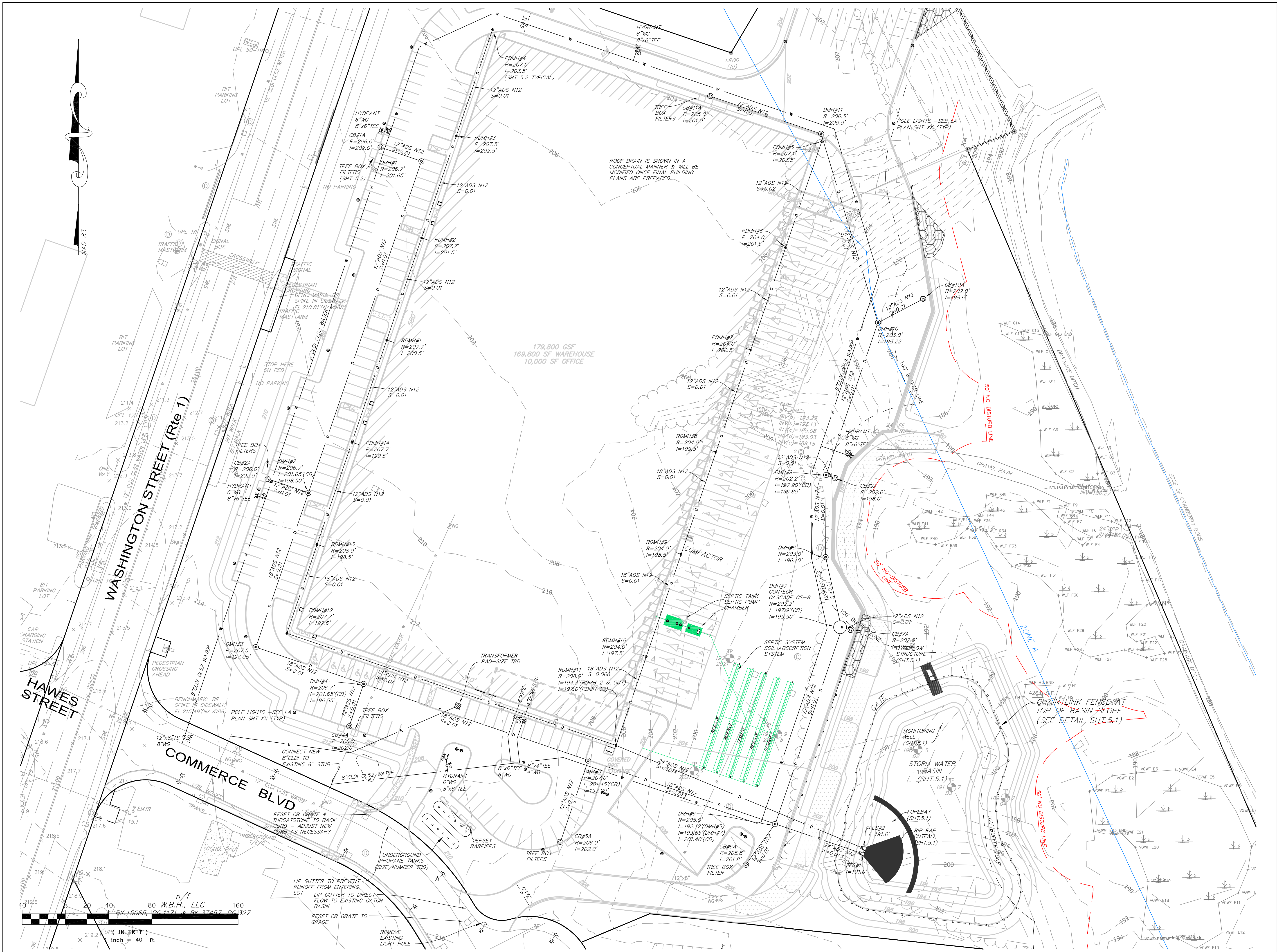
Layout, Grading &
Materials Plan

SCALE: 1" = 40'

SEPTEMBER 12, 2021 SHEET NUMBER

20-0242G

3.2



PROJECT:
**591 Washington Street
Wrentham,
Massachusetts**

OWNER:
**WBH, LLC
3 BELCHER STREET
PLAINVILLE, MA 02762**

APPLICANT:
**ND Acquisitions, LLC
2310 Washington Street
Newton Lower Falls, MA
02462**



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

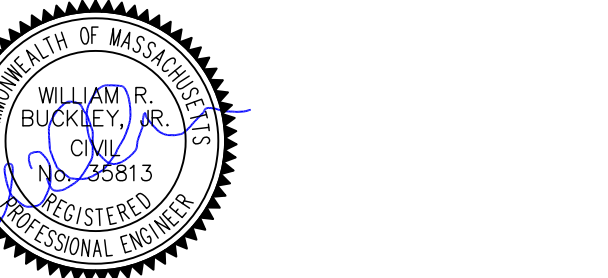
I HEREBY CERTIFY THAT 20 DAYS HAVE
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APPROVAL AND THAT NO APPEAL HAS
BEEN FILED IN THIS OFFICE.

DATE _____ WRENTHAM TOWN CLERK

- NOTES:
- EXISTING WATER, DRAINAGE, AND SEWER ON LOT 3 NOT BEING USED AND TO BE REMOVED FROM SITE.
 - LOCATION OF ELECTRIC PRIMARY CONNECTION TO TRANSFORMER AND ENTRY POINT OF PROPANE TO BUILDING IS TBD

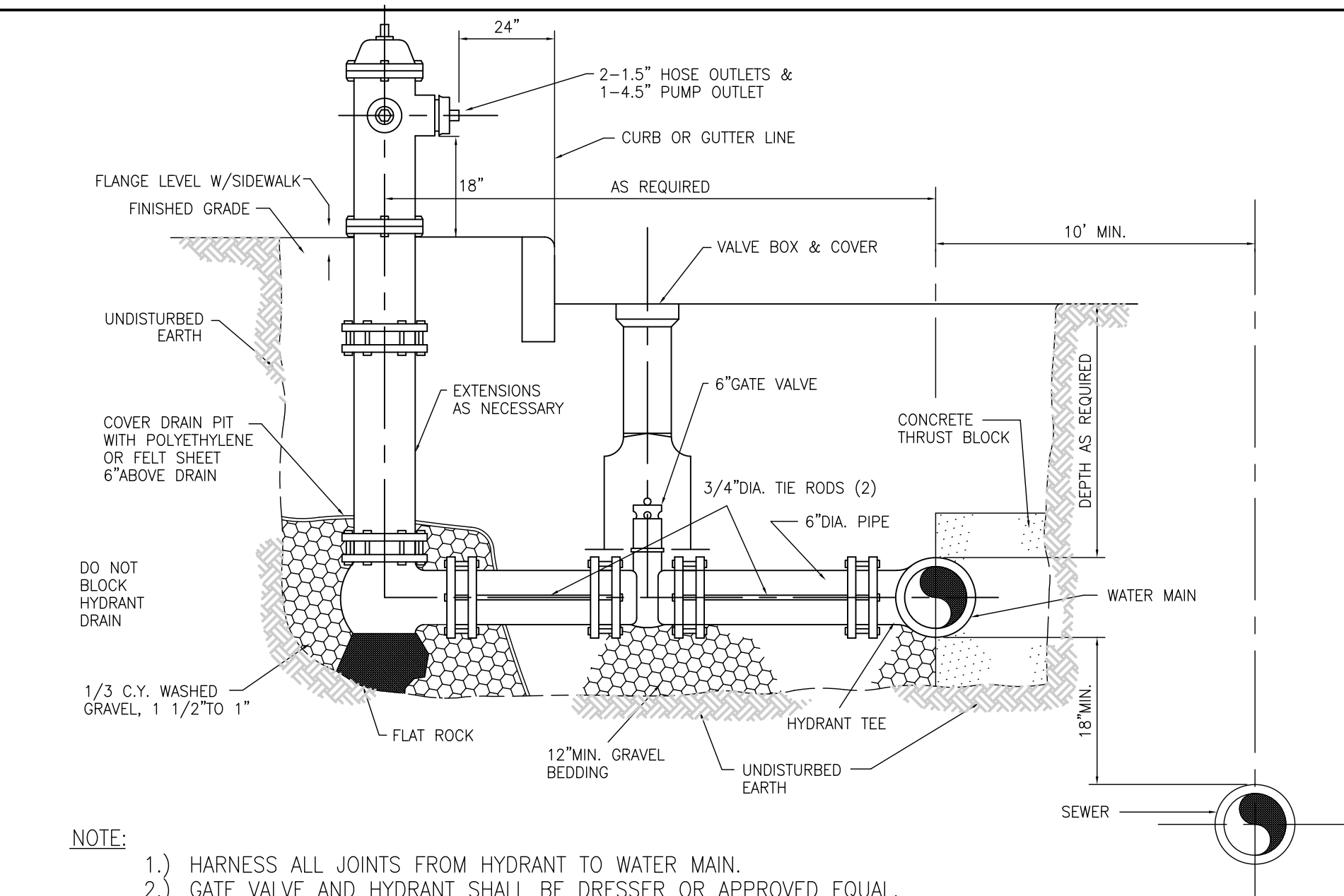
1.24.2022	TRANSFORMER LOCATION MOD
11.22.2021	EX UTILITY NOTES ADDED/EX CB NOTES ADDED/ELEC & PROPANE CONNECTION TO TRANSFORMER AND ENTRY POINT OF PROPANE TO BUILDING IS TBD
DATE	DESCRIPTION

DATE _____ DESCRIPTION _____



DRAWING TITLE
**Drainage & Utilities
Plan**

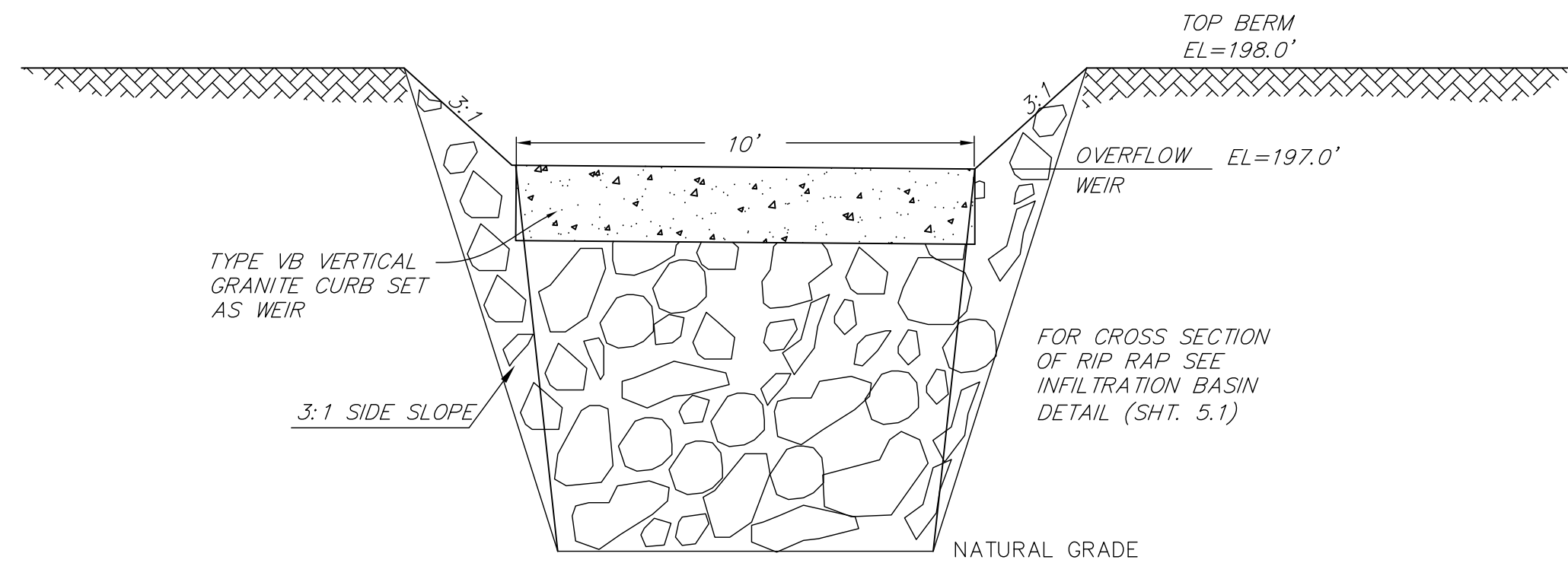
SCALE: 1" = 40'
SEPTEMBER 12, 2021 SHEET NUMBER
20-0242C 4.0



- NOTE:
- 1.) HARNESS ALL JOINTS FROM HYDRANT TO WATER MAIN.
 - 2.) GATE VALVE AND HYDRANT SHALL BE DRESSER OR APPROVED EQUAL.

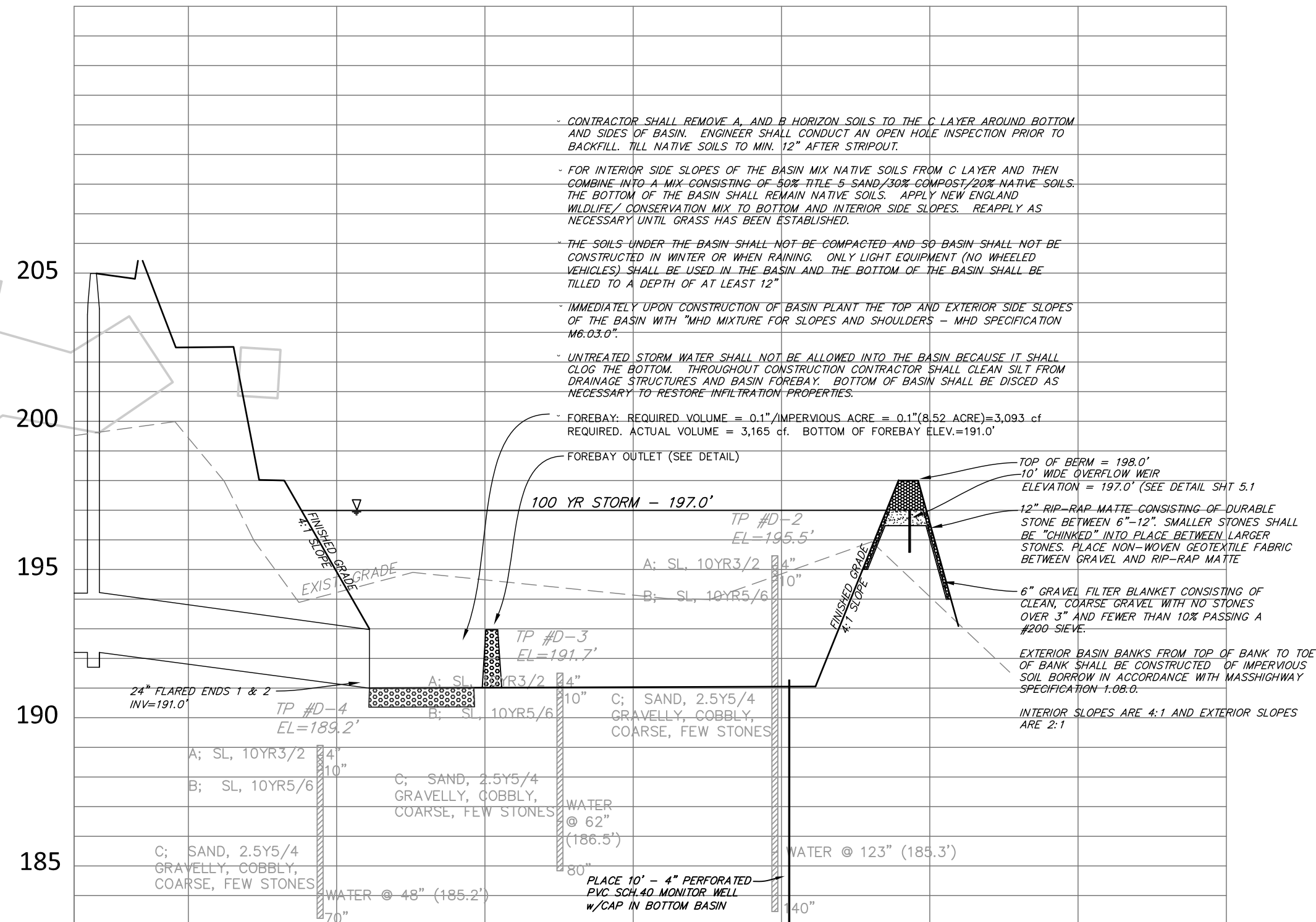
TYPICAL HYDRANT BRANCH ASSEMBLY

NTS



END VIEW OF OVERFLOW WEIR

NTS

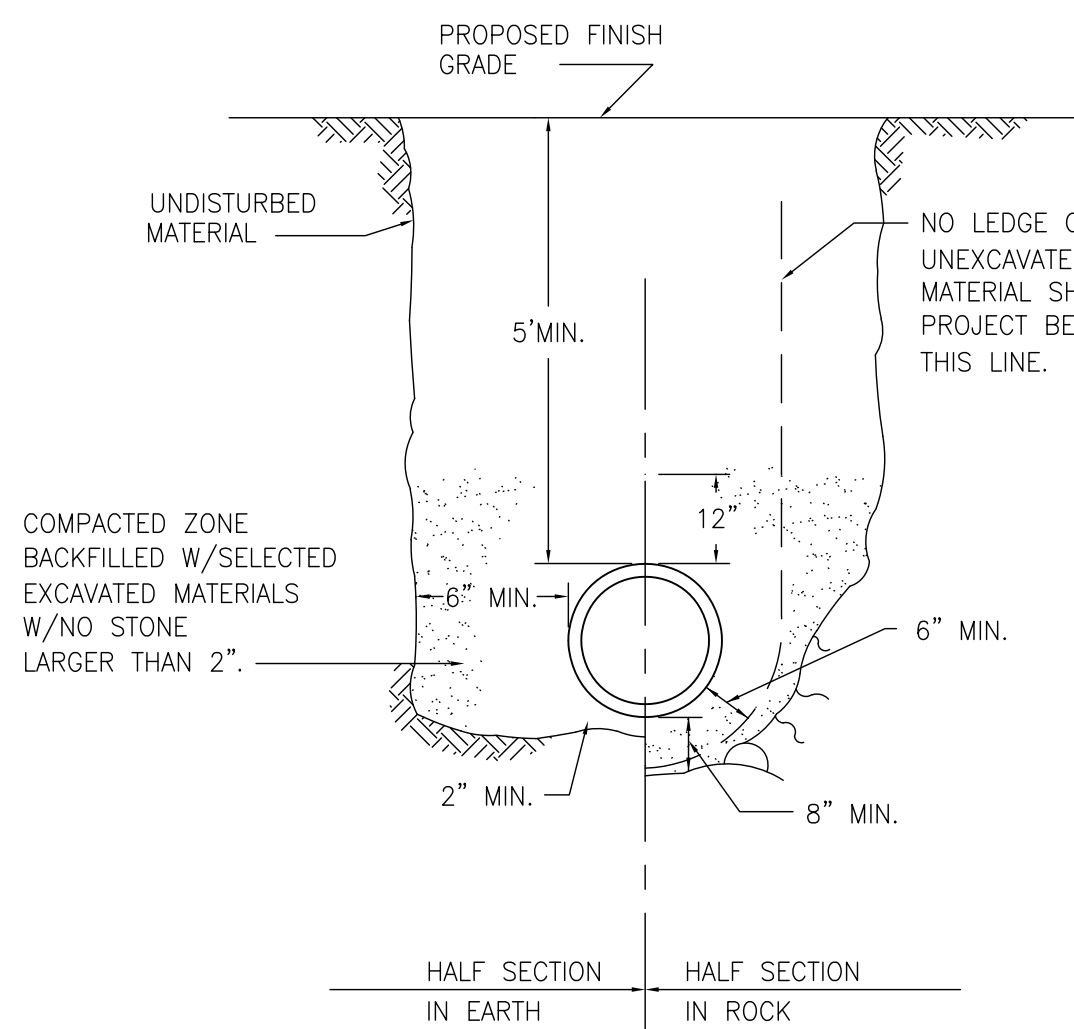


LOT 3 INFILTRATION BASIN

Horizontal Scale: 1" = 40'

