

Bay Colony Group, Inc.

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June 15, 2023

Mr. Michael McKnight, Chairman
Wrentham Planning Board
79 South Street
Wrentham, MA 02093

RECEIVED

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WRENTHAM
PLANNING BOARD

RE: 10 Commerce Boulevard

Exhibit # 2

Dear Mr. McKnight:

On behalf of my client, Edgewood Development Co., LLC, I am submitting herewith an application for a Site Plan and Special Permit under Article 4.2 and Article 14 of the Town of Wrentham Zoning Bylaws and Chapter 275 of the General Bylaws for the for the construction of a 4,500 sf convenience store with refuel facilities to be located at 10 Commerce Boulevard. Enclosed please find a Site Plan/Special Permit application, a Site Plan Checklist, Waiver Request Forms, Traffic Report, Community & Environmental Impact Assessment, 5 full size and 9 reduced size copies of the required plans, Storm Water Report, a certified list of abutters, a check in the amount of \$1,000 as the administrative fee and a check in the amount of \$4,000 for the initial peer review fee. We acknowledge that there could be an additional fee for the peer review of the storm water design and that we are responsible for the advertisement fee. An electronic version of the submittal that can be accessed by anyone is available at the Bay Colony Group FTP site at <https://personal.filesanywhere.com/fs/v.aspx?v=8e6e628d5a6772b5a3ac>.

The Project is the third phase of the development of the Wrentham Business Center that was initially permitted in 2001. The clearing of the site and the construction of infrastructure was commenced in 2002, but no buildings were ever built, and in 2017 Lot 2 on the site was permitted for the construction of an indoor recreation facility. Permits were issued by the Wrentham Planning Board, Wrentham Conservation Commission and Wrentham Board of Health for that phase of the development that was opened in 2019. The second phase involves the construction of a 180,000 sf warehouse on Lot 3, which is a 15.8 acre parcel located on the northeast corner of Commerce Boulevard and Route One. Permits were issued by the Wrentham Planning Board, Wrentham Conservation Commission and Wrentham Board of Health, but construction has not commenced since the Special Permit has been appealed.

The Project is being filed under the Wrentham Zoning Bylaws in effect at the time of submittal of the Wrentham Business Center Definitive Plan for Commerce Boulevard, which was in August, 2017 which were "frozen" for 8 years under the provisions of MGL Ch.40A, S.6. The Project will include the construction of a 4,500 sf convenience store and refueling station that will include 25 parking spaces and six refueling pumps. The Project also includes transportation improvements to

the intersection of Route One and Commerce Blvd that would include signalization, sidewalks, and HC accessible ramps at the sidewalks that was reviewed by the Planning Board and MassDOT in Phase 2. The site will be served by municipal water and the local electric utility.

A landscape plan has been prepared that was developed in order to soften the façade of the building as it faces Route One and Commerce Boulevard. It includes trees, shrubs, and grass areas that complement each other. A waiver has been submitted requesting a reduction to 26% shading where 50% is required. The lighting component will include pole lights and building lighting that will be in conformance with the Town regulations and provides sufficient lighting for the proposed use while not reflecting light off of the property.

Based on discussions with the Town of Wrentham and through coordination with MassDOT, a traffic signal is proposed to be installed at the intersection of Washington Street at Hawes Street/Commerce Boulevard as part of the proposed Wrentham Business Center project. The potential configuration of the proposed signal at Commerce Boulevard/Hawes Street has gone through several iterations in an effort to identify the most appropriate signal timing and phasing configuration to serve the needs of the overall corridor. MassDOT is undertaking a review of the Washington Street corridor north and south of Commerce Boulevard, which is in the early stages of concept design and development. Therefore, the intersection configuration of a traffic signal at Commerce Boulevard/Hawes Street has not yet been identified and would need to be approved by MassDOT. As such, the phasing and configuration of the proposed signal presented in the traffic impact study is a concept and is expected to undergo further review, adjustment, and design as the MassDOT and MEPA processes progress. It is expected that access along the corridor for individual land uses and side streets will be reviewed and addressed in full detail as part of the MassDOT project.

As part of the 2001 design a storm water basin was constructed on Lot 2 and all of the runoff from that lot, Commerce Boulevard, and Lot 1 is conveyed to that structure. It has been designed to handle the entire flow from the Lot 1 improvements but, in addition to the basin, a subsurface infiltration system is proposed for Lot 1 that will capture and infiltrate on the lot all runoff from the building and canopy up to and including the 100-year storm event. Separation and infiltration of the roof drainage from other drainage is an LID element. For the parking lot we propose to use a water quality structure prior to discharge to the Commerce Blvd storm drain system and ultimately the Lot 2 infiltration basin. These treatment trains will mean that the TSS removal rate for the Project site will be about 93%, which is far above the 80% DEP Stormwater Standards.

