



TOWN OF WRENTHAM
PLANNING BOARD
WRENTHAM TOWN HALL
79 SOUTH STREET
WRENTHAM, MASSACHUSETTS 02093
P 508-384-5441 | F 508-384-3174
www.wrentham.gov | planning@wrentham.gov

RECEIVED
TOWN CLERK'S OFFICE
WRENTHAM, MA
2023 FEB 16 PM 3:31

February 16, 2023

Ms. Cynthia Thompson, Town Clerk
Town of Wrentham
79 South Street
Wrentham, MA 02093

Re: Franklin St, 529 – Bree Salon, Repetitive Application, Planning Board Finding

Dear Ms. Thompson:

At a regularly scheduled meeting on Wednesday, February 15, 2023, the Planning Board considered the Repetitive Application request for Bree Salon located at 529 Franklin St, Wrentham, MA as detailed in the Application received on January 25, 2023. A copy of this has already been provided to your office.

Bree Salon received a Denial from the Zoning Board of Appeals on September 15, 2021 to expand a pre-existing non-conforming use of a hair salon on an undersized lot in the Residential zoning district. M.G.L. C. 40A, §16 notes "No appeal, application, or petition which has been unfavorably and finally acted upon by the special permit granting authority or permit granting authority shall be acted favorably upon within two years after the date of final unfavorable action...". This section goes on to state an Applicant can refile to the ZBA within the two years only upon the Planning Board finding that the Applicant has made "...specific and material changes in the conditions upon which the previous unfavorable action was based...". The Applicant's Engineer, Dan Campbell of Level Design presented the changes to the original application where they had removed the second story on the addition and added curb stops to the gravel parking area.

The Board noted that many of the issues that were noted in the ZBA's decision had still not been addressed in this Repetitive Application request, such as paving the parking lot and installing a drainage system, trespass of the patio and fountain into the State Highway and Town Right-of-Ways, and mitigating the safety concerns of this high traffic use on a busy road and near two busy intersections.

After review of the submitted testimony, the Planning Board voted 5-1 (Mr. Schwarm absent) and found that the changes made to the Application were not substantive and therefore did not warrant the Application being resubmitted to the ZBA before September 15, 2023.

Sincerely,

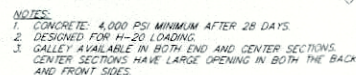
Rachel Benson
Director of Planning & Economic Development

cc: Building Commissioner, Applicant, file

ZONING DISTRICT: R-30 (RESIDENTIAL)		
USE: SALON		
	REQUIRED	PROVIDED
LOT AREA (SQUARE FEET)	30,000	8,840±
LOT FRONTAGE (FEET)	125	177.5
FRONT YARD SETBACK (FEET)	40	1.1"
SIDE YARD SETBACK (FEET) - SEE NOTE	20	23.2
REAR YARD SETBACK (FEET) - SEE NOTE	40	NA
BUILDING HEIGHT (FEET)	35	<30
BUILDING HEIGHT (STORIES)	2.5	2
LOT COVERAGE (PERCENT)	25	21.5

*SETBACK IS PREEXISTING NONCONFORMING AND NO CHANGE IS PROPOSED THAT WOULD INCREASE THE NONCONFORMITY.

PARKING REQUIREMENTS		
USE: SERVICE ESTABLISHMENT - 1 PER 250 SF OR FRACTION THEREOF OF GROSS FLOOR AREA	6	9



4x4 INFILTRATION PIT W/ OVERFLOW
NOT TO SCALE

1. "HOLDING TANK PLAN LOCATED AT 529 FRANKLIN STREET WRENTHAM, MASSACHUSETTS", PREPARED BY UNITED CONSULTANTS INC., PREPARED FOR STEFANIE EMBREE, DATED JUNE 7, 2013, AND REVISED THROUGH JANUARY 22, 2015.

1. ALL FLOWERING PLANTS, SHRUBS, OR TREES MAY NOT BE SHOWN WITHIN LANDSCAPING AREAS. IT IS MEANT FOR ILLUSTRATIVE PURPOSES ONLY AND NOT MEANT AS A COMPLETE INVENTORY OF ALL VEGETATION THAT MAY EXIST. SIZES REFLECT APPROXIMATE TRUNK DIAMETER AT BREAST HEIGHT OR APPROXIMATE DIAMETER OF SHRUB WIDTH.
2. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE OPERATING AGENCY, OR INFORMATION OF AVAILABLE ABOVEGROUND STRUCTURES, PHYSICAL SURFACE MARKINGS FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-800-444-7233 PRIOR TO ANY EXCAVATION OR CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY DISCREPANCIES PRIOR TO COMMENCING ANY WORK.

COUNTY	PLYMOUTH COUNTY
COMMUNITY	WEST BRIDGEWATER
PANEL	25021C0324E
EFFECTIVE DATE	JULY 17, 2012
ZONE	"X"

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
2. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
3. ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
4. ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
5. ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
6. ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE TOWN OF WRENTHAM, THE COMMONWEALTH OF MASSACHUSETTS AND ANY OTHER AGENCIES HAVING JURISDICTION.

1. THIS PLAN SET HAS BEEN ISSUED FOR PERMITTING ONLY. A FULL CONSTRUCTION PLAN SET SHALL BE ISSUED ONCE ALL LOCAL, STATE, AND FEDERAL PERMIT APPROVALS HAVE BEEN GRANTED.

[illegible]

DATE :	SEPTEMBER 25, 2022
DRAWN :	APH
SCALE :	1" = 20'

LEVEL
DESIGN GROUP
CIVIL ENGINEERING / LAND SURVEYING
249 SOUTH STREET
UNIT 1
PLAINVILLE, MA 02762
TEL: (508) 695-2221 FAX: (508) 695-2218

2059.00