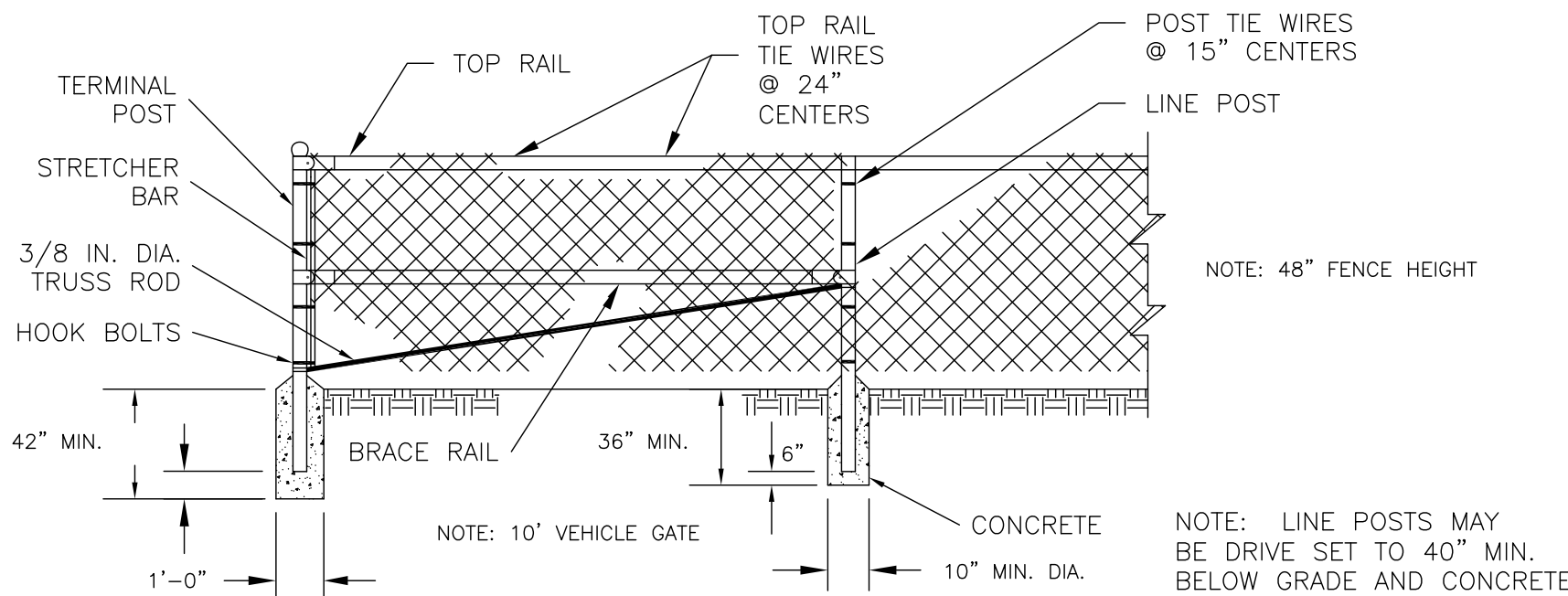
Vertical Scale: 1" = 4'

INFILTRATION BASIN DETAIL



TYPICAL WATER MAIN TRENCH

NTS

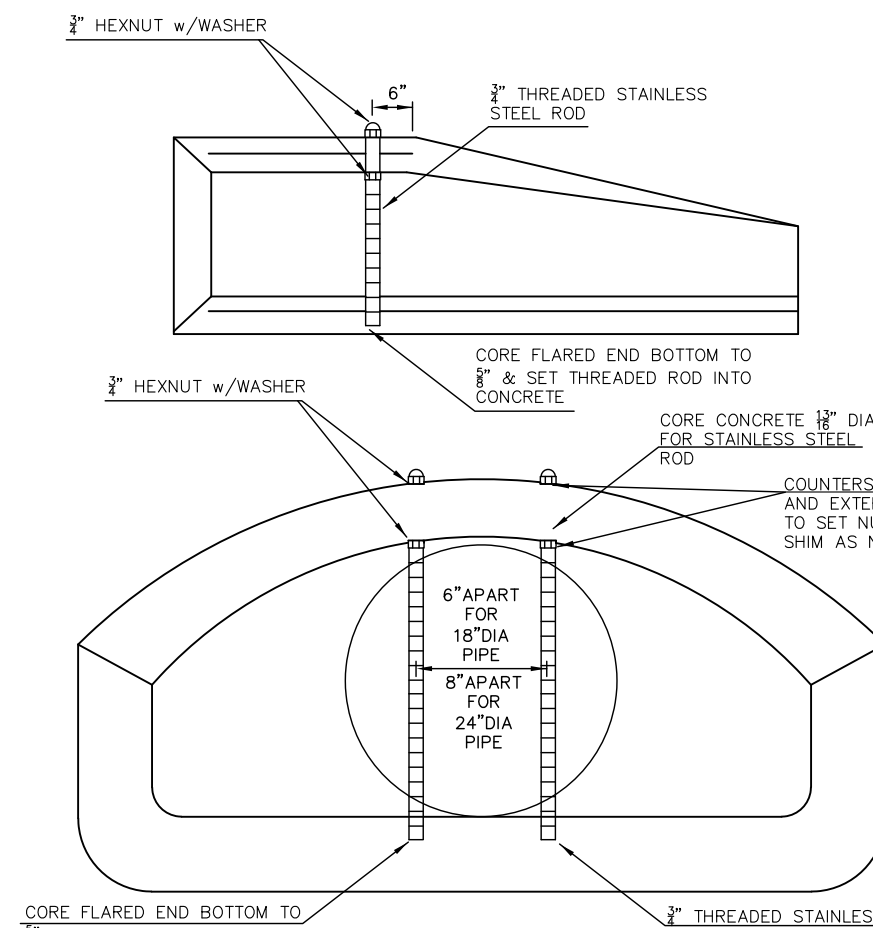


CONSTRUCTION NOTES

1. MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
2. ALL POSTS SHALL BE INSTALLED VERTICALLY. WHERE POSTS ARE INSTALLED ON AN INCLINED SURFACE, THE ANGLE OF THE POST SHALL BE ADJUSTED SO THAT THE POST WILL BE VERTICAL.
3. THE FENCING SHALL BE #9 GAGE FENCE FABRIC, STANDARD 2-INCH CHAIN LINK DIAMOND MESH.

CHAIN LINK FENCE DETAIL

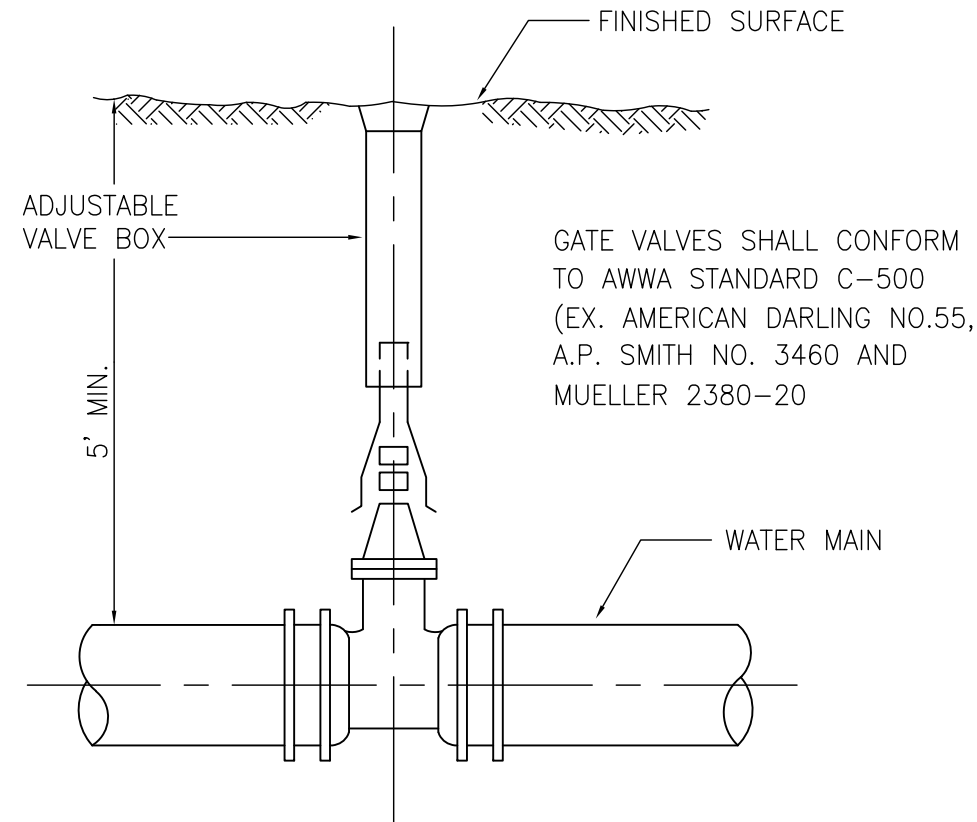
NTS



FLARED END SECURITY BARS

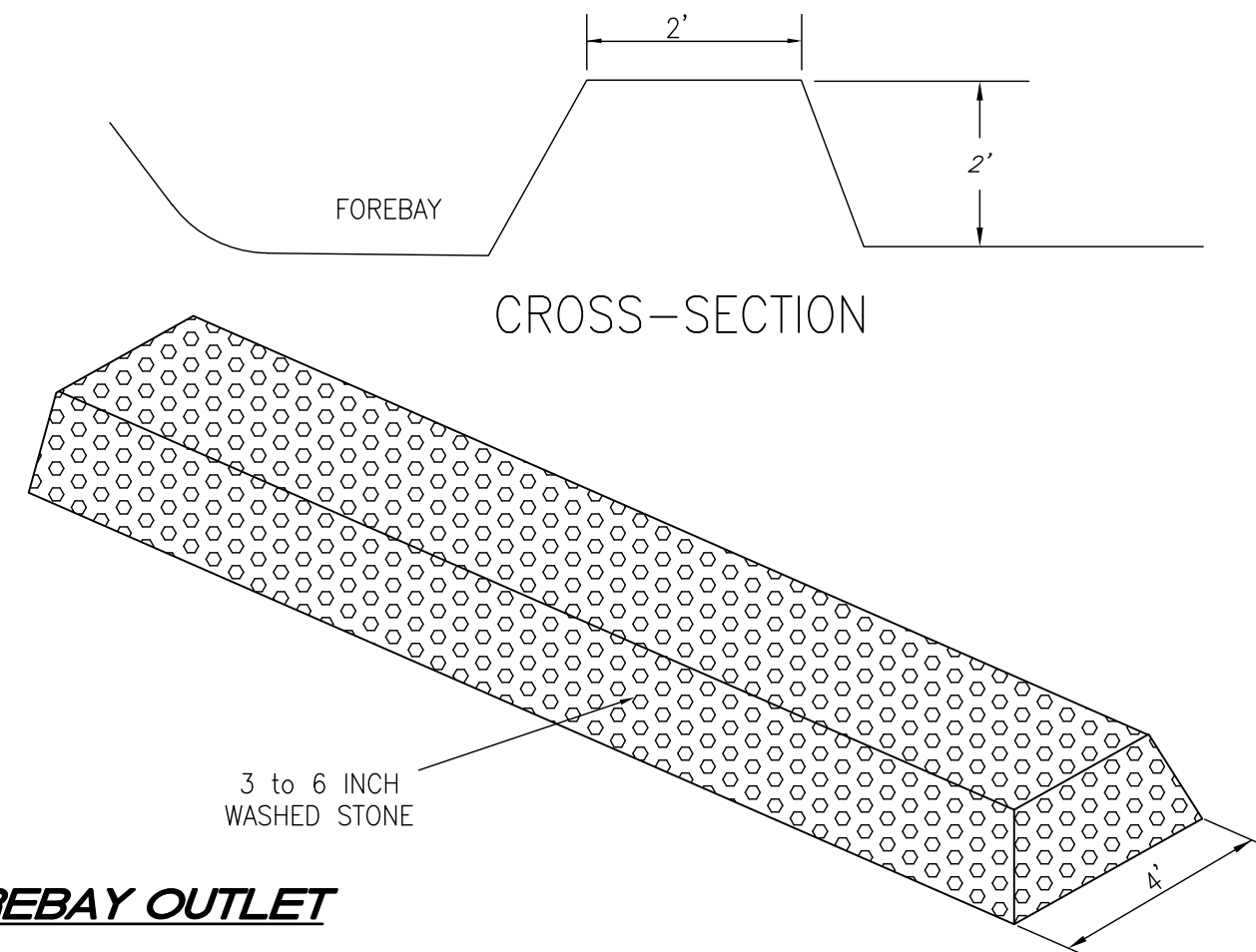
NTS

SET FRAME IN BED OF HIGH EARLY STRENGTH CONCRETE PRIOR TO INSTALLATION OF FINISHED COURSE



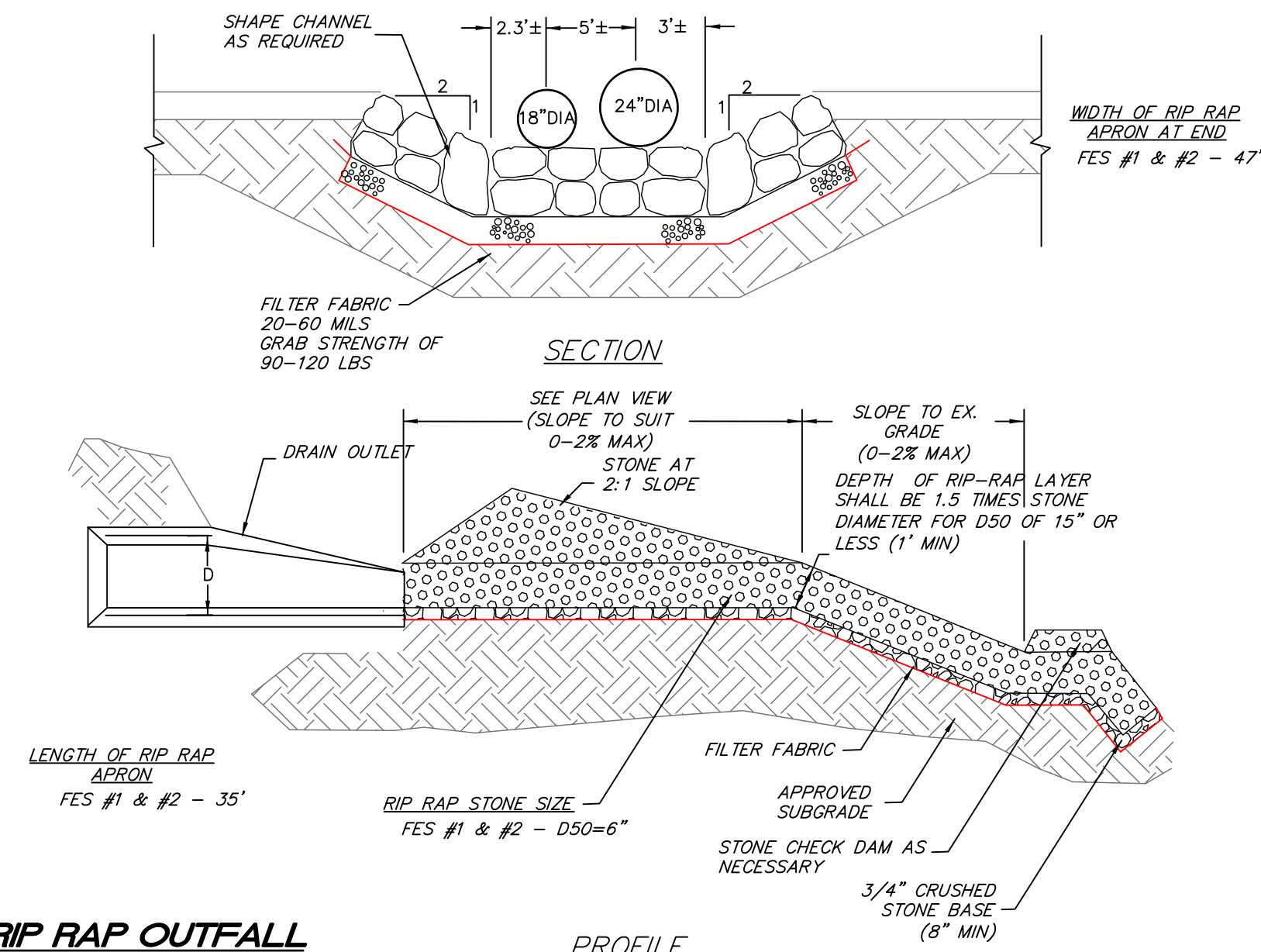
TYPICAL WATER GATE VALVE

NTS



FOREBAY OUTLET

NTS



RIP RAP OUTFALL

NTS

PROFILE

PROJECT:

591 Washington Street
Wrentham,
Massachusetts

OWNER:

WBH, LLC
3 BELCHER STREET
PLAINVILLE, MA 02762

APPLICANT:

ND Acquisitions, LLC
2310 Washington Street
Newton Lower Falls, MA
02462



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

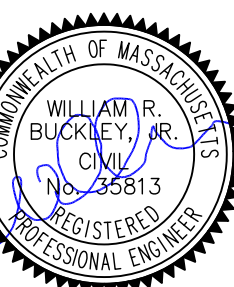
DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ WRENTHAM TOWN CLERK

DATE	DESCRIPTION
1.24.2022	CHAIN LINK FENCE DETAIL ADDED
11.22.2021	BASIN DETAIL MOD/RIP RAP OUTFALL DETAIL MOD/FOREBAY OUTFALL DETAIL MOD/SECURITY BAR DETAIL ADDED

STAMP



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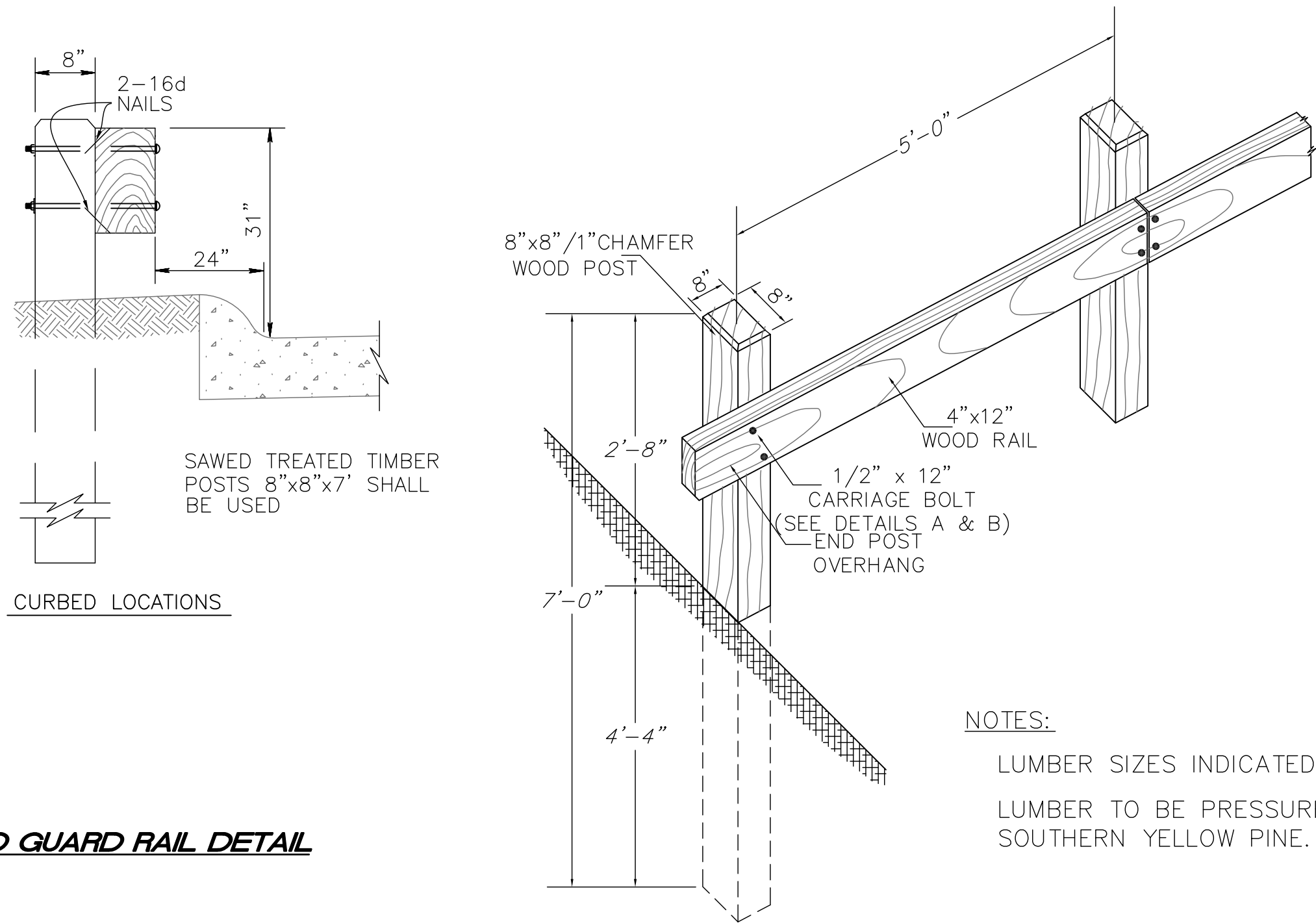
Construction
Details

