



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

RECEIVED
06/21/23
Planning Dept
Exhibit # 12

STAFF REPORT
13 Franklin Street

APPLICATION NUMBER
2023-08 (SP/SPA)

APPLICANT/PROPERTY OWNER
Beth Bryson
NCRD Book 39388 / Page 276

PUBLIC HEARING DATE
June 21, 2023

PROPERTY ADDRESS/LOCATION
13 Franklin Street
M-09-2-4

BRIEF SUMMARY OF REQUEST:

The Applicant proposes to renovate the existing 2.5-story, 4,000 s.f. wood frame building to include: a 10'-6" x 38'-8.5" four-level rear addition, which would include an elevator shaft to access all levels, an upgraded septic system designed to handle 3,980 gpd, a two-story terrace/balcony and a 4-space parking lot. The current building is vacant, with the most recent tenant being an antique shop on the first floor. The proposed uses would be a 108-seat restaurant and office space.



MAP SOURCE: CAIaxisGIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
Village Zone A (VZA) Aquifer Protection Overlay District (A)	Vacant building	Commercial, restaurant & parkland	Four-level addition, septic system upgrade, 4-space parking lot	9,757 s.f.

STAFF RECOMMENDATION

Submit additional materials to answer/clarify comments. Continue to 7/19 meeting.

COMPATIBILITY with the VISION 2030 Economic Development Goal #4, Strategy #2: "Encourage more local dining establishments..."	PROPERTY HISTORY The building has existed since the late 1800s and has had numerous uses, including a meeting hall, theatre, ice cream shop, and antique shop.
COMPATIBILITY with the ZONING BYLAW §390 <u>§390-21.3(C)(5)</u> Complex of offices or other nonretail businesses is allowed with the issuance of Special Permit (§390-9) & Site Plan Approval (§390-7) from the Planning Board. <u>§390-3.4, Nonconforming lots, structures, and uses:</u> The site does not have the required lot area for the district and has applied for a special permit with the ZBA in accordance with this article. <u>§390-3.6, Additions/enlargements >30%:</u> SPA required for enlargements over 30%, lesser calculation of the perimeter or area, or volume enlargement. Applicant should provide calculation. <u>§390-6.4B(2), On-site Parking - Lighting:</u> Parking areas and driveways shall be illuminated by shielded lights...designed...to prevent glare...and shown on Site Plan's lighting plan "cut sheet"/photometric plan... The applicant has not submitted a photometric plan; however, no lights are proposed on the Site Plan. <u>§390-6.4B(6), On-site parking – parking w/in minimum setbacks:</u> Parking is proposed w/in rear (10'-25') and left side (5'-15') yard setbacks.	

Compatibility with the ZONING BYLAW cont.

[§390-6.4B\(7\)\(b\)\(iii\), On-site parking - Minimum Req Spaces](#): Uses located w/in VZA & 2,000 LF of Rt 140 & Rt 1A intersection are exempt from off-street parking reqs., except to maintain existing. The Applicant proposes 4 new parking spaces on site, with the remaining to be used by surrounding public parking areas. It is unclear if there is any agreement with surrounding private businesses for shared parking. Agreements should be provided to Board for review if they exist. The applicant has requested a waiver of the Traffic Study in lieu of submitting a Parking Study. **A Parking Study has not yet been submitted.**

[§390-6.4B\(8\)\(c\), On-site Parking - Parking for trucks](#): Separate parking spaces for trucks. Unclear where loading areas and where deliveries will be made and impact to parked vehicles.

[§390-6.4B\(8\)\(d\), On-site Parking - Accessible parking](#): No accessible parking space is shown on Site Plan.

[§390-6.4B\(8\)\(g\), On-site Parking - Drainage](#): The project narrative states that the runoff will travel down the lawn/grass area and infiltrate in Sweatt Park. **The Applicant has not proposed any on-site drainage.**

[§390-6.5, On-site Parking - loading areas](#): **See comment §390-6.4B(8)(c).**

[§390-6.10C, Buffer Zones](#): The Planning Board can require full/partial perimeter buffer zones btwn bordering lots.