The project is a Special Permit and must satisfy the criteria listed under Section 9.2 CRITERIA FOR SPECIAL PERMIT DECISION under the Wrentham Zoning Bylaws. The following is a discussion of how the project meets the criteria.

- a. The project's overall compliance with Articles 4 and 6. The Project does comply with Articles 4 & 6 as demonstrated by the proposed use and the dimensional and density limitations of the zone. A zoning table is included in the plan set and sufficient detail is shown on the plans to demonstrate compliance with the development regulations.
- b. The impact of vehicular and pedestrian traffic on the neighborhood and the primary and secondary roads and intersections serving the project area and further the environmental effect of the estimated additional residents, employees, customers or visitors will have on the immediate neighborhood. A traffic impact analysis and report

has been prepared for the Project and surrounding area to determine the existing and proposed conditions and to develop a plan to mitigate adverse impacts as determined by local and MassDOT regulations.

- c. Provisions made by the applicant to control litter and to reduce, separate, recycle and/or compost SOLID WASTE generated at the site. A dumpster is provided for the Project site that will serve the solid waste from the building, that will also have a recycling component, and that will be served by a vendor.
- d. The impact of the proposed project on the quality of SURFACE WATERS, GROUND WATER, soil, and the environment to include noise, vibration, dust, heat, smoke, fumes, odor, glare or other NUISANCE or serious hazard so as to adversely affect the immediate neighborhood. A storm water design has been prepared in accordance with the DEP Stormwater Standards and the local Wrentham regulations that will capture and treat runoff so that the developed condition is superior to the existing condition as regards water runoff quantity and quality.
- e. Danger to the immediate neighborhood and/or the community or premises through fire, explosion, emission of WASTES or runoff, or other causes. The use is a warehouse with no tenant identified yet. The facility will comply with all state, local and federal regulations as regard fire, explosion, and emissions.
- f. The adequacy of proposed water and sewer utilities serving the site. The site will be served by an on-site sewage disposal system constructed in accordance with Title 5 of the State Sanitary Code. Soil evaluations have been conducted and the site is suitable for an on-site system and the approximate size and location are shown on the plan.
- g. Provisions made by the applicant to alleviate or eliminate additional demands on the municipal PUBLIC safety services including water, sewer, police, fire protection and ambulance services. It is not anticipated that the facility will place any additional demands on public safety services or public utilities.
- h. The relationship of the proposed architecture of the proposed BUILDINGS with the surrounding neighborhood (including, without limitation, the ZONING DISTRICT and all abutting ZONING DISTRICTS), and
- i. The visual impacts to the surrounding neighborhood (including, without limitation, the ZONING DISTRICT and all abutting ZONING DISTRICTS), and The building has been designed to be in relationship to its proposed use and to have a superior architectural look to other buildings in the neighborhood.
- j. The impact of the project shall not adversely affect the character of the neighborhood, The building is in conformance with the commercial character of the neighborhood and is in conformance with the use table of the Zoning Bylaws.
- k. The overall economic impact on the town, its residents and surrounding properties beyond those impacts/mitigations outlined in application relating to municipal services. The board shall consider the need for an economic review or similar study to focus on the overall viability of the proponents, tenants, proposed USES, employment, any local area benefits and any other items the Board shall require based on the initial application. It is anticipated that the economic impacts of the Project will be

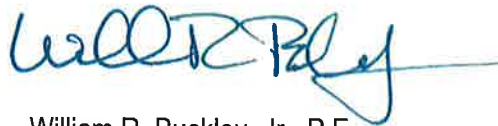
positive in that the proposed use will not generate additional demands on Town infrastructure of personnel. It will not generate any additional school children. It will generate significantly more tax revenue for the Town than the existing vacant lot and is in conformance with the neighborhood, which is Route One and is one on the Town's major commercial corridors.

At this point in the design, we do not anticipate requesting waivers from the Town regulations and bylaws, but that could change as we move through the permitting process.

Thank you for your consideration and we look forward to working with you on this project.

Very truly yours,

BAY COLONY GROUP, INC.

A handwritten signature in blue ink, appearing to read 'William R. Buckley, Jr.', with a long horizontal line extending to the right.

William R. Buckley, Jr., P.E.
Project Manager

Encl.