SCALE: NTS

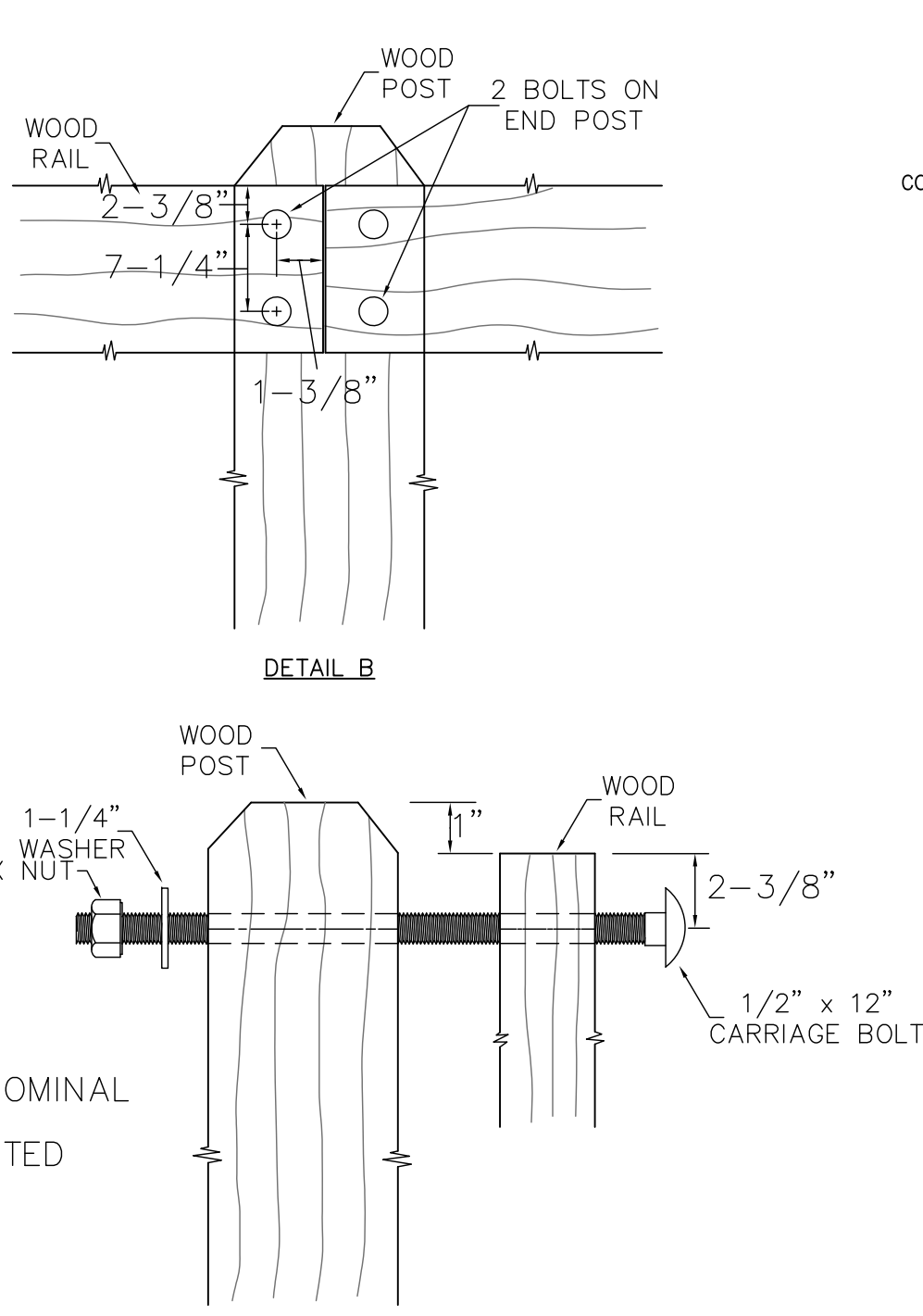
SEPTEMBER 12, 2021 SHEET NUMBER

20-0242G

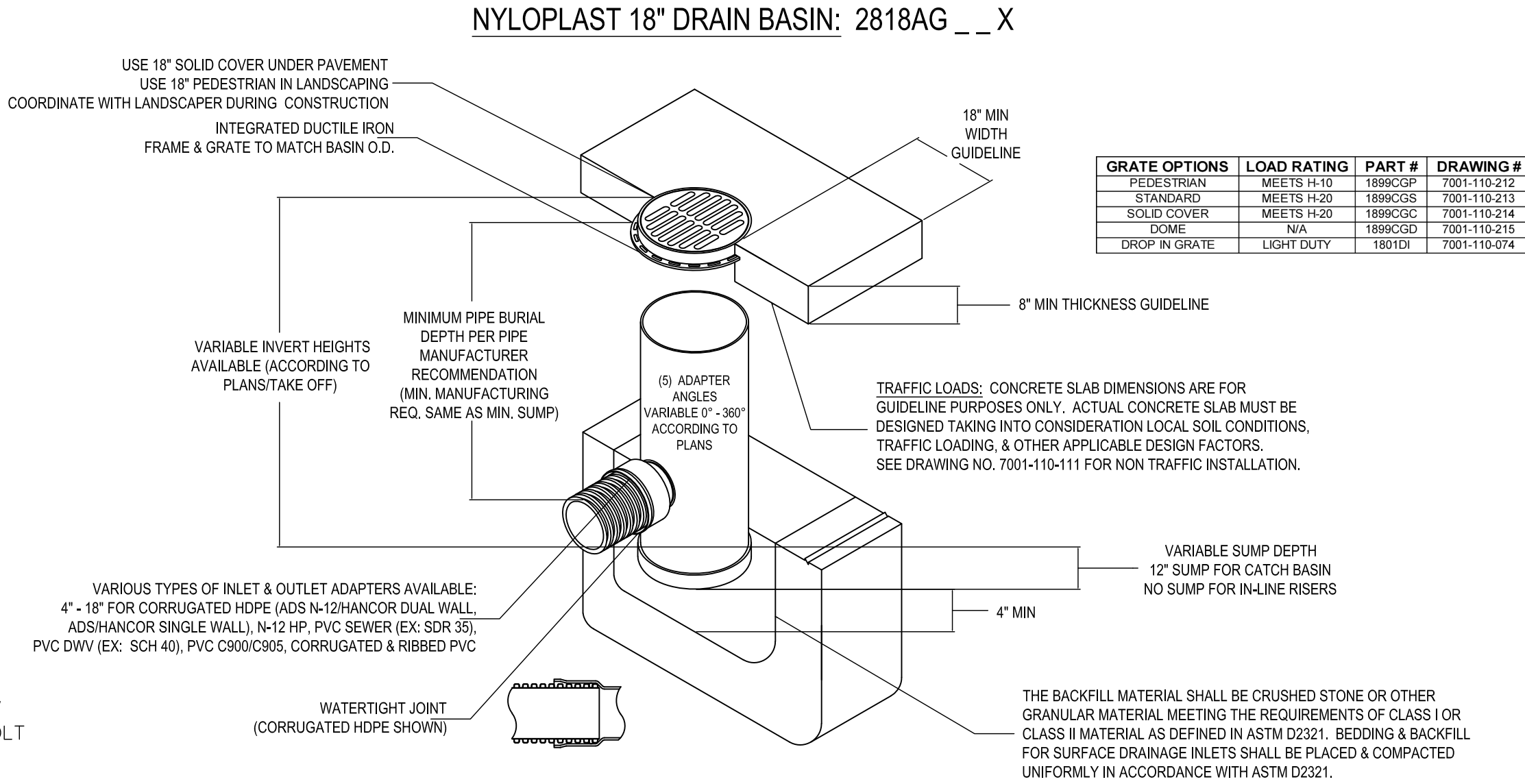
5.1



WOOD GUARD RAIL DETAIL
NTS

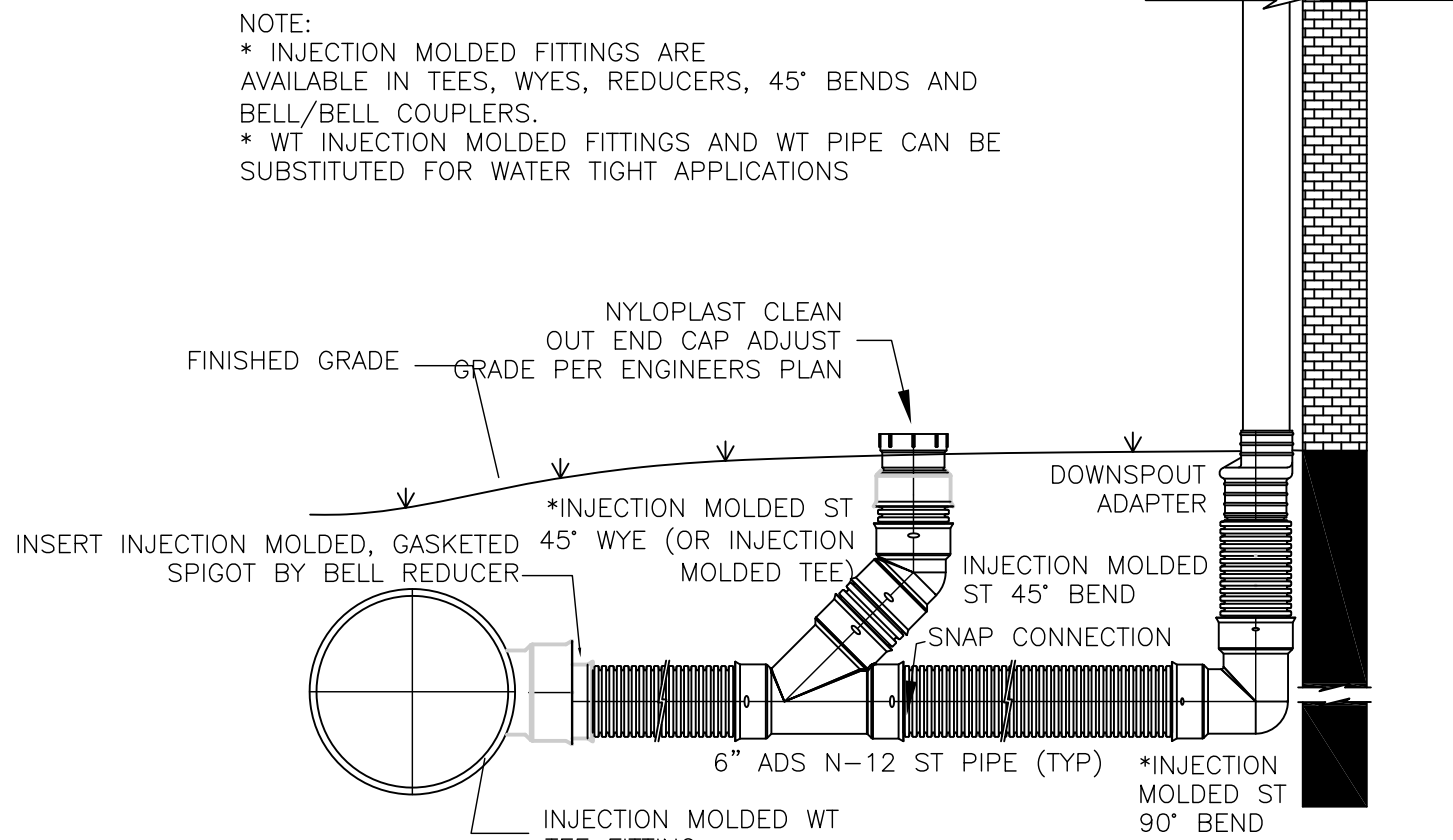


NYOPLAST RISER INSTALLATION DETAIL
NTS

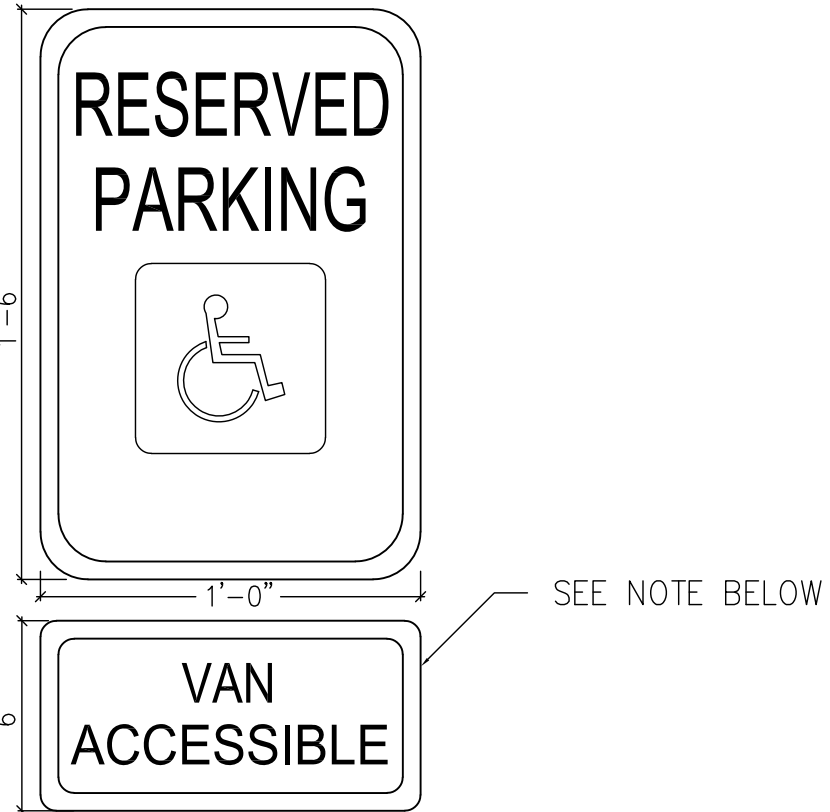


GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1896CGP	7001-110-212
STANDARD	MEETS H-20	1896CGS	7001-110-213
SOLID COVER	MEETS H-20	1896CGC	7001-110-214
DOME	N/A	1896CGD	7001-110-215
DROP IN GRATE	LIGHT DUTY	1897D	7001-110-216

NOTES:
LUMBER SIZES INDICATED ARE NOMINAL
LUMBER TO BE PRESSURE-TREATED
SOUTHERN YELLOW PINE.

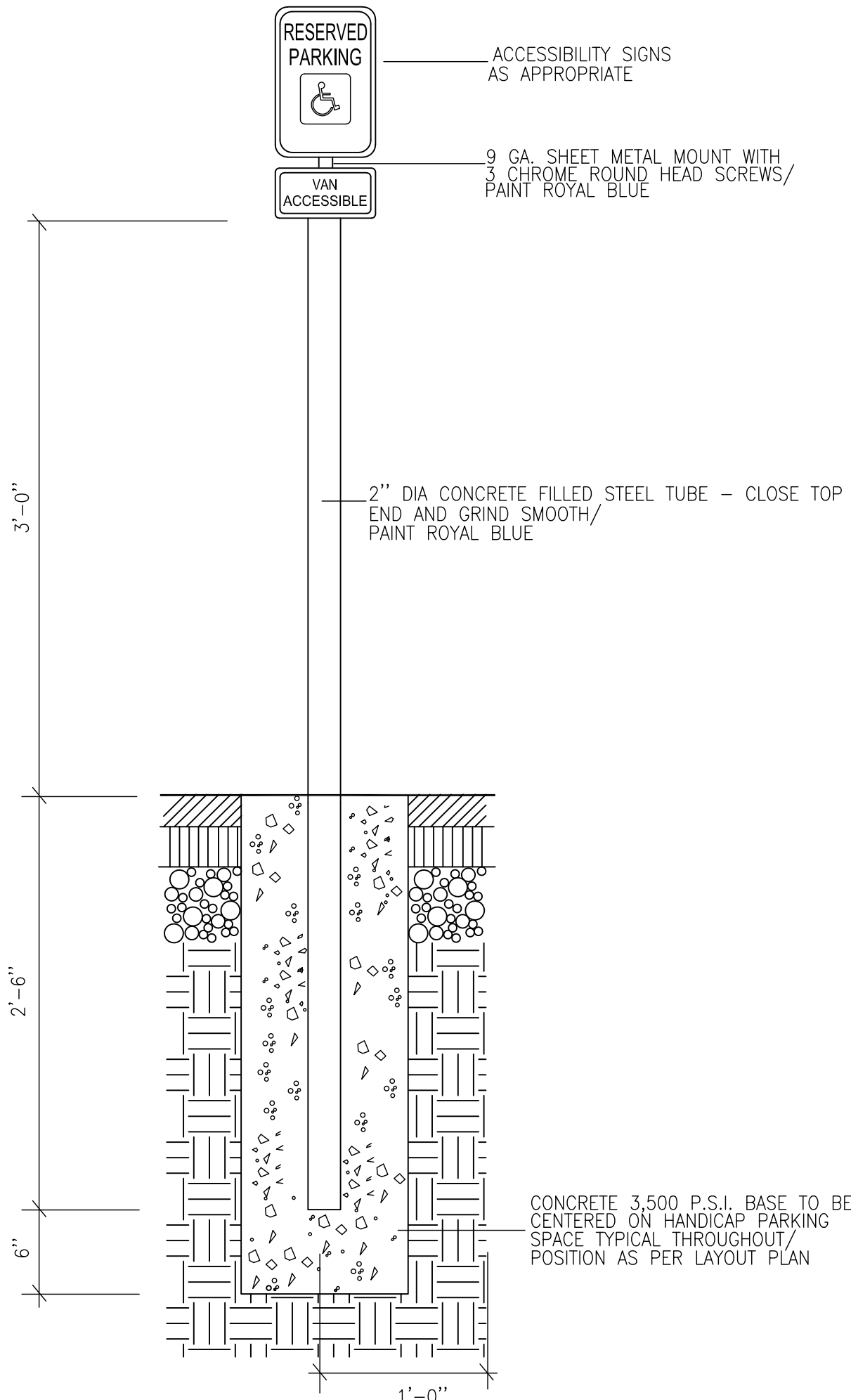


ROOF DRAIN DETAIL WITH CLEANOUT
NTS

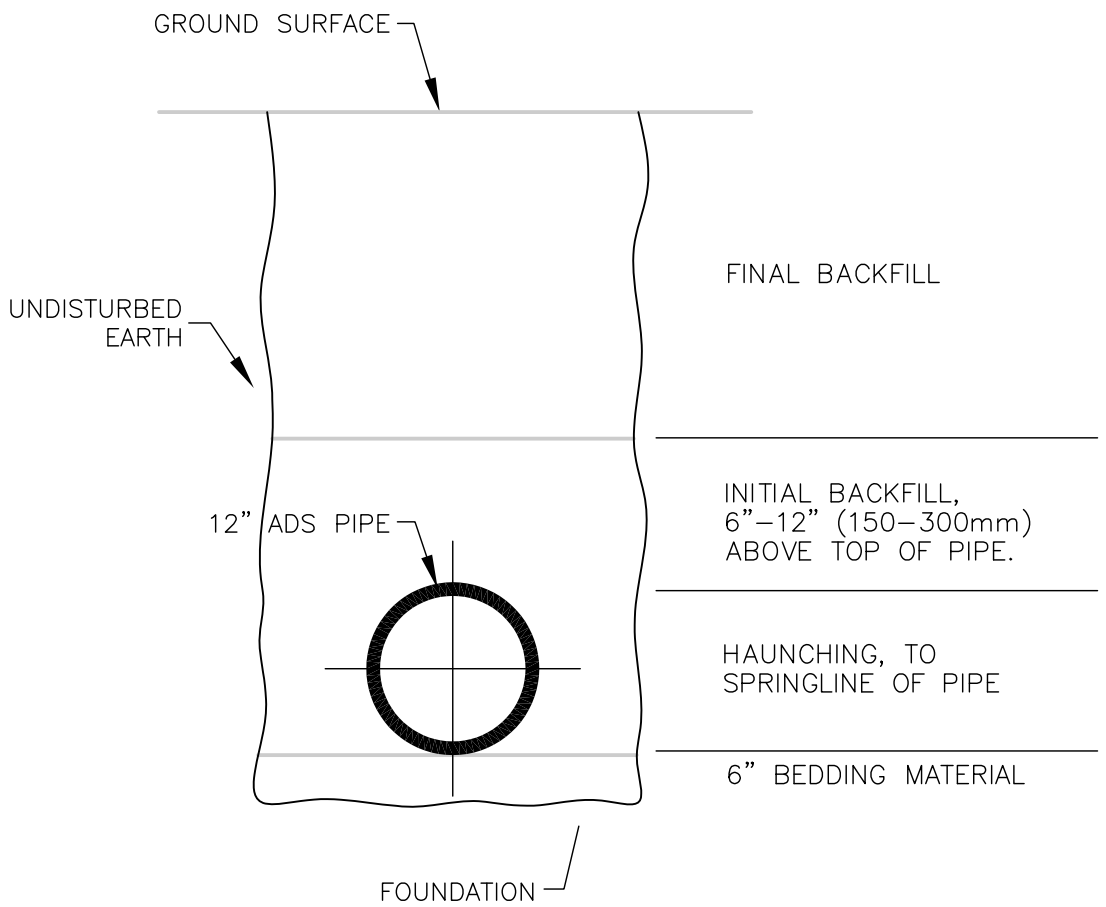


NOTE (R7-8 SIGN): THIS IS A STANDARD SIGN AND MAY BE ORDERED FROM ANY TRAFFIC SIGN SUPPLIER BY NUMBER. THE SIGN MUST BE SUPPLEMENTED WITH A "VAN ACCESSIBLE" SIGN AS APPLICABLE AND/OR AMOUNT OF THE FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S) A MUNICIPALITY MAY IMPOSE. CONFIRM WITH LOCAL REGULATIONS.