[§390-7.2C Stormwater/Drainage Report](#): Applicant has requested a waiver from this requirement. **See comment §390-6.4B(8)(g).**

[§390-7.2D Traffic Study](#) not submitted: Applicant has requested a waiver from this requirement to submit a Parking Study instead. **A Parking Study has not yet been submitted.** There is a concern about traffic impact during the construction/installation of the septic system. MassDOT may require a Traffic Management Plan submitted as part of their Access Permit.

[§390-7.4A\(7\), SPA utility analysis, Water line](#): The project narrative states dom. & fire water lines will be pulled off 16" water main in Franklin St; however, the plan shows those proposed lines off the 6" existing water line. DPW Water Dept has requested that the 16" water main be used. **Applicant should revise plans.**

[§390-7.4A\(8\)](#): Architectural plans have been submitted but not signed/stamped by an RA. The board can waive any/all §390-7.4A requirements if it is in the public interest (§390-7.4B).

[§390-7.4A\(9\)](#): The Applicant has requested a waiver from submitting a landscape plan prepared by an RLA. The board can waive any/all §390-7.4A requirements if it is in the public interest (§390-7.4B).

[§390-8.2B\(1\)\(b\) & \(3\)\(a\), Community Assessment - Water](#): **See comment §390-7.2C & §390-7.4A(7)**

[§390-8.2B\(3\)\(b\), Community Assessment – Storm drainage](#): **See comment §390-6.4B(8)(g).**

[§390-8.2B\(3\)\(e\) & \(4\)\(c-e\), Community Assessment – Traffic](#): **See comment §390-7.2D.**

[§390-14.3, Earth Removal Exemptions](#): The project is exempt from §390-14 due to proposed use. No SP required

[§390-18.5B, On-premise Signs in VZA](#): Site is permitted one freestanding sign not to exceed 10 sf and either one wall, projecting, roof, or awning sign not to exceed 8 sf. If no free-standing sign, total sf of the other sign shall not exceed 18 sf. The project narrative noted a directional sign but no other signs. §390-18.5E requires review/approval of signs as part of SPA. **Applicant should review the sign requirements of §390-18 and submit plans for proposed sign(s) for the Board to review.**

Other Regulations/Permits

[§275-5B, Earth Removal General Bylaw, Exemptions](#): The project is exempt from §275 due to the proposed use—no SP required.

[§351 Stormwater Management General Bylaw](#): The proposed land disturbance meets the threshold for a Limited Stormwater Permit. The Applicant must file for a Limited Stormwater Permit or submit a waiver requesting waiving the regulations. **The Applicant should review the [Stormwater Management Regulations](#) to determine the specific waivers.**

[§390-3.4B\(1\)](#) – SP for expansion/alteration of building on a pre-existing nonconforming lot – **ZBA Approved 6/14**

[§390-15.5C\(1\)](#) – SP for expansion/alteration of a nonconforming lot – **ZBA Approved 6/14**

[§390-15.5C\(5\)](#) – SP for uses that render impervious >15% of any lot, a system for groundwater recharge must be provided. – **ZBA Approved 92% lot coverage w/o recharge system 6/14**

[§390-21.3B Dimensional reqs](#) – Variances: Allow left side yard setback to be 1.7' for balcony seating where 5' min. is allowed – **ZBA Approved 6/14**, Allow building height to be 3 stories where 2.5 stories is allowed – **ZBA Denied 6/14**, Allow for height to be over 35' – **ZBA approved 45' at elevator shaft and 37'-3" for the remaining structure**,

BoH Septic Installation Variance: Conditionally approved, Applicant must meet ZBA & Planning Board requirements.

[MassDOT Access Permit](#) for alterations to traffic on State roads (Route 1A & 140).

[DPW Street Excavation permit](#) for water line installation.

Comments Received
-Water Dept, 2023-05-06, Comments on ZBA application; questions water service material, recommends capping service and connecting new 2" dom. & 6" fire service from newer 16" CIWM. -Building Commissioner, 2023-06-20, No comment at this time. -No other depts have commented at this time.