

Exhibit # 11

Commonwealth of Massachusetts

Town of Wrentham

Board of Health

79 South Street, Wrentham, MA 02093

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05/23/23
Planning Dept
Exhibit # 11

MAY 23 2023

TEL: (508) 384-5480
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WRENTHAM
ZONING BOARD OF APPEALS
NOTICE OF VARIANCE APPROVAL

January 10, 2023

Request for Variance: Commonwealth of Massachusetts, Department of Environmental Protection Title 5, 310 CMR 15.211: Minimum Setback Distances, as indicated on the proposed plan for 13 Franklin Street titled "On-Site Sewage Treatment and Disposal Plan" dated October 28, 2022 by John F. Glossa, PE.

Location: 13 Franklin Street, Wrentham, MA

Applicant: Beth Bryson, 226 Taunton Street, Wrentham, MA

At their public meeting, January 9, 2023, the Wrentham Board of Health voted to grant the following variances:

310 CMR 15.211: Minimum Setback Distances

- 1) To allow the Micro Fast tank to be 6.2 feet from the building foundation; required setback is 10 feet.
- 2) To allow the pump chamber to be 2.2 feet from the building foundation; required setback is 10 feet.
- 3) To allow the grease trap to be 7.2 feet from the building foundation; required setback is 10 feet.
- 4) To allow the leaching trenches to be 6.1 feet from a property line; required setback is 10 feet.

The variances were approved with the following conditions:

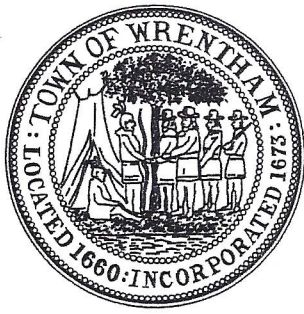
- 1) A suitable document recorded at the Registry of Deeds which signifies that no garbage grinder shall be installed or used in the dwelling on the subject property.
- 2) A suitable document recorded at the Registry of Deeds which signifies that an innovative/alternative technology system has been installed on the subject property – MicroFAST & NitrifAST treatment system.
- 3) An O&M (Operation and Maintenance) contract is in place for continued proper function & operation of secondary treatment. Quarterly or more frequent as specified by the manufacturer and/or MassDEP.
- 4) Prior to issuing the septic permit, certification from a structural engineer will be required ensuring foundation / structure protection during tank installation.
- 5) Prior to issuing the septic permit, the applicant satisfies any and all other requirements needed by the Building Commissioner and Zoning Board of Appeals, including, but not limited to, proper change of use, verifying proposed occupancy load, and lot coverage.

WRENTHAM BOARD OF HEALTH

Matthew W. Tanis, REHS/RS

Regional Health Agent

Metacomet Public Health Alliance



Commonwealth of Massachusetts
Town of Wrentham
Board of Health
79 South Street, Wrentham, MA 02093

TEL: (508) 384-5480
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January 4, 2023

To: Wrentham Board of Health

From: Matthew Tanis, Regional Health Agent

Re: Additional Comments – 13 Franklin Street

Dear Members of the Board,

In addition to my standard review of the proposed application and design plan to upgrade the commercial on-site sewerage system located at 13 Franklin Street, Wrentham MA, I have also had discussion with the Building Commissioner and Town Planner regarding this project. As mentioned in my initial review memo, there was comment over the proposed use and stability of the foundation wall. The following are additional comments based on discussions with the above-mentioned Town officials:

- 1) The building lies within the Village District, and as proposed, will not require planning board approvals.
- 2) The proposed 108-seat restaurant will be a change of use (currently Business Group B, proposed Assembly Group A-2). This will have to be addressed by the applicant with the Building Commissioner and will need architectural drawings to fully review the building and proposed space utilization. Additionally, the occupancy load shall be calculated to ensure the building is able to adequately accommodate the proposed uses. *Note, there was an ice cream shop at this location which, per BOH food permit records, shows the establishment closed in 2001. The floor plan on file for the ice cream shop does not show any indoor seating.
- 3) Three of the tanks (grease trap, septic tank, and the first Microfast tank) are all proposed less than 10 feet from the foundation wall with the grease trap closest at 2.2 feet. These tanks will require an over dig and maximum proposed depth below the sill is approximately 18.5 feet. There is serious concern for the stability of the structure and foundation during installation of these tanks. The Building Commissioner will require a structural engineer to review and oversee the tank installation and will likely require significant shoring to be installed to provide adequate foundation protection.
- 4) Provisions for drainage (roof drains, etc.) is not shown on the proposed septic plan. The extent of lot coverage with regards to impervious surface is not known, however, sub surface recharge drainage will be difficult given the lot size constraints and size of the septic system. The applicant will likely have to file for a special permit with the Zoning Board of Appeals for lot coverage, especially with consideration that the lot lies within the aquifer protection district.

In addition to the prior requested conditions should the Board seek to approve the Local Upgrade Approval requests, the following condition shall also be required:

- 1) Prior to issuing the septic permit, certification (to include a plan) from a structural engineer will be required ensuring foundation / structure protection during tank installation.
- 2) Applicant satisfies any and all other requirements needed by the Building Commissioner and Zoning Board of Appeals, including, but not limited to, proper change of use and lot coverage.

Sincerely,



Matthew W. Tanis, REHS/RS
Regional Health Agent
Metacomet Public Health Alliance