ACCESSIBILITY SIGN



HANDICAP PARKING SIGN + BOLLARD
NTS



ADS ROOF DRAIN TRENCH DETAIL
NTS

- NOTES:
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
 - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

NOMINAL Ø in (mm)	MIN. RECOMMENDED TRENCH WIDTH, in (mm)
6 (150)	23 (580)
8 (200)	25 (630)
10 (250)	28 (710)
12 (300)	31 (790)
15 (375)	34 (860)
18 (450)	39 (990)
24 (600)	48 (1220)
 - MINIMUM COVER: MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.

SURFACE LIVE LOADING CONDITION	MINIMUM RECOMMENDED COVER, in (mm)
H25 (FLEXIBLE PAVEMENT)	12 (300), 24 (600) FOR 60" (1500) PIPE
H25 (RIGID PAVEMENT)	12 (300), 24 (600) FOR 60" (1500) PIPE
E80 RAILWAY	24 (600)
HEAVY CONSTRUCTION	48 (1200)
- *TOP OF PIPE TO BOTTOM OF BITUMINOUS PAVEMENT SECTION

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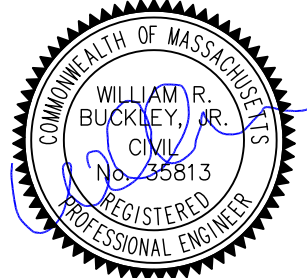
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WRENTHAM PLANNING BOARD

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DATE _____ WRENTHAM TOWN CLERK

DATE	DESCRIPTION
11.22.2021	TREE BOX DETAIL REMOVED

STAMP



DRAWING TITLE

Construction
Details

SCALE: NTS

SEPTEMBER 12, 2021 SHEET NUMBER

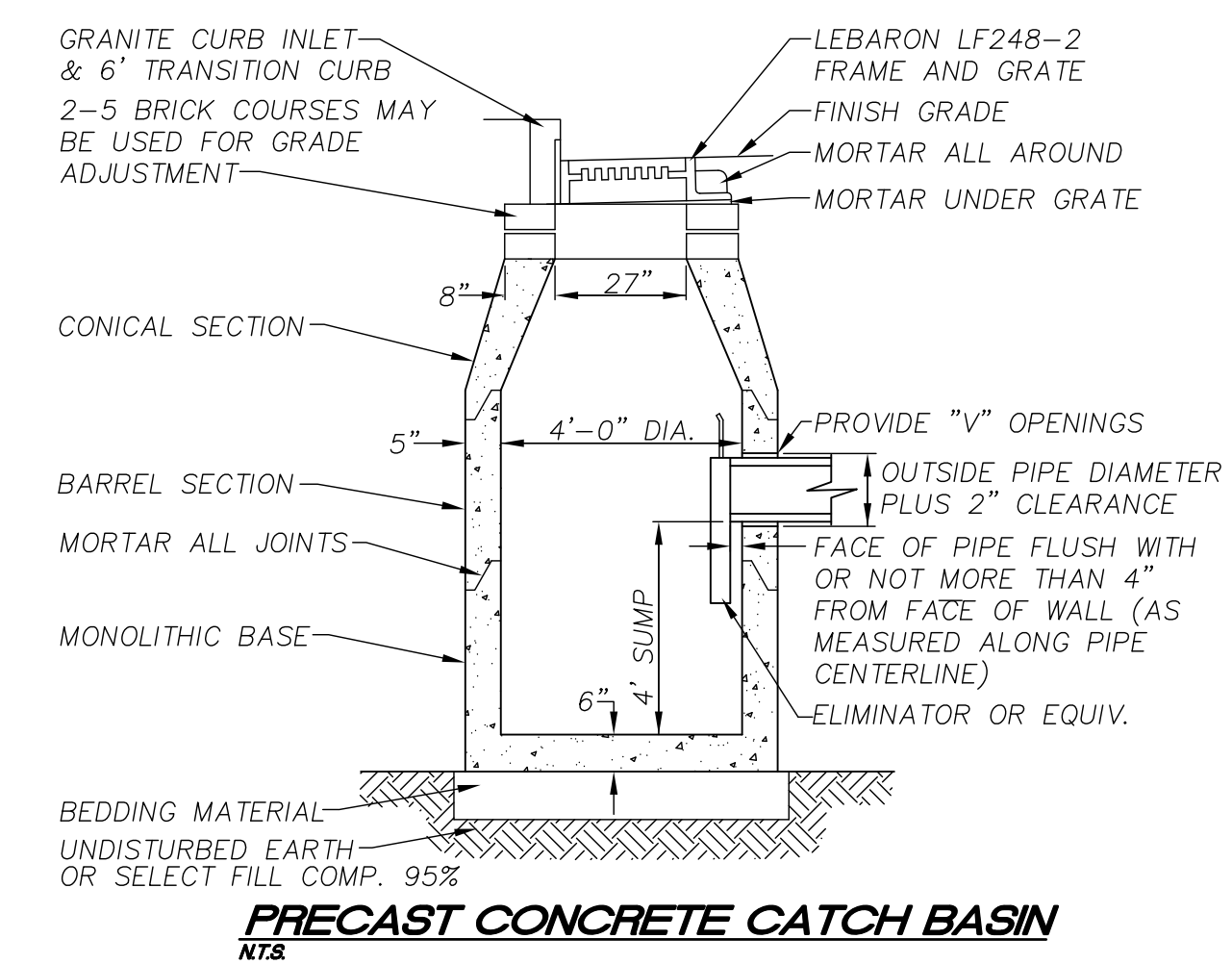
20-0242G

5.2



ROAD PROFILE GRADE - %	*HIGH SIDE TRANSITION LENGTH
0	6'-6"
>0 \Rightarrow 1	7'-8"
>1 \Rightarrow 2	9'
>2 \Rightarrow 3	11'
>3 \Rightarrow 4	14'
>4	15' MAX

WHEEL CHAIR RAMP DETAILS
N.T.S.

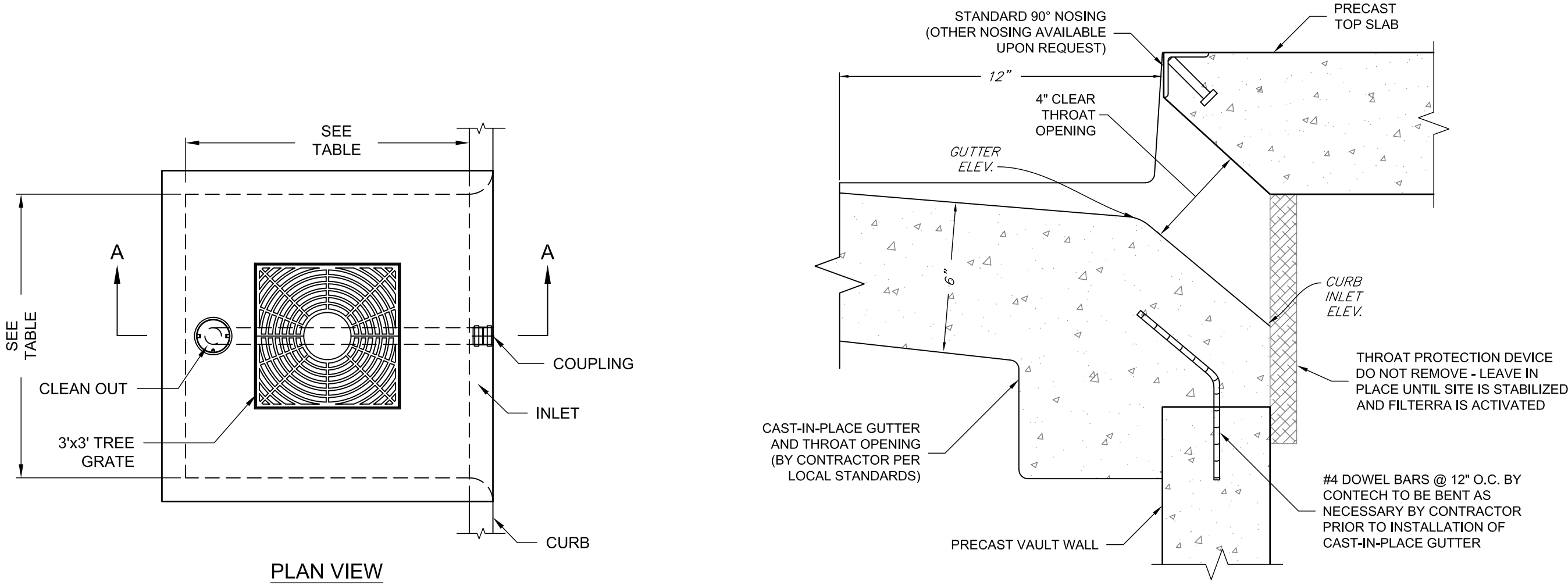


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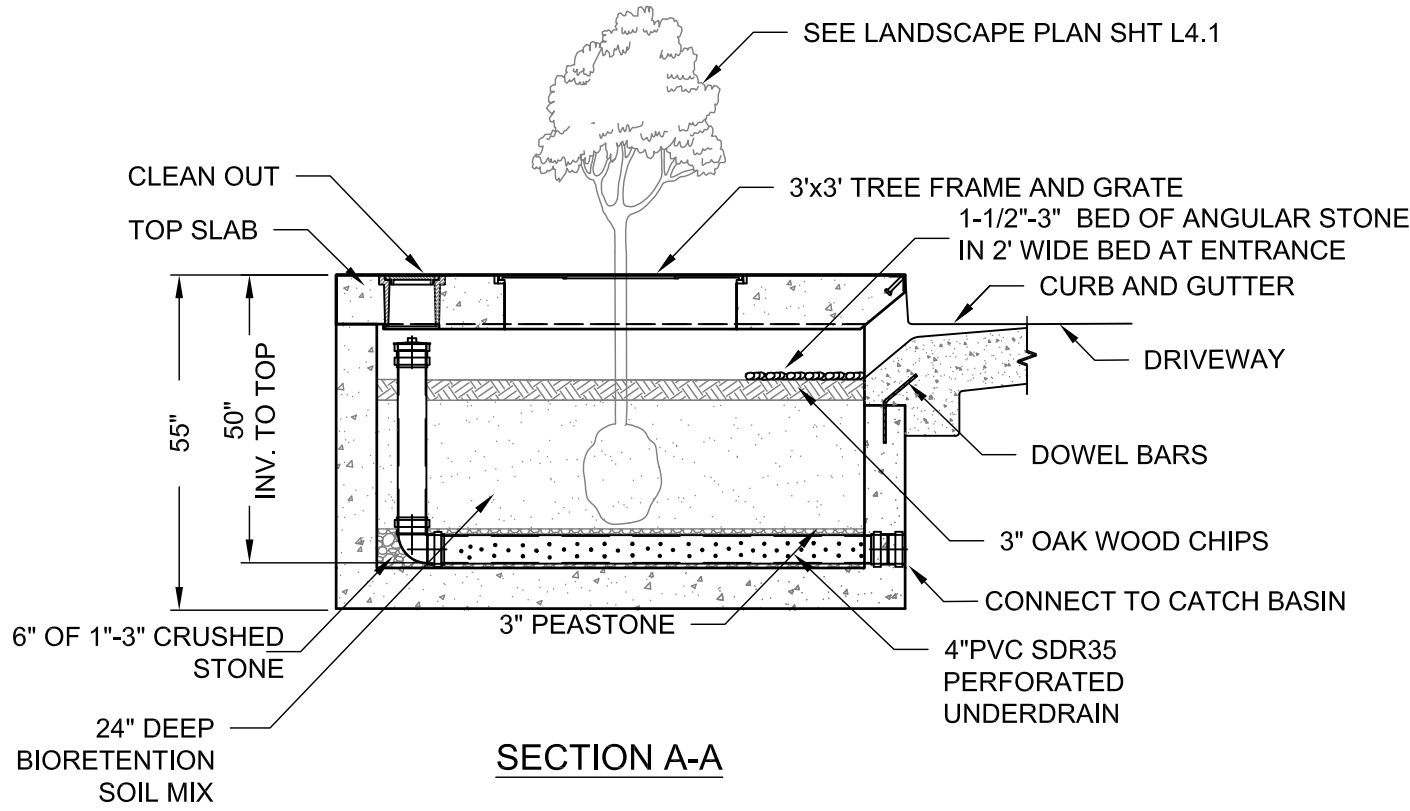
FILTERRA MAXIMUM TREATMENT FLOW RATE (80% TSS REMOVAL) & MAXIMUM ALLOWABLE DRAINAGE AREAS TABLE 1
NEW JERSEY DEP LAB CERTIFICATION FEB. 12, 2021

TABLE OF TREE BOX FILTER DETAILS

TREE BOX FILTER LOCATION	CONTRIBUTING IMPERVIOUS AREA (ACRE)	FLOW (CFS)	SIZE UNIT	CURB INLET ELEV.	GUTTER ELEV.	UNDERDRAIN INVERT	CATCH BASIN DRAIN TO	CATCH BASIN INV (IN) INV (OUT)	OUTLET PIPE DIA
CB1A NORTH	0.18	0.3	8x6	206.1	206.2	203.1	CB1A	202.6	4" SDR35
CB1A SOUTH	0.17	0.3	8x6	206.1	206.2	203.1		202.0	
CB2A NORTH	0.20	0.4	10x6	206.1	206.2	203.1	CB2A	202.6	6" SDR35
CB2A SOUTH	0.17	0.3	8x6	206.1	206.2	203.1		202.0	
CB4A WEST	0.10	0.2	6x6	206.1	206.2	203.1	CB4A	202.6	4" SDR35
CB4A EAST	0.11	0.2	6x6	206.1	206.2	203.1		202.0	
CB5A WEST	0.16	0.3	8x6	206.1	206.2	203.1	CB5A	202.6	4" SDR35
CB5A EAST	0.15	0.3	8x6	206.1	206.2	203.1		202.0	
CB6A	0.17	0.3	8x6	206.1	206.2	203.1	CB6A	202.3 201.8	4" SDR35
CB11A WEST	0.10	0.2	6x6	205.9	206.0	202.9	CB11A	201.6	4" SDR35
CB11A EAST	0.37	0.7	14x8	205.1	205.2	202.1		201.0	



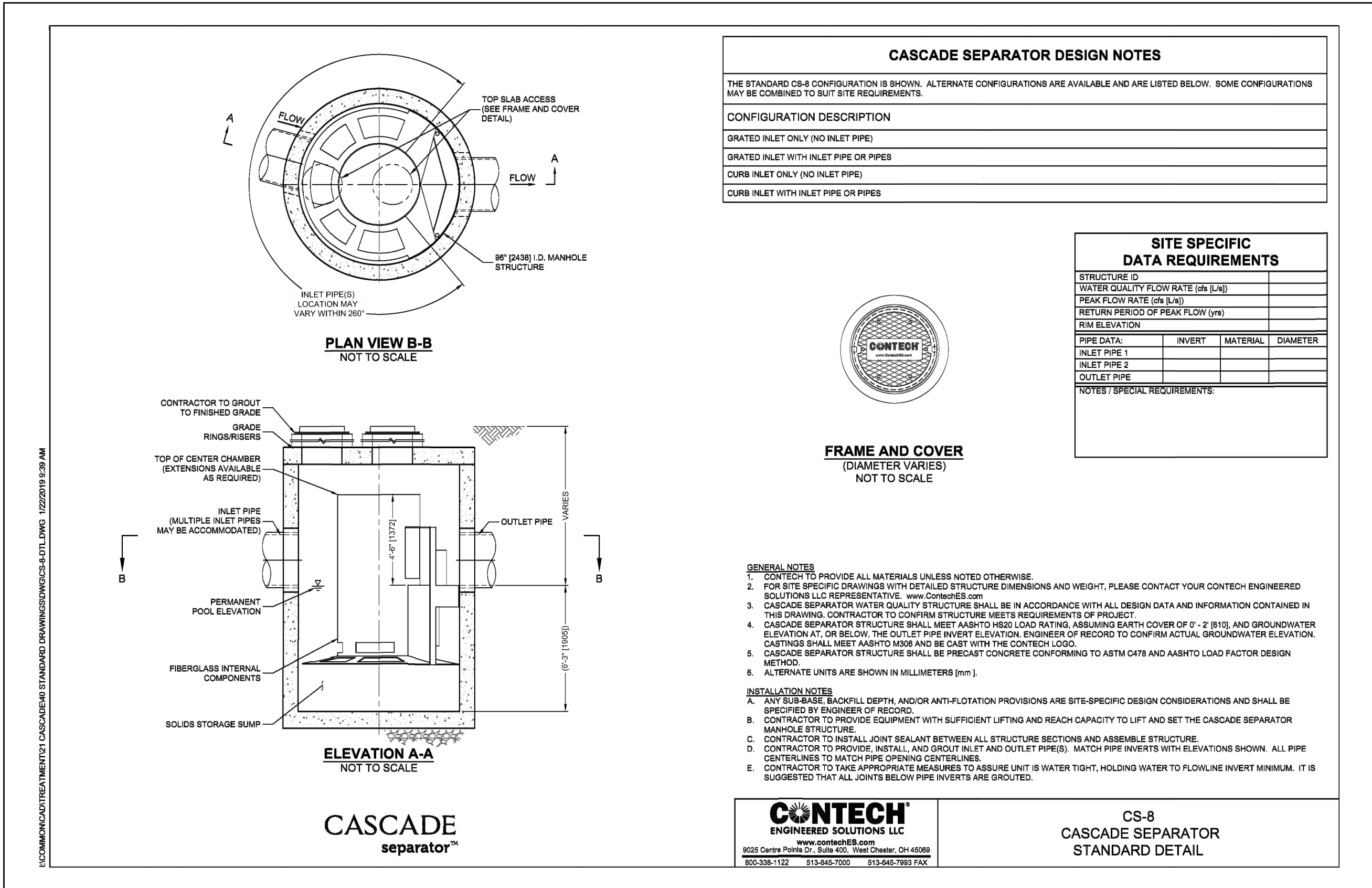
STANDARD THROAT OPENING
NTS



- NOTES:
1. THE BIORETENTION SOIL MIX SHALL CONSIST OF A UNIFORM MIXTURE OF SAND, COMPOST AND SOIL. THE MIX SHALL BE:
40% COARSE SAND (ASTM D422)
20% TOPSOIL (MASSDOT SPEC M1.05.0)
30% COMPOST (YARD WASTE IAW MASS DEP GUIDELINES – NO BIOSOLIDS)
SEE MASSACHUSETTS STORMWATER HANDBOOK, VOL.2, CH.2, P.25

