

GLOSSA ENGINEERING INC
46 EAST STREET
EAST WALPOLE, MA 02032
PHONE 508-668-4401
FAX 508-668-4406
EMAIL glossaeng@AOL.com

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FROM: John F. Glossa P.E.
Glossa Engineering Inc
46 East Street
East Walpole, MA 02032

TO: Village Hall LLC
P.O. Box 2
Wrentham, MA 02093

RE: 13 Franklin Street
Wrentham, MA
Narrative to accompany application for Special Permits/Site Plan Approval
Wrentham Planning Board

COMMUNITY AND ENVIRONMENTAL ASSESSMENT

(1) Natural environment

(a) Air pollution

The heating system will be upgraded to meet current regulations thus improving the quality of the air emissions.

(b) Water, including quantity of drainage and pollution control

The on site sewage treatment and disposal system will be upgraded in accordance with current state and local regulations which include a nitrogen removal prior to discharge.

(c) Noise pollution

The site will not generate any significant levels of noise after construction. There are no sensitive receptors near the site.

(d) Land including the quantity of earth to be removed from the site.

There will be no earth removed from the site.

(e) Wildlife

*The site has been developed since 1853.
The area is not an area of significant wildlife habitat.*

(2) Man-made environment

(a) Surrounding use

The restoration and renovation of the existing building is compatible with the surrounding business and park use.

(b) Density

The restoration and renovation of the existing will not have an adverse impact on the density of the site.

(c) Zoning

The restaurant and business uses are allowed in the VZA district. Requests for Dimensional relief have been filed with the Wrentham Zoning Board of appeal.

(d) Architecture

The project is to renovate and restore the existing historic building. The architecture and building appearance will remain unchanged as much as is economically feasible.

(3) Public facilities

(a) Water supply and distribution

The building will be reconnected to the 16" watermain in Franklin Street. A new 6" fire service line will be brought into the building for fire protection. Both pressure and volume of water in the 16" water main are adequate to serve the renovated building and proposed uses.

(b) Storm drain facilities

There are no drainage facilities at this site. All stormwater runs to the municipal park at the rear of the site. Changes in the rates and volumes of runoff from the site will be minimal. The applicant is committed to work with the Town regarding alternative mitigation as State regulations block normal mitigation practices, ie stormwater recharge, from being installed at the site.

(c) Sewage disposal facilities

An upgraded on site sewage treatment and disposal system for the site has been approved by the Wrentham Board of Health.

(d) Solid waste disposal, including trash and garbage

Solid waste will be deposited into on site dumpsters. A private hauler will remove The trash and recyclables on a routine basis.

(e) Traffic facilities

The site itself is not a concern for increased or unsignalized traffic. There are Only 4 parking stalls to be constructed at the site. The site is on State Numbered Route 140 within proximity of State Numbered Route 1A. The restaurant use draws traffic during off peak hours. Parking will be either on street or in nearby municipal parking lots. A parking study has been submitted to the Town in order

to identify and parking impacts and mitigation.

(f) Electric power

The renovated and restored building will connect to the existing power grid in Wrentham Center. The power grid is designed for commercial uses.

(g) Gas

The renovated and restored building will connect to the existing gas main in Franklin Street. There will be no impact to the gas system as a result of this connection.

(4) Community services

(a) Schools

The restoration of the commercial building will have no impact on local schools.

(b) Recreation

The restoration of the commercial building will have no impact on recreation.

(c) Police

The restoration of the commercial building will have no impact of police.

(d) Fire

The restoration of the commercial building will include a fire suppression system which is certainly a positive upgrade with regard to Fire Protection for Wrentham Town center.

(e) Public works

The restoration of the commercial building will have no impact on the Public Works.

(5) Economic considerations

(a) Cost-benefit ratio to the Town of Wrentham

Though hard to quantify at this time, the restoration and renovation of the commercial building will most significantly increase the value of the property. The commercial building requires no or little community services as listed above. Therefore, tax revenue to the Town from the property will increase significantly while the cost of community service for the site remains the same.

(b) Time schedule

Construction is scheduled to begin in the fall of 2023 and is expected to be completed in 12 to 18 months.

CONCLUSION

The existing building at the site was built in 1853 according to the Mass Historical Commission. The current use is an antique shop and the building is in need of renovation. The size of the building, the proximity of the site to the Wrentham Town Center and the allowed uses in the VZA zoning district allow an economic opportunity to add to and renovate the building in order to create a structure of high prominence that will attract residents and visitors to the Town Center.

The economic need for the Village hall project in downtown Wrentham is multi-layered. As a building itself, it is a dilapidated, 19th Century building that requires significant improvements and updates to show its original intended beauty. A restored Village Hall will be an aesthetic gem in the heart of town and provide public good to all who can enjoy visiting in an ADA and code compliant environment. In addition, the Town of Wrentham is in need of new and creative methods to spur economic development and activity, and Village hall has the potential to be the driver for that. With plans for a mixed use building, the developer will make the building available for public use, including makerspace and collaborative workspace in her plans. This will help diversify the Town of Wrentham's commercial offerings while also making them more accessible for the general public, not only to patronize, but also to "set up shop".

The Village hall Project at 13 Franklin Street in Wrentham will generate a variety of economic benefits, each one centered around the project's core vision of making a beautiful and useful space for the good of the community. Just as the building itself is multi leveled, so too is its impact in the Town. A revitalized Village Hall will attract new business and provide a collaborative space where a diverse workforce and consumer base can engage in commerce and creativity. When it realizes its potential, Village Hall will decrease blight and serve as a model for further downtown development by inspiring other prospective business owners to locate in a commercially viable neighborhood. With its proximity to local thoroughfares and major highways, ample green and recreational space, and historic charm with modern amenities, downtown Wrentham is poised to prosper, as Village Hall can be the impetus to bring about significant change, steering economic development in a positive direction.

In addition to these outcomes, the owner of Village Hall also anticipates a rejuvenated interest in restoring historic properties and bring gems of Wrentham's past back to serve as modern vessels of business, housing, and recreation. This project will be pleasing to preservationists and fans of local history and will be a conspicuous sign of progress to those who may otherwise have been unfamiliar with the town and its

notable historic structures. While looking towards the future of economic development and modern viability, the Village Hall Project remains respectfully steeped in local tradition and history.