CASCADE MAXIMUM TREATMENT FLOW RATE (50% TSS REMOVAL) TABLE A-1 NEW JERSEY DEP LAB CERTIFICATION
MAY 18, 2020

Table A-1 Cascade Separator™ Models and Associated MTRs			
Model	Manhole Diameter (ft)	MTR (cfs)	50% Maximum Sediment Storage Area Volume (ft³)
CS-3	3	1.02	5.3
CS-4	4	1.80	9.4
CS-5	5	2.81	14.7
CS-6	6	4.05	21.2
CS-8	8	7.20	37.7
CS-10	10	11.3	58.9
CS-12	12	16.2	84.8



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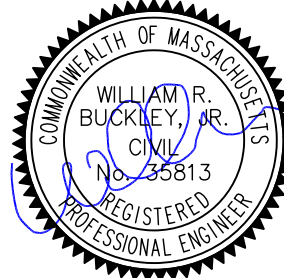
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

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DATE _____ WRENTHAM TOWN CLERK

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DRAWING TITLE

Construction
Details

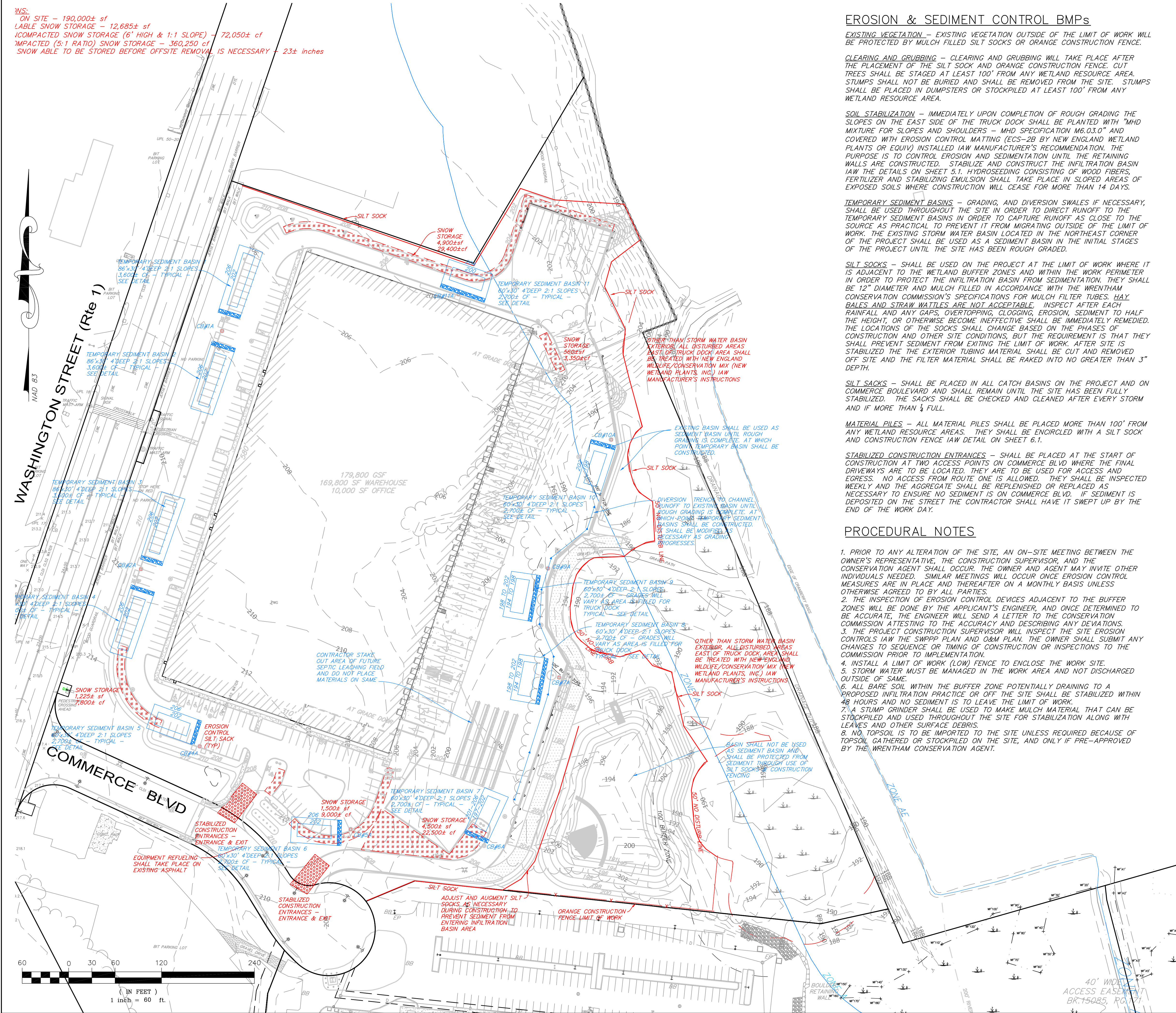
SCALE: NTS

NOVEMBER 22, 2021 SHEET NUMBER

20-0242G

5.4

CONTECH CS-8
NTS



EROSION & SEDIMENT CONTROL BMPs

EXISTING VEGETATION – EXISTING VEGETATION OUTSIDE OF THE LIMIT OF WORK WILL BE PROTECTED BY MULCH FILLED SILT SOCKS OR ORANGE CONSTRUCTION FENCE.

CLEARING AND GRUBBING – CLEARING AND GRUBBING WILL TAKE PLACE AFTER THE PLACEMENT OF THE SILT SOCK AND ORANGE CONSTRUCTION FENCE. CUT TREES SHALL BE STAGED AT LEAST 100' FROM ANY WETLAND RESOURCE AREA. STUMPS SHALL NOT BE BURIED AND SHALL BE REMOVED FROM THE SITE. STUMPS SHALL BE PLACED IN DUMPSTERS OR STOCKPILED AT LEAST 100' FROM ANY WETLAND RESOURCE AREA.

SOIL STABILIZATION – IMMEDIATELY UPON COMPLETION OF ROUGH GRADING THE SLOPES ON THE EAST SIDE OF THE TRUCK DOCK SHALL BE PLANTED WITH "MHD MIXTURE FOR SLOPES AND SHOULDERS – MHD SPECIFICATION M6.03.0" AND COVERED WITH EROSION CONTROL MATTING (ECS-2B BY NEW ENGLAND WETLAND PLANTS OR EQUIV) INSTALLED IAW MANUFACTURER'S RECOMMENDATION. THE PURPOSE IS TO CONTROL EROSION AND SEDIMENTATION UNTIL THE RETAINING WALLS ARE CONSTRUCTED. STABILIZE AND CONSTRUCT THE INFILTRATION BASIN IAW THE DETAILS ON SHEET 5.1. HYDROSEEDING CONSISTING OF WOOD FIBERS, FERTILIZER AND STABILIZING EMULSION SHALL TAKE PLACE IN SLOPED AREAS OF EXPOSED SOILS WHERE CONSTRUCTION WILL CEASE FOR MORE THAN 14 DAYS.

TEMPORARY SEDIMENT BASINS – GRADING, AND DIVERSION SWALES IF NECESSARY, SHALL BE USED THROUGHOUT THE SITE IN ORDER TO DIRECT RUNOFF TO THE TEMPORARY SEDIMENT BASINS IN ORDER TO CAPTURE RUNOFF AS CLOSE TO THE SOURCE AS PRACTICAL TO PREVENT IT FROM MIGRATING OUTSIDE OF THE LIMIT OF WORK. THE EXISTING STORM WATER BASIN LOCATED IN THE NORTHEAST CORNER OF THE PROJECT SHALL BE USED AS A SEDIMENT BASIN IN THE INITIAL STAGES OF THE PROJECT UNTIL THE SITE HAS BEEN ROUGH GRADED.

SILT SOCKS – SHALL BE USED ON THE PROJECT AT THE LIMIT OF WORK WHERE IT IS ADJACENT TO THE WETLAND BUFFER ZONES AND WITHIN THE WORK PERIMETER IN ORDER TO PROTECT THE INFILTRATION BASIN FROM SEDIMENTATION. THEY SHALL BE 12" DIAMETER AND MULCH FILLED IN ACCORDANCE WITH THE WRENTHAM CONSERVATION COMMISSION'S SPECIFICATIONS FOR MULCH FILTER TUBES. HAY BALES AND STRAW WATTLES ARE NOT ACCEPTABLE. INSPECT AFTER EACH RAINFALL AND ANY GAPS, OVERTOPPING, CLOGGING, EROSION, SEDIMENT TO HALF THE HEIGHT, OR OTHERWISE BECOME INEFFECTIVE SHALL BE IMMEDIATELY REMEDIED. THE LOCATIONS OF THE SOCKS SHALL CHANGE BASED ON THE PHASES OF CONSTRUCTION AND OTHER SITE CONDITIONS, BUT THE REQUIREMENT IS THAT THEY SHALL PREVENT SEDIMENT FROM EXITING THE LIMIT OF WORK. AFTER SITE IS STABILIZED THE EXTERIOR TUBING MATERIAL SHALL BE CUT AND REMOVED OFF SITE AND THE FILTER MATERIAL SHALL BE RAKED INTO NO GREATER THAN 3" DEPTH.

SILT SACKS – SHALL BE PLACED IN ALL CATCH BASINS ON THE PROJECT AND ON COMMERCE BOULEVARD AND SHALL REMAIN UNTIL THE SITE HAS BEEN FULLY STABILIZED. THE SACKS SHALL BE CHECKED AND CLEANED AFTER EVERY STORM AND IF MORE THAN 1/2 FULL.

MATERIAL PILES – ALL MATERIAL PILES SHALL BE PLACED MORE THAN 100' FROM ANY WETLAND RESOURCE AREAS. THEY SHALL BE ENCLOSED WITH A SILT SOCK AND CONSTRUCTION FENCE IAW DETAIL ON SHEET 6.1.

STABILIZED CONSTRUCTION ENTRANCES – SHALL BE PLACED AT THE START OF CONSTRUCTION AT TWO ACCESS POINTS ON COMMERCE BLVD WHERE THE FINAL DRIVEWAYS ARE TO BE LOCATED. THEY ARE TO BE USED FOR ACCESS AND EGRESS. NO ACCESS FROM ROUTE ONE IS ALLOWED. THEY SHALL BE INSPECTED WEEKLY AND THE AGGREGATE SHALL BE REPLENISHED OR REPLACED AS NECESSARY TO ENSURE NO SEDIMENT IS ON COMMERCE BLVD. IF SEDIMENT IS DEPOSITED ON THE STREET THE CONTRACTOR SHALL HAVE IT SWEEPED UP BY THE END OF THE WORK DAY.

PROCEDURAL NOTES

1. PRIOR TO ANY ALTERATION OF THE SITE, AN ON-SITE MEETING BETWEEN THE OWNER'S REPRESENTATIVE, THE CONSTRUCTION SUPERVISOR, AND THE CONSERVATION AGENT SHALL OCCUR. THE OWNER AND AGENT MAY INVITE OTHER INDIVIDUALS NEEDED. SIMILAR MEETINGS WILL OCCUR ONCE EROSION CONTROL MEASURES ARE IN PLACE AND THEREAFTER ON A MONTHLY BASIS UNLESS OTHERWISE AGREED TO BY ALL PARTIES.
2. THE INSPECTION OF EROSION CONTROL DEVICES ADJACENT TO THE BUFFER ZONES WILL BE DONE BY THE APPLICANT'S ENGINEER, AND ONCE DETERMINED TO BE ACCURATE, THE ENGINEER WILL SEND A LETTER TO THE CONSERVATION COMMISSION ATTESTING TO THE ACCURACY AND DESCRIBING ANY DEVIATIONS.
3. THE PROJECT CONSTRUCTION SUPERVISOR WILL INSPECT THE SITE EROSION CONTROLS IAW THE SWPPP PLAN AND O&M PLAN. THE OWNER SHALL SUBMIT ANY CHANGES TO SEQUENCE OR TIMING OF CONSTRUCTION OR INSPECTIONS TO THE COMMISSION PRIOR TO IMPLEMENTATION.
4. INSTALL A LIMIT OF WORK (LOW) FENCE TO ENCLOSE THE WORK SITE.
5. STORM WATER MUST BE MANAGED IN THE WORK AREA AND NOT DISCHARGED OUTSIDE OF SAME.
6. ALL BARE SOIL WITHIN THE BUFFER ZONE POTENTIALLY DRAINING TO A PROPOSED INFILTRATION PRACTICE OR OFF THE SITE SHALL BE STABILIZED WITHIN 48 HOURS AND NO SEDIMENT IS TO LEAVE THE LIMIT OF WORK.
7. A STUMP GRINDER SHALL BE USED TO MAKE MULCH MATERIAL THAT CAN BE STOCKPILED AND USED THROUGHOUT THE SITE FOR STABILIZATION ALONG WITH LEAVES AND OTHER SURFACE DEBRIS.
8. NO TOPSOIL IS TO BE IMPORTED TO THE SITE UNLESS REQUIRED BECAUSE OF TOPSOIL GATHERED OR STOCKPILED ON THE SITE, AND ONLY IF PRE-APPROVED BY THE WRENTHAM CONSERVATION AGENT.

LEGEND

SILT SOCK
SILT SACK

ALONG THE LIMIT OF WORK LINES WHERE SILT SOCKS ARE NOT SPECIFIED THE CONTRACTOR SHALL MARK THE LIMIT OF WORK WITH ORANGE CONSTRUCTION FENCING.

PROJECT PHASING

PHASE 1:
EST. START DATE: _____
EST. FINISH DATE: _____

INSTALL EROSION CONTROLS AND LIMITS OF WORK, CLEAR TREES TO LIMIT OF WORK, GRUBBING AND REMOVAL OF STUMPS FROM SITE. INSTALLATION OF TEMPORARY SEDIMENT BASINS.

PHASE 2:
EST. START DATE: _____
EST. FINISH DATE: _____

IMPORT AND PLACEMENT OF MATERIAL TO BRING PARKING AREAS AND BUILDING TO SUBGRADE. CONSTRUCTION OF BUILDING FOOTINGS AND FOUNDATIONS.

PHASE 3:
EST. START DATE: _____
EST. FINISH DATE: _____

INSTALLATION OF DRAINAGE AND UTILITIES. CONSTRUCTION OF STORM WATER BASIN. CONTINUE CONSTRUCTION OF BUILDING. BASE COURSE OF PAVEMENT.

PHASE 4:
EST. START DATE: _____
EST. FINISH DATE: _____

COMPLETE CONSTRUCTION OF BUILDING. INSTALL SIDEWALKS AND FINISHED COURSE OF PAVEMENT. COMPLETE LANDSCAPING OF DISTURBED AREAS. REMOVE EROSION CONTROLS ONCE SITE IS FULLY STABILIZED.

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Bay Colony Group, Inc.
Professional Civil Engineers &
Professional Land Surveyors

FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
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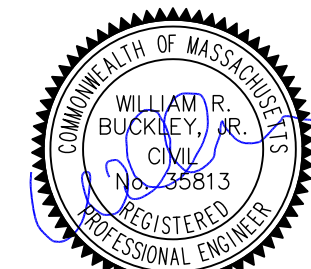
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DATE WRENTHAM TOWN CLERK

11.22.2021	NARRATIVE & SCHEDULE ADDED/TEMP SEDIMENT BASINS ADDED/SILT SOCKS MOD/SEED MIX SPECIFIED
DATE	DESCRIPTION

STAMP



DRAWING TITLE

SWPPP & Snow
Storage Plan

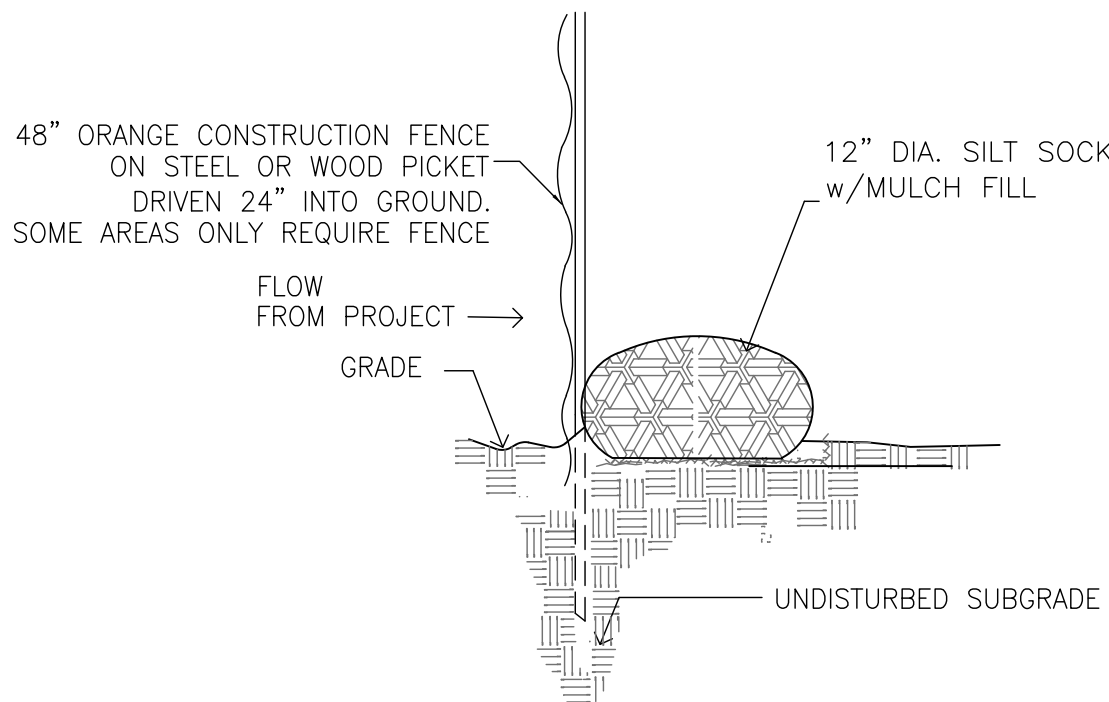
SCALE: 1" = 60'

SEPTEMBER 12, 2021 SHEET NUMBER

20-0242G

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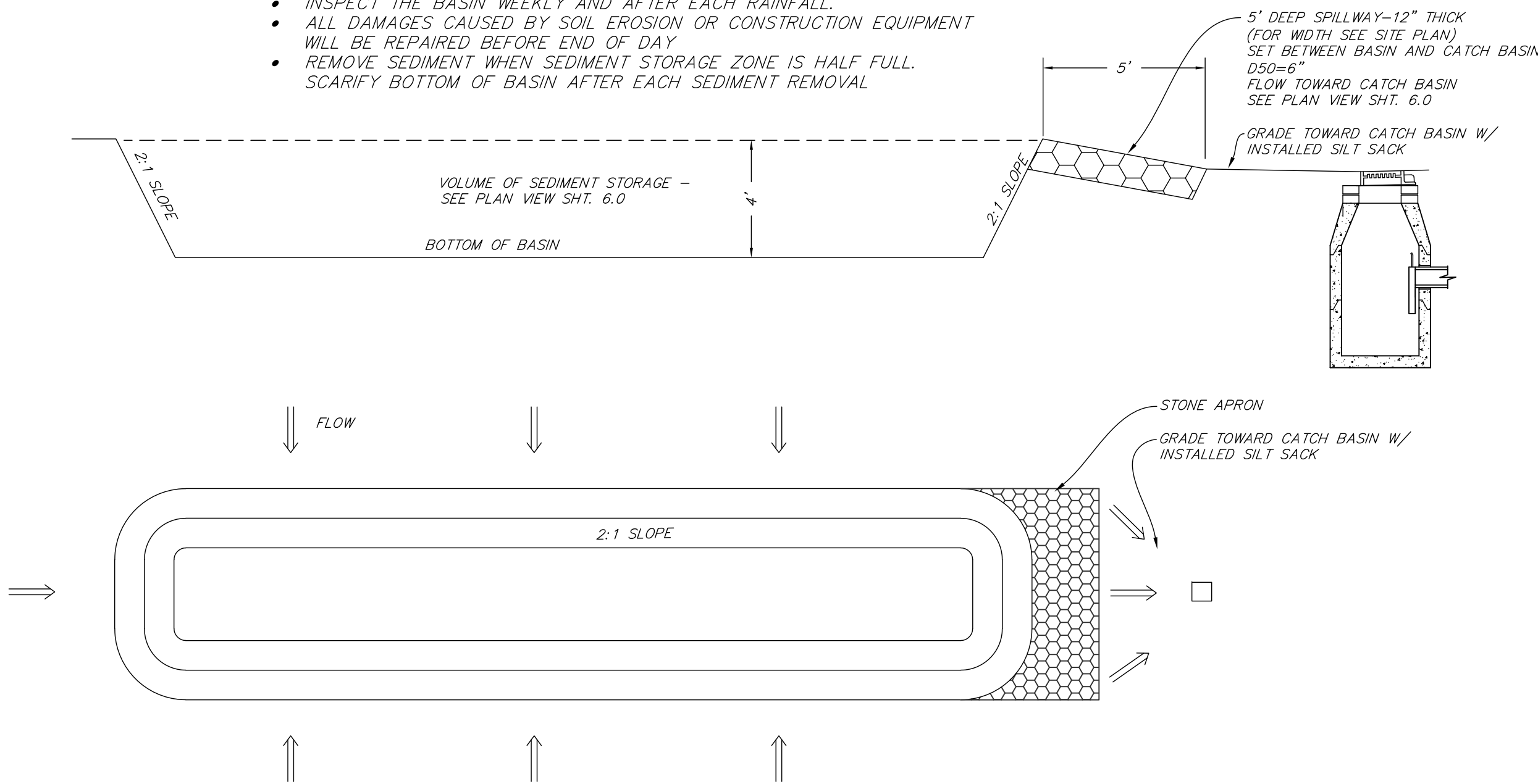
THEY SHALL BE 12" DIAMETER AND MULCH FILLED IN ACCORDANCE WITH THE WRENTHAM CONSERVATION COMMISSION'S SPECIFICATIONS FOR MULCH FILTER TUBES. HAY BALES AND STRAW WATTLES ARE NOT ACCEPTABLE.



SILT SOCK EROSION CONTROL

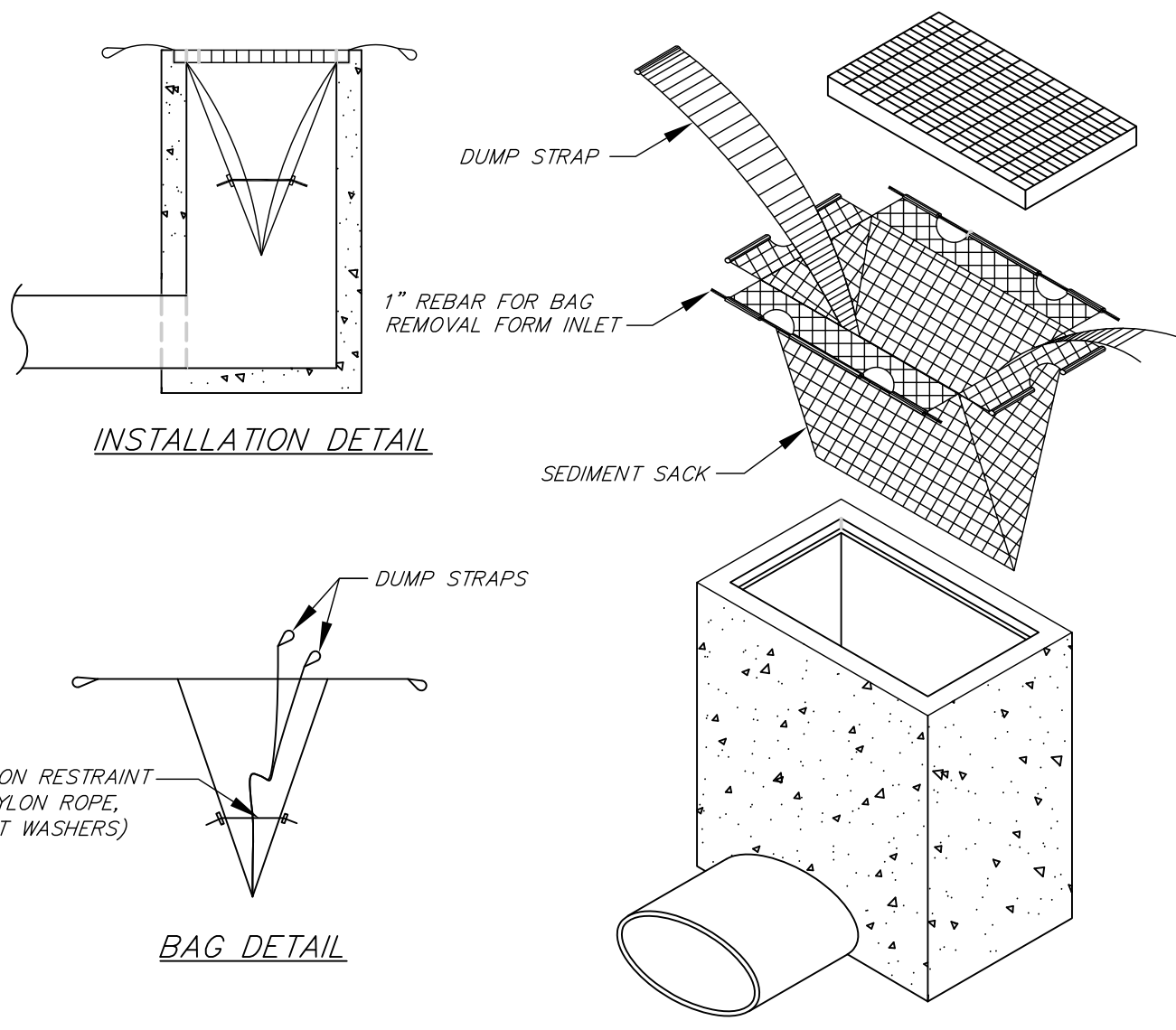
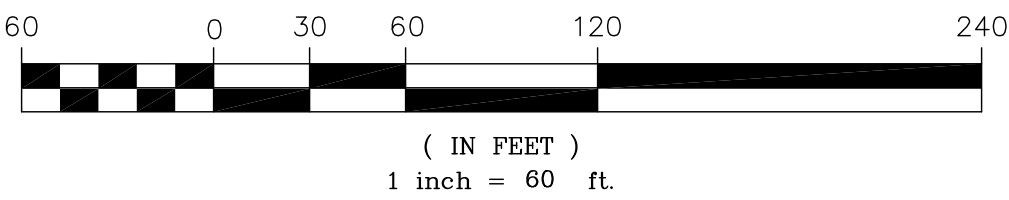
NTS

- CONSTRUCT BASIN BY EXCAVATING BASIN BEFORE ANY GRADING WORK BEGINS
- THE BASIN AREA MUST BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION
- IF NECESSARY, FILL MATERIAL MUST BE CLEAN, LOW PERMEABILITY, MINERAL FREE SOIL FREE OF 3" OR LARGER ROCKS AND OTHER NON-SOIL MATERIAL
- SCARIFY BOTTOM OF BASIN TO A DEPTH OF 12"
- SEED BASIN SIDEWALLS IMMEDIATELY AFTER CONSTRUCTION.
- INSPECT THE BASIN WEEKLY AND AFTER EACH RAINFALL.
- ALL DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION EQUIPMENT WILL BE REPAIRED BEFORE END OF DAY
- REMOVE SEDIMENT WHEN SEDIMENT STORAGE ZONE IS HALF FULL. SCARIFY BOTTOM OF BASIN AFTER EACH SEDIMENT REMOVAL



TEMPORARY SEDIMENT BASIN DETAIL

NTS

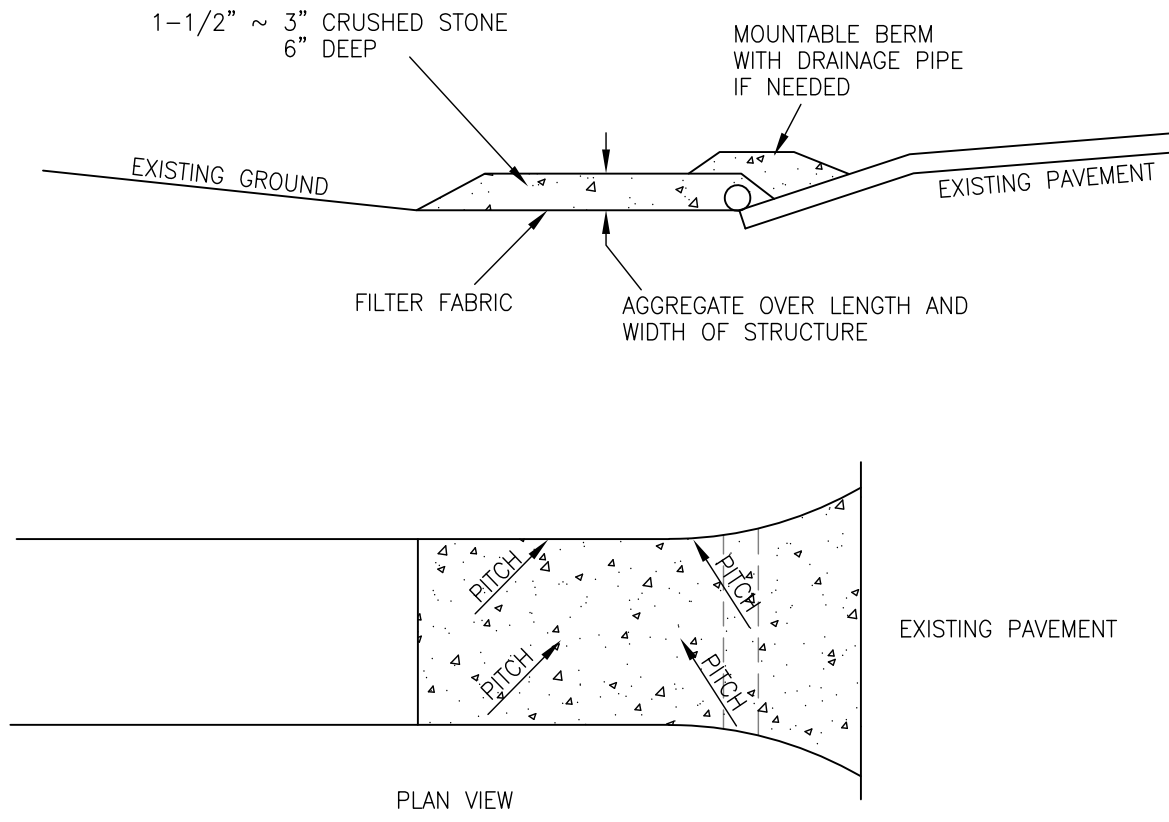


INSTALLATION DETAIL

BAG DETAIL

SILT SACK

NTS



STABILIZED CONSTRUCTION ENTRANCE

NTS

THE SITE SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT VEHICLES EXITING THE SITE HAVE MATERIAL COVERS IN PLACE AND THAT VEHICLES ARE CLEANED OFF BEFORE EXITING SITE.

ANY SEDIMENT ON COMMERCE BLVD SHALL BE CLEANED DAILY.

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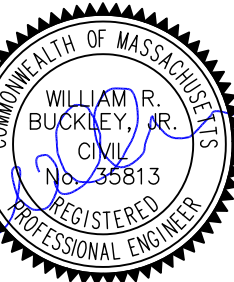
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DATE _____ WRENTHAM TOWN CLERK

11.22.2021	TEMP SEDIMENT BASIN DETAIL ADDED/CONST. ENT. DETAIL MODIFIED/SILT SOCK DETAIL MOD
DATE	DESCRIPTION

STAMP



DRAWING TITLE

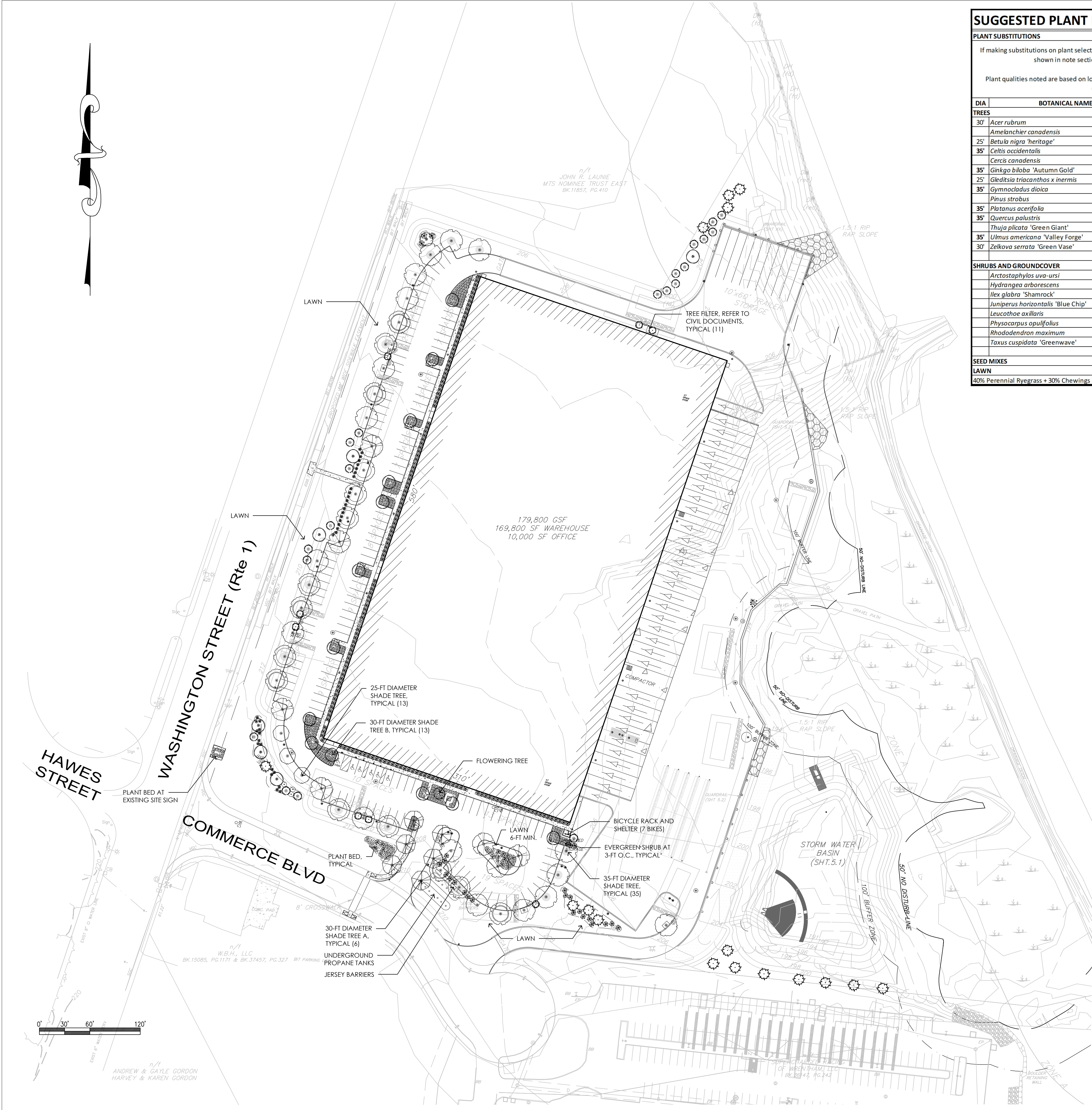
**SWPPP & Snow
Storage Plan**

SCALE: 1" = 60'

NOVEMBER 22, 2021 SHEET NUMBER

20-0242G

6.1



SUGGESTED PLANT LIST

PLANT SUBSTITUTIONS									
If making substitutions on plant selections, care shall be taken to match the qualities shown in note section, as described to the right. Plant qualities noted are based on local extension services resources and nursery catalogs.					Evergreen ☒				
					North America Native ☒				
					Inundation Tolerant ☒				
					Drought Tolerant ☒				
					Full Sun Tolerant *				
					Part Shade / Shade Tolerant ☒				
DIA	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENT / SPACING	☒	*	☒	☒
TREES									
30'	Acer rubrum	Red Maple	3-3 1/2" Cal.	6	14' Height Min. at Installation		*	☒	☒
	Amelanchier canadensis	Serviceberry	#15 Pot	6	Single-stem, Tree Form	/	*	☒	☒
25'	Betula nigra 'heritage'	Heritage River Birch	14-16' Height	5	Multi-stem		*	☒	☒
35'	Celtis occidentalis	Common Hackberry	3-3 1/2" Cal.	5	14' Height Min. at Installation	/	*	☒	☒
	Cercis canadensis	Eastern Redbud	2-2 1/2" Cal.	1	9' Height Min. at Installation	/	*		☒
35'	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	3-3 1/2" Cal.	7	14' Height Min. at Installation		*		
25'	Gleditsia triacanthos x inermis	Thornless Honey Locust	3-3 1/2" Cal.	3	14' Height Min. at Installation		*	☒	
35'	Gymnocladus dioica	Kentucky Coffee Tree	3-3 1/2" Cal.	6	14' Height Min. at Installation		*	☒	
	Pinus strobus	White Pine	6-7' Ht. B&B	4	6' Height Min. at Installation		*	☒	☒
35'	Platanus acerifolia	London Planetree	3-3 1/2" Cal.	6	14' Height Min. at Installation		*	☒	
35'	Quercus palustris	Pin Oak	3-3 1/2" Cal.	9	14' Height Min. at Installation		*	☒	☒
	Thuja plicata 'Green Giant'	Green Giant Arborvitae	6-7' Ht. B&B	9	6' Height Min. at Installation		*	☒	☒
35'	Ulmus americana 'Valley Forge'	Valley Forge Elm	3-3 1/2" Cal.	3	14' Height Min. at Installation	/	*	☒	
30'	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3-3 1/2" Cal.	13	14' Height Min. at Installation		*	☒	
SHRUBS AND GROUNDCOVER									
	Arctostaphylos uva-ursi	Bearberry	#1 Pot	70		/	*		☒
	Hydrangea arborescens	Smooth Hydrangea	#5 Pot	9		/	*		☒
	Ilex glabra 'Shamrock'	Shamrock Inkberry	#7 Pot	17		/	*		☒
	Juniperus horizontalis 'Blue Chip'	Blue Chip Groundcover Juniper	#1 Pot	377			*	☒	☒
	Leucothoe axillaris	Coast Leucothoe	#7 Pot	36		☒	*		☒
	Physocarpus opulifolius	Ninebark	#3 Pot	3		/	*	☒	☒
	Rhododendron maximum	Rosebay Rhododendron	18-24"	15		☒	*	☒	☒
	Taxus cuspidata 'Greenwave'	Greenwave Yew	18-24"	163			*	☒	☒
SEED MIXES									
LAWN									
40% Perennial Ryegrass + 30% Chewings Fescue + 30% Kentucky Bluegrass									

NOTES

- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE EXISTING CONDITIONS PLAN PREPARED BY BAY COLONY GROUP, INC., OF FOXBOROUGH, MA 02035, DATED SEPTEMBER 12, 2021.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, CONSERVATION COMMISSION NOTICE OF INTENT, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- ALL WORK CONDUCTED WITHIN PUBLIC RIGHTS-OF-WAY SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE MUNICIPAL HIGHWAY DEPARTMENT AND DEPARTMENT OF PUBLIC WORKS STANDARDS.
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- OWNER'S REPRESENTATIVE TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- PLANT SIZES ON THE SUGGESTED PLANT SCHEDULE SHALL BE CONSIDERED MINIMUMS REQUIRED FOR COMPLIANCE WITH THE LOCAL ZONING BYLAW.
- PLANT SPACING INDICATED ON THE DRAWINGS SHALL BE CONSIDERED MINIMUMS REQUIRED FOR COMPLIANCE WITH THE LOCAL ZONING BYLAW.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- SAFE USE OF MULCH IS REGULATED THROUGH 527 CMR 1.00, SECTION 10.13.10.4. THE REGULATION PROHIBITS THE NEW APPLICATION OF MULCH WITHIN 18" AROUND COMBUSTIBLE EXTERIORS OF BUILDINGS, SUCH AS WOOD OR VINYL, BUT NOT BRICK OR CONCRETE. RESIDENTIAL BUILDINGS WITH SIX UNITS OR LESS ARE EXEMPTED FROM THE REGULATION, BUT ENCOURAGED TO ADOPT THE PRACTICE. THE REGULATION APPLIES TO ALL OTHER BUILDINGS INCLUDING COMMERCIAL PROPERTIES. THE MAINTENANCE EDGE SHOWN IN THE PROJECT DETAIL SHEET SHALL BE USED IN PLANT BEDS WITHIN 18" OF A COMBUSTIBLE BUILDING SURFACE.
- ALL PLANT BEDS SHALL BE EDGED IN 4-INCH COMMERCIAL GRADE BLACK STEEL LANDSCAPE EDGING.
- PLANTING SOIL MIX SHALL BE COMPRISED OF LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER SHALL BE ADDED PER RATES RECOMMENDED IN SOILS ANALYSIS.
- PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL AND SEED.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.

PROJECT:

591 Washington Street
Wrentham,
Massachusetts

OWNER:

WBH, LLC
3 BELCHER STREET
PLAINVILLE, MA 02762

APPLICANT:

ND Acquisitions, LLC
2310 Washington Street
Newton Lower Falls, MA
02462



Professional Civil Engineers &
Professional Land Surveyors

FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939



RBLA Design LLC
rbladesign.com
781.686.4486

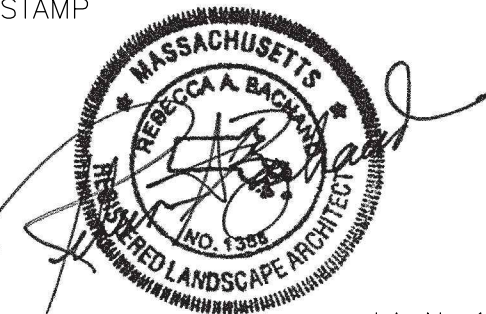
DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE PLANNING BOARD
APPROVAL AND THAT NO APPEAL HAS
BEEN FILED IN THIS OFFICE.

DATE WRENTHAM TOWN CLERK

01.24.22	TOWN COMMENTS
11.22.21	ADDITIONAL PLANTINGS
DATE	DESCRIPTION

STAMP



LA No.1368

DRAWING TITLE

Proposed
Landscape Plan

SCALE: 1" = 60'

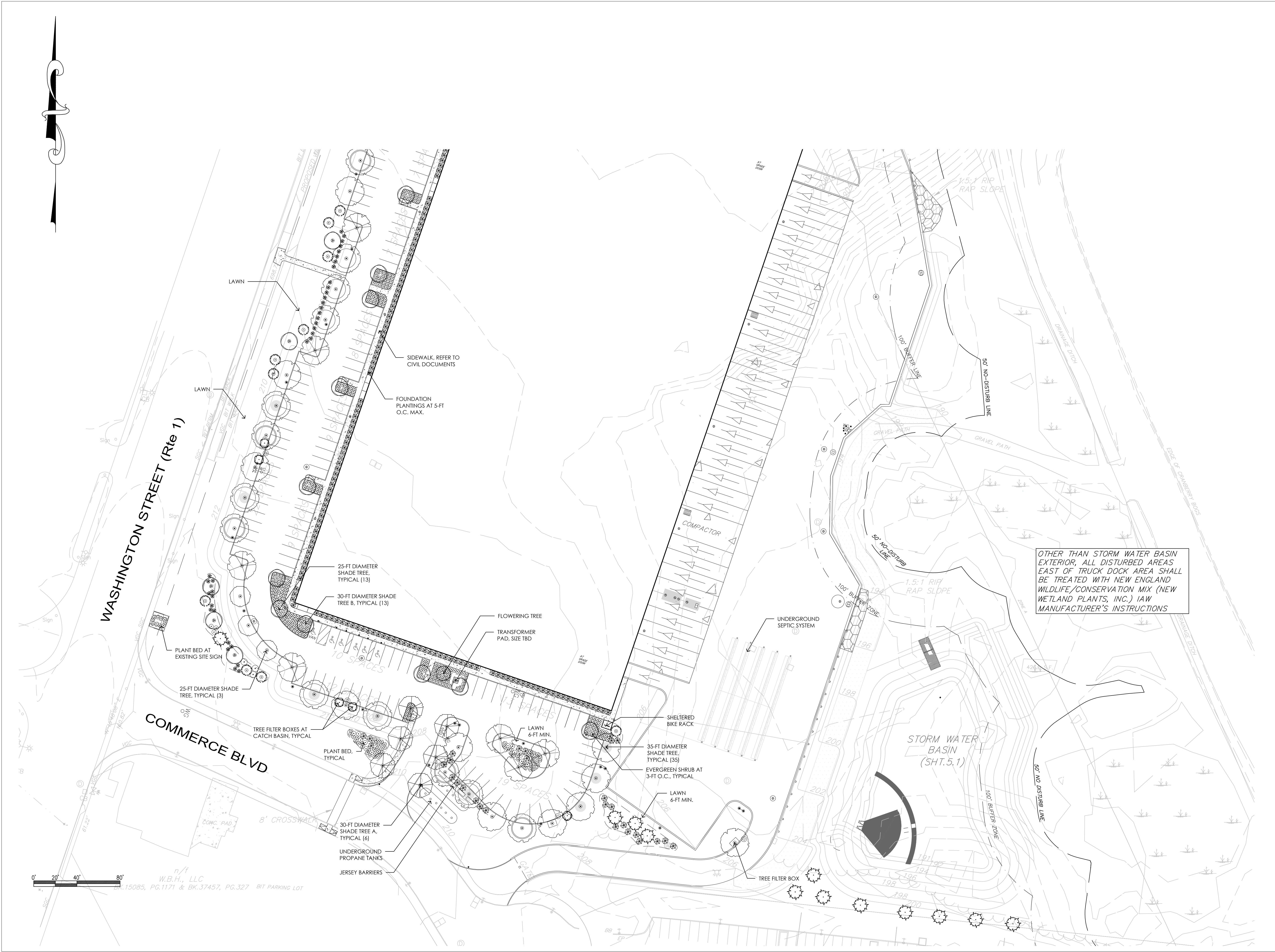
SEPT. 15, 2021 SHEET NUMBER

2112 L1.1



PROJECT:	
591 Washington Street Wrentham, Massachusetts	
OWNER: WBH, LLC 3 BELCHER STREET PLAINVILLE, MA 02762	
APPLICANT: ND Acquisitions, LLC 2310 Washington Street Newton Lower Falls, MA 02462	
 NATIONAL DEVELOPMENT	
 Professional Civil Engineers & Professional Land Surveyors	
FOUR SCHOOL STREET P.O. BOX 9136 FOXBOROUGH, MA 02035 508-543-3939	
 RBLA Design LLC rbladesign.com 781.686.4486	
DATE APPROVED: _____ DATE ENDORSED: _____ <i>WRENTHAM PLANNING BOARD</i>	
I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.	
DATE	WRENTHAM TOWN CLERK
01.24.22	TOWN COMMENTS
11.22.21	CALCULATION CLARIFICATION
DATE	DESCRIPTION
STAMP	
	
LA No. 1368	
DRAWING TITLE	
Parking Lot Shading Calculation Plan	
SCALE: 1" = 60'	
SEPT. 15, 2021	SHEET NUMBER
2112	L2.1





PROJECT:
**591 Washington Street
Wrentham,
Massachusetts**

OWNER:
**WBH, LLC
3 BELCHER STREET
PLAINVILLE, MA 02762**

APPLICANT:
**ND Acquisitions, LLC
2310 Washington Street
Newton Lower Falls, MA
02462**



**Professional Civil Engineers &
Professional Land Surveyors**
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

**rbla
DESIGN**
RBLA Design LLC
rbladesign.com
781.686.4486

DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE PLANNING BOARD
APPROVAL AND THAT NO APPEAL HAS
BEEN FILED IN THIS OFFICE.

DATE _____ WRENTHAM TOWN CLERK

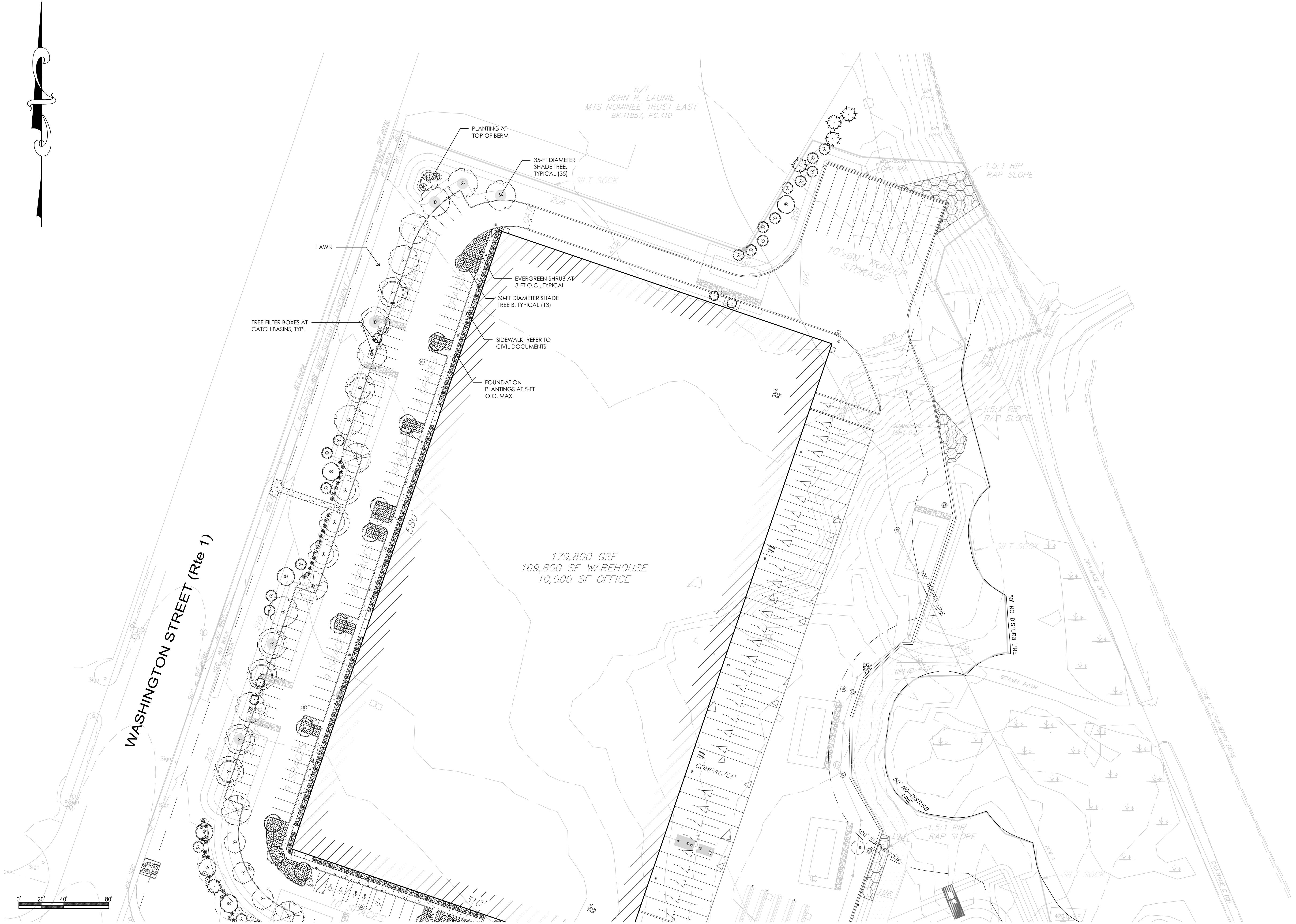
DATE	DESCRIPTION
01.24.22	TOWN COMMENTS
11.22.21	ADDITIONAL PLANTINGS SEED MIX SPECIFICATION



DRAWING TITLE

Proposed Landscape
Plan Enlargement 1

SCALE: 1" = 40'
SEPT. 15, 2021 SHEET NUMBER
2112 **L3.1**



PROJECT:
**591 Washington Street
Wrentham,
Massachusetts**

OWNER:
**WBH, LLC
3 BELCHER STREET
PLAINVILLE, MA 02762**

APPLICANT:
**ND Acquisitions, LLC
2310 Washington Street
Newton Lower Falls, MA
02462**



Professional Civil Engineers &
Professional Land Surveyors
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

rbla
DESIGN
RBLA Design LLC
rbladesign.com
781.686.4486

DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE PLANNING BOARD
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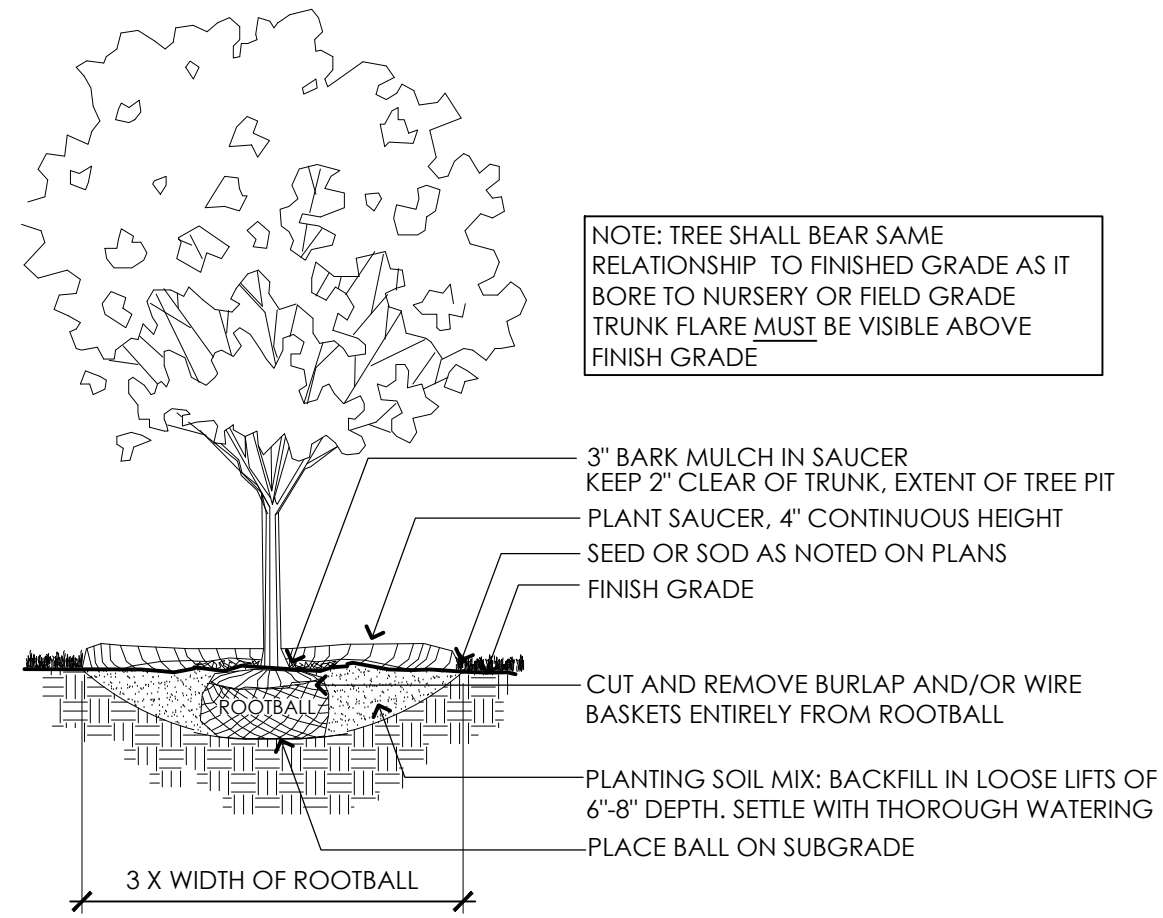
DATE _____ WRENTHAM TOWN CLERK

DATE	DESCRIPTION
01.24.22	TOWN COMMENTS
11.22.21	ADDITIONAL PLANTINGS

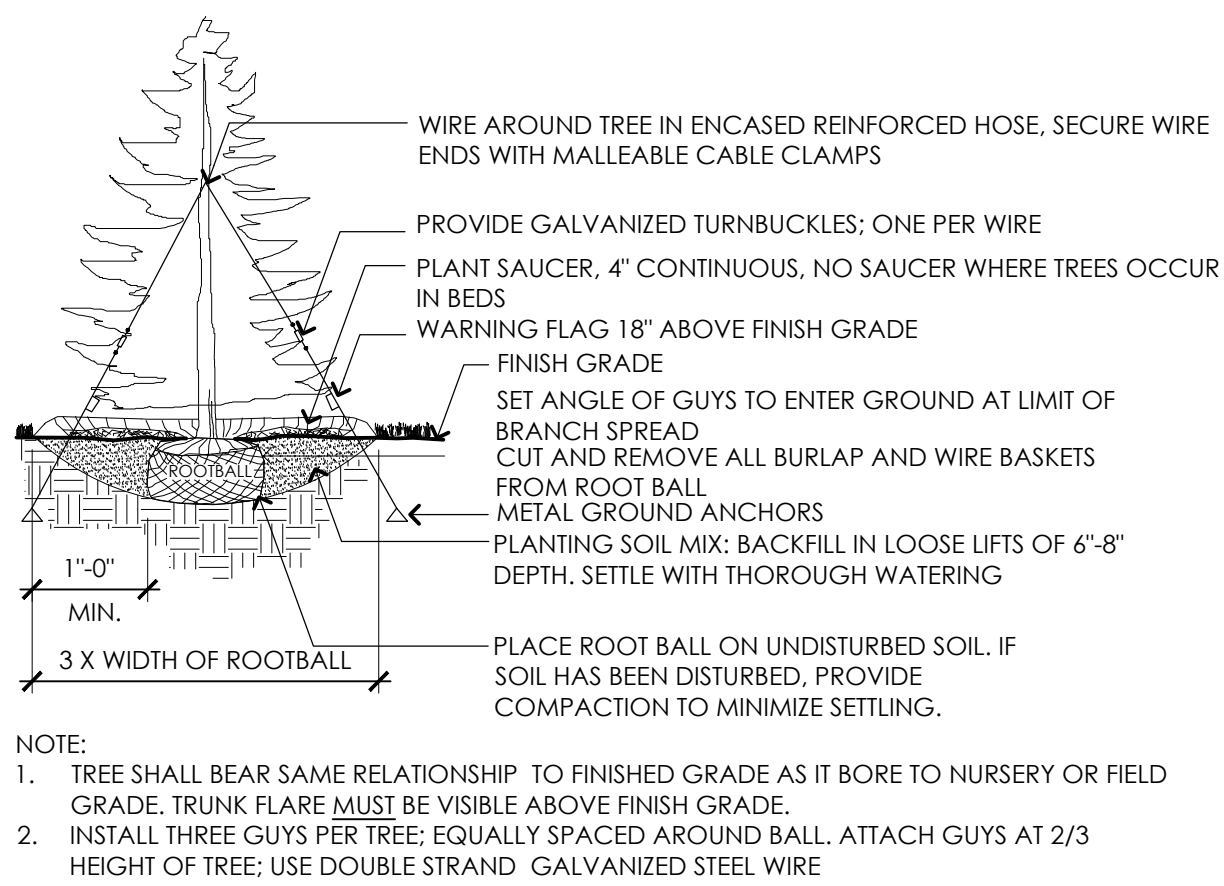


DRAWING TITLE
**Proposed Landscape
Plan Enlargement 2**

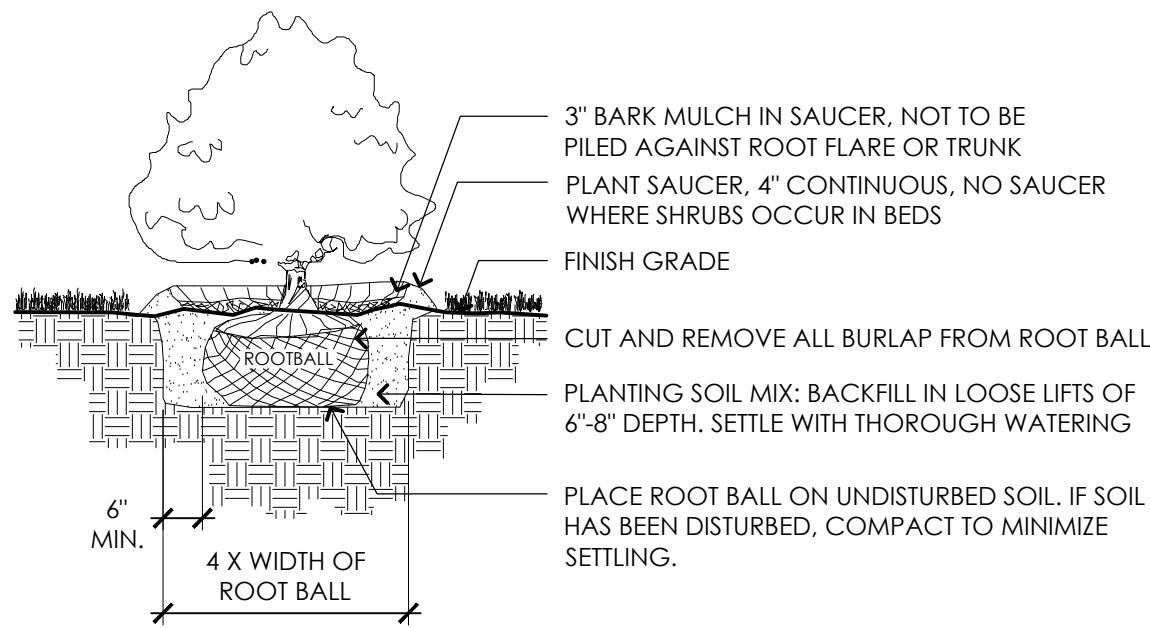
SCALE: 1" = 40'
SEPT. 15, 2021 SHEET NUMBER
2112 L3.2



1 TYPICAL DECIDUOUS TREE PLANTING

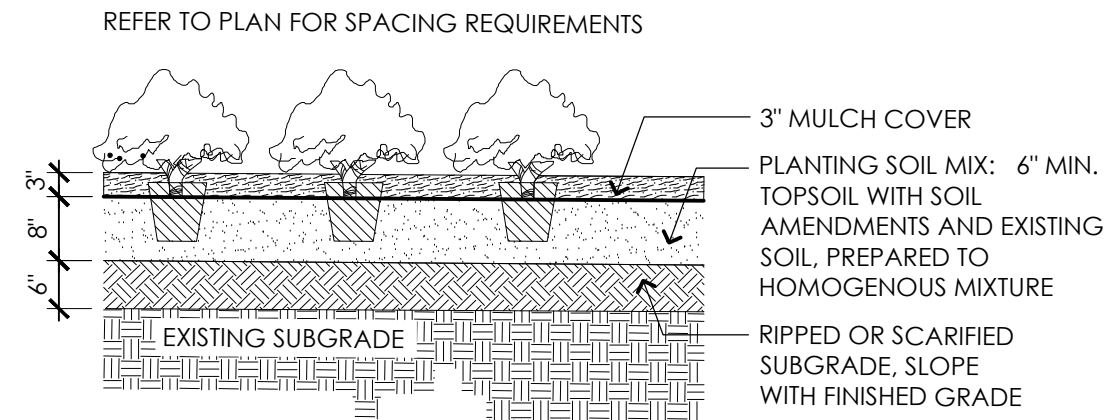


2 TYPICAL EVERGREEN TREE PLANTING

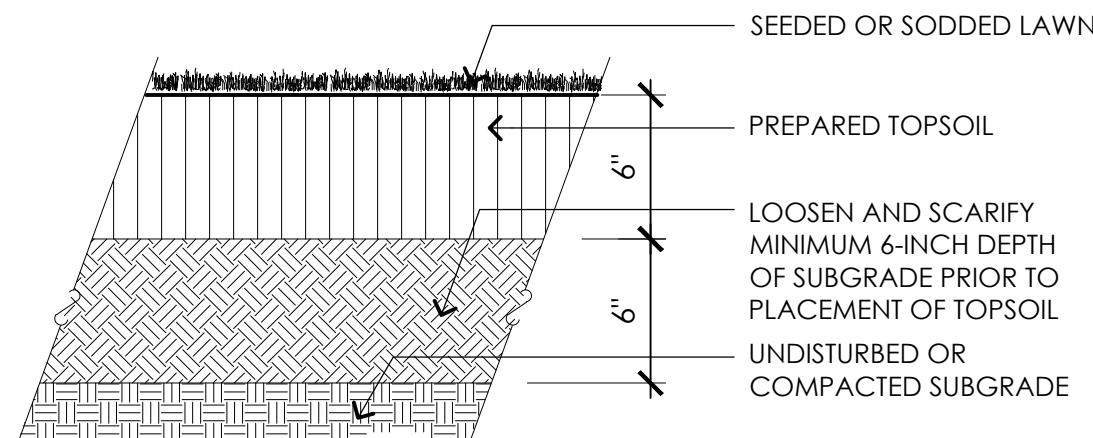


- NOTES:
- SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE.
 - WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE CONTINUOUS LOAM BED DEPTH OF ROOT BALL.

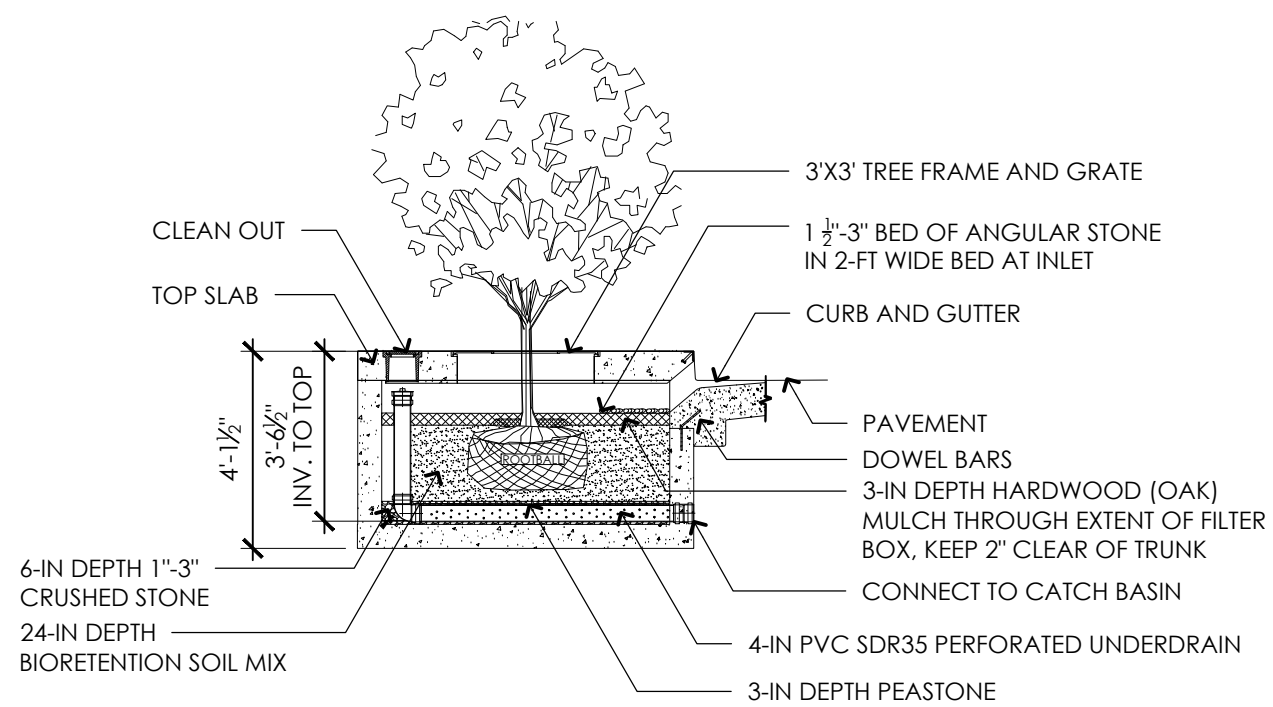
3 TYPICAL SHRUB PLANTING



4 TYPICAL GROUNDCOVER PLANTING



5 TYPICAL LAWN INSTALLATION



- NOTES:
- TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE, TRUNK FLARE SHALL BE VISIBLE ABOVE SOIL.
 - THE BIORETENTION MIX SHALL CONSIST OF A UNIFORM MIXTURE OF SAND, COMPOST, AND SOIL. THE MIX SHALL BE:
 - 40% COARSE SAND (ASTM D422)
 - 20% TOPSOIL (MASSDOT SPEC M1.05.0)
 - 30% COMPOST (YARD WASTE IAW MASS DEP GUIDELINES - NO BIOSOLIDS)SEE MASSACHUSETTS STORMWATER HANDBOOK, VOL.2, CH.2, P.25
 - REFER TO CIVIL DOCUMENTS FOR TREE FILTER BOX SPECIFICATIONS.

6 TREE BOX FILTER: REFERENCE

PROJECT:

591 Washington Street
Wrentham,
Massachusetts

OWNER:

WBH, LLC
3 BELCHER STREET
PLAINVILLE, MA 02762

APPLICANT:

ND Acquisitions, LLC
2310 Washington Street
Newton Lower Falls, MA
02462



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rbldesign
RBLA Design LLC
rbldesign.com
781.686.4486

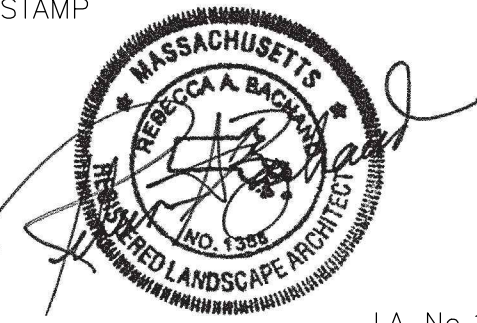
DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

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APPROVAL AND THAT NO APPEAL HAS
BEEN FILED IN THIS OFFICE.

DATE WRENTHAM TOWN CLERK

11.22.21	TREE BOX FILTER DETAIL
DATE	DESCRIPTION

STAMP



LA No.1368

DRAWING TITLE

Proposed
Landscape Details





SCALE: Not to Scale

SEPT. 15, 2021 SHEET NUMBER

2112

L4.1



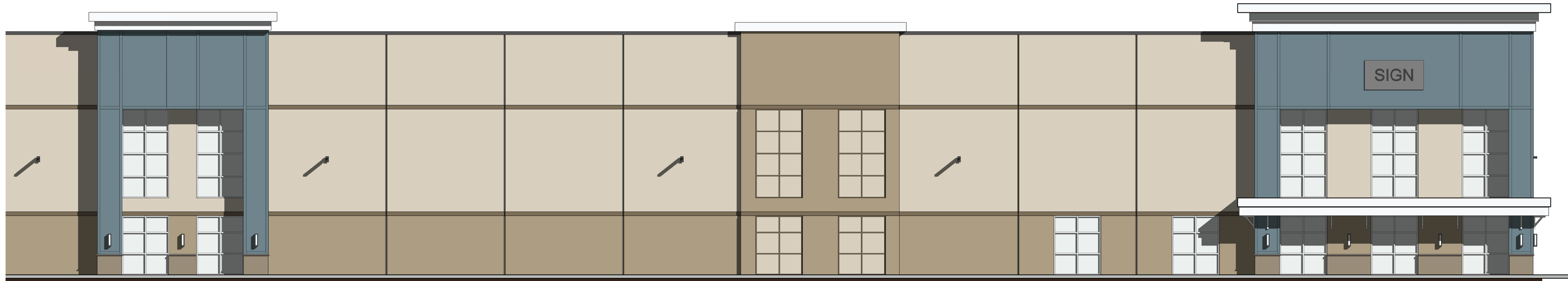
Outdoor Luminaire Schedule							
Symbol	Qty	Label	Description	Arrangement	Lum. Lumens	LLF	
	2	SL T32	DAL6505_R2LVC-WW-T3-UNV-HSS	Back Back	7013	0.900	
	14	SL T3-HSS	DAL6505_R2LVC-WW-T3-UNV-HSS	Single	5400	0.900	
	6	SL T4-HSS	DAL6505_R2LVC-W4-UNV-HSS	Single	4595	0.900	
	3	WM T2-HSS	LN450-2LVC-WW-T2-UNV-HSS	Single	5375	0.900	
	13	WM T3-HSS	DAL6505_R2LVC-WW-T3-UNV-HSS	Single	5400	0.900	

Luminator Location Summary						
LumNo	Label	X	Y	Z	Orient	Fit
1	ST T4-HSS	71409.375	246561.625	20	256.314	0
2	WM T3-HSS	71017.25	246209.25	20	230.016	0
3	ST T4-HSS	714040	246506.875	20	341.713	0
4	ST T4-HSS	71002.25	246506.875	20	161.31	0
5	ST T3-HSS	71031.625	246260.375	20	340.367	0
6	WM T3-HSS	71008.375	246260.375	20	230.008	0
7	WM T3-HSS	710130.75	246426.625	20	161.288	0
8	WM T2-HSS	71006.625	246435.25	26	73.006	0
9	ST T3-HSS	71053.15	246432.75	20	186.502	0
10	ST T3-HSS	710049.875	246442.25	20	340.307	0
11	ST T3-HSS	710033.375	246361.5	20	340.367	0
12	WM T3-HSS	710409.625	246356.375	26	340.514	0
13	WM T3-HSS	71004.25	246356.375	26	161.288	0
14	ST T3-HSS	71021.125	246362.125	20	340.367	0
15	WM T3-HSS	71002.25	246427.875	26	340.514	0
16	WM T3-HSS	710066.25	246240.45	26	161.288	0
17	ST T3-HSS	709997.25	246240.45	26	230.016	0
18	WM T3-HSS	709960	246169.125	26	340.367	0
19	WM T3-HSS	710355.375	2462139.375	26	340.514	0
20	WM T3-HSS	710019.25	2462131.875	26	161.288	0
21	WM T3-HSS	70904.25	246208	26	340.367	0
22	WM T3-HSS	710181.25	246003.05	24	340.514	0
23	ST T3-HSS	70901.625	246003.05	20	340.367	0
24	WM T3-HSS	70906.5	246025.125	26	161.288	0
25	ST T3-HSS	709023	246189.625	20	12.449	0
26	WM T3-HSS	709967.875	246184.25	26	340.514	0
27	WM T3-HSS	71081.5	246182	20	256.616	0
28	WM T3-HSS	710066.875	246189.75	20	256.616	0
29	WM T3-HSS	709644.875	246189.625	26	340.367	0
30	WM T3-HSS	710505.625	2461973.5	20	256.616	0
31	ST T3-HSS	710209.375	2461866.65	20	70.84	0
32	ST T3-HSS	71048.875	2461866.65	20	70.84	0
33	ST T3-HSS	710158.875	2461863.125	20	341.219	0
34	ST T3-HSS	710179.875	2461836.625	20	70.84	0
35	WM T3-HSS	710090.75	2461814.5	26	154.047	0
36	ST T3-HSS	71050.75	246182.25	20	341.219	0
37	ST T4-HSS	710932.75	2461762.125	20	88.865	0
38	ST T3-HSS	710033.875	246177.125	25	57.525	0

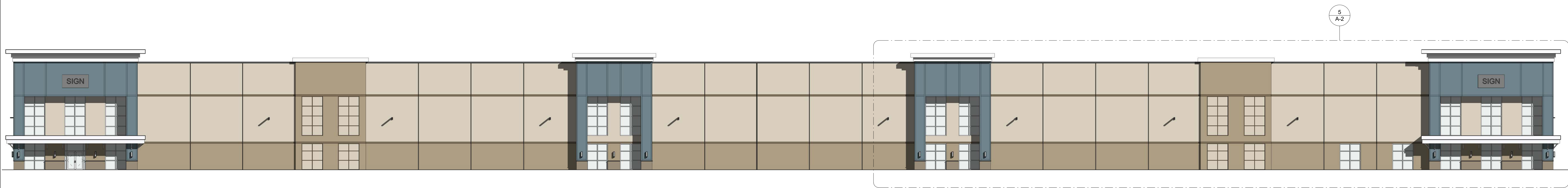
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
Balance of Site	Illuminance	Fc	0.68	6.1	0.0	N.A.	N.A.	0
Parking Adjacent to Building	Illuminance	Fc	1.31	5.8	0.1	13.10	58.00	3



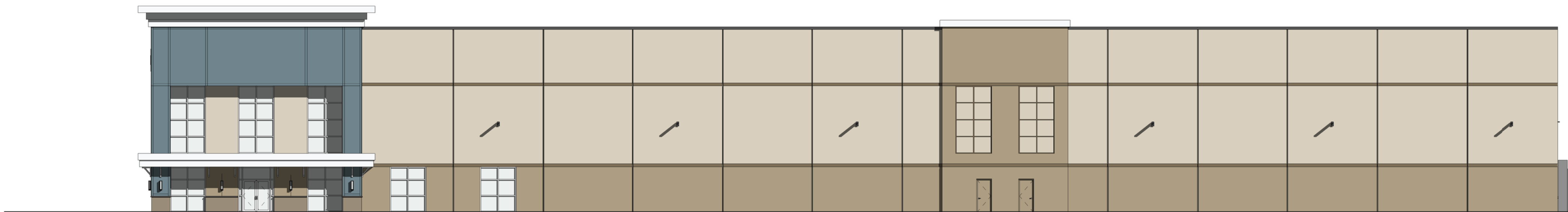
OMNI-LITE, INC.		
200 MILL STREET • NEWINGTON, CT 06110		
PH: 810-270-2260 FAX: 810-270-0700 WWW.OMNILITE.COM		
PROJECT:		
Wrentham Business Park		
CLIENT:		
XXX		
SCALE:	FEET	FILE:
omni/wrentham business park 00.adm		
DATE:	09/23/2001	SALES REPRESENTATIVE:
		Jeffrey Hachey
THESE DRAWINGS ARE FOR CONCEPTUAL USE ONLY & AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION. GENERATED FROM DATA SUPPLIED BY LAMP MFG. AND TESTING LABS.		



⑤ Partial West Elevation
1/8" = 1'-0"



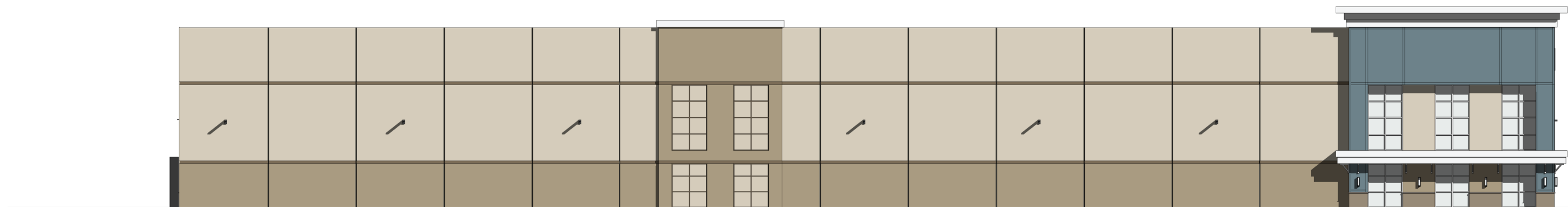
④ West Elevation
1/16" = 1'-0"



③ South Elevation
1/16" = 1'-0"



② East Elevation
1/16" = 1'-0"



① North Elevation
1/16" = 1'-0"

DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE PLANNING BOARD
APPROVAL AND THAT NO APPEAL HAS
BEEN FILED IN THIS OFFICE.

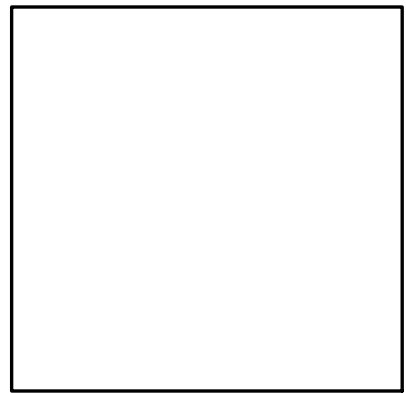
DATE _____ WRENTHAM TOWN CLERK _____

NO.	DATE	INITIALS	DESCRIPTION

15 COMMERCE BOULEVARD 15 COMMERCE BOULEVARD WRENTHAM, MA	ELEVATIONS
--	------------

NDA
ARCHITECTS
NEWBURY DESIGN ASSOCIATES
100 Foxborough Boulevard
Foxboro, Massachusetts 02035
508.620.8705 www.nda-arch.com

NATIONAL
DEVELOPMENT
2310 Washington Street
Newton Lower Falls, MA 02462
617.527.9800 www.natdev.com



A-2

21159