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WRENTHAM  
PLANNING BOARD

**TOWN OF WRENTHAM  
PLANNING BOARD**  
79 SOUTH STREET

WRENTHAM, MASSACHUSETTS 02093  
(508) 384-5400 ext. 5441 | FAX 508-384-3174  
[planning@wrentham.gov](mailto:planning@wrentham.gov) | [www.wrentham.gov](http://www.wrentham.gov)

Exhibit # 1

**APPLICATION FOR SPECIAL PERMIT & SITE PLAN APPROVAL – or –  
MODIFICATION OF A SPECIAL PERMIT & SITE PLAN APPROVAL**

Application No.: 2023-11

Date: 6-21-23

**APPLICATION TYPE:** Please indicate the type of permit you are seeking:

☒ New Special Permit/Site Plan Approval (SP/SPA)

☐ Modification of SP/SPA Date of Original Permit: \_\_\_\_\_, Book/Page: \_\_\_\_\_  
(Include Copy of Decision)

**APPLICANT NAME:** Edgewood Development Co., LLC

FULL ADDRESS: 320 South Street Plainville, MA 02762

PHONE: 508.643.2920

EMAIL: smeltzer@edgewood-developoment.com

Contact Person's Name: Stephen Meltzer

PHONE: 508.643.2920

EMAIL: smeltzer@edgewood-development.com

**OWNER(S) OF RECORD:** WBH, LLC

FULL ADDRESS: 320 South Street Plainville, MA 02762

PHONE: 508.643.2920

EMAIL: smeltzer@edgewood-development.com

Deed recorded in the Norfolk County Registry of Deeds: Book 15085 Page 174

(Include Copy of Deed)

**SITE INFORMATION:**

Street Address of Property(s) 10 Commerce Boulevard

Assessor's Parcel Id.(s) and lot size of each: Map O-06, Block 04, Parcel 06

**PLAN INFORMATION:**

Plan Title: Site Development Plan of land 10 Commerce Boulevard Wrentham, MA

Prepared by: Bay Colony Group, Inc.

Date Prepared: 3/13/2023

Last Revision Date: \_\_\_\_\_

## **ZONING INFORMATION:**

### **CURRENT AND PROPOSED USE(S)**

List all **current/proposed uses** on the site:

Current - vacant

Proposed - Convenience store and fuel filling station (single retail store Section 4.2.C.1)

Does this Application involve a change of use?

☒ Yes (if so, please review the Wrentham General Code §390-4.4 for further guidance)

☐ No

### **ZONING DISTRICT**

Which zoning district(s) and/or overlay district(s) is the property located in? Check all that apply.  
(Review the Town of Wrentham's Zoning Map)

- |   |  |
|---|--|
| <input type="checkbox"/> Residential District, R-30                       | <input type="checkbox"/> Conservation, Recreation, School & Park District, CRSP  |
| <input type="checkbox"/> Residential District, R-43                       | <input type="checkbox"/> Conservation, Recreation, School & Park Route 1, CRSP-1 |
| <input type="checkbox"/> Agricultural & Residential District, R-87        | <input type="checkbox"/> Village Zone A, VZA                                     |
| <input type="checkbox"/> Retail Business District 1, B-1                  | <input type="checkbox"/> Village Zone B, VZB                                     |
| <input type="checkbox"/> Retail Business District 2, B-2                  | <input type="checkbox"/> <i>OVERLAY DISTRICTS</i>                                |
| <input type="checkbox"/> Commercial-Industrial District 1, C-1            | <input type="checkbox"/> Watershed Protection Overlay District, W                |
| <input checked="" type="checkbox"/> Commercial-Industrial District 2, C-2 | <input type="checkbox"/> Aquifer Protection Overlay District, A                  |
| <input type="checkbox"/> Commercial-Industrial District 3, C-3            | <input type="checkbox"/> Floodplain Overlay District, F                          |
| <input type="checkbox"/> Route 1 North, C-1N                              | <input type="checkbox"/> Special Use Overlay District, SU                        |
| <input type="checkbox"/> Route 1 South, C-1S                              | <input type="checkbox"/> Medical Marijuana Special Use Overlay District, MMSU    |

### **WAIVER REQUEST(S)**

Briefly describe all waivers requested (Use Form 6 for each request)

- |                          |  |
|--------------------------|--|
| Section: <u>6.1.9</u>    | <u>Reduction of front yard to 50' and side yard to 25'</u> |
| Section: <u>18.5.D.2</u> | <u>On premises sign greater than 10 sf</u>                 |
| Section: _____           | _____  |
| Section: _____           | _____  |
| Section: _____           | _____  |
| Section: _____           | _____  |

### **REQUIRED SIGNATURES:**

- Please Note: Both required signatures 1 and 2 must be obtained prior to submission.
- Required signatures are the responsibility of the Applicant.
- Failure to obtain all required signatures may cause a delay in processing.

1. **REQUIRED SIGNATURE(S): APPLICANT AND/OR OWNER:** Both the Applicant and at least one Property Owner signature must be submitted.

The undersigned, being the **APPLICANT** and/or **OWNER(S)** named above, hereby applies for a Special Permit/Site Plan Approval or Modification of a Special Permit/Site Plan Approval by the Planning Board and certifies that, to the best of the APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning Bylaw of the Town of Wrentham, MA.

Applicant's Signature \_\_\_\_\_

Date: 6/16/23

Property Owner's Signature \_\_\_\_\_  
(If Not Applicant)

Date: 6/16/23

2. **REQUIRED SIGNATURE: TAX COLLECTOR**

To be completed by the **Tax Collector:** The Office of the Tax Collector verifies that there are no outstanding taxes due by the Property Owner to the Town of Wrentham, MA.

***Note: Delinquent bills must be paid in full before your application can be processed.  
Please make arrangements to pay all outstanding bills to the Tax Collector's Office.***

Sue McBloughlin

Tax Collector's Office – Name (Please Print)

SM  
Initial

6/16/23  
Date

# **CHECKLIST FOR ARTICLE 7 – SITE PLAN APPROVAL**

## **7.3 Site Plan Form**

The site plan shall be prepared by an engineer and surveyor and shall be clearly and legibly drawn at a scale of 1" = 40' on a material which is suitable for reproduction<sup>1</sup>. If multiple sheets are used, an index sheet showing the entire site plan shall be provided.

## **7.4 Site Plan Content**

The site plan shall contain the following information:

**YES**      **NO**      **N/A**

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <p>a. Plan name, property boundaries, true north point, date, scale, and Zoning District along with any Zoning District boundaries and overlay districts (i.e. Aquifer Protection, Watershed and Floodplain).</p>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>b. Names and addresses of present record owner(s), the applicant, and the architects, engineers and/or surveyors who prepared the plan.</p>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>c. Certificates and seals of the architects, engineers, and/or surveyors who prepared the plan, together with a certificate that all surveying conforms to the requirements of the Massachusetts Land Court.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>d. Suitable space to record the action of the Planning Board and the signatures of the members of the Board on each sheet of the site plan, and the date of such signature.</p>                                  |

**YES**      **NO**      **N/A**

- |                                     |                          |                                     |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>e. Existing conditions      – Ref.<sup>2</sup> <u>Sheet 2.0</u></p>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>1. existing contours at two-foot intervals,</p>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>2. significant soil types,</p>   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>3. water systems (including standing surface water, brooks or streams, the direction of drainage, wetlands, and the 100-year flood elevation),</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>4. trees exceeding 5" in diameter or the perimeter of heavily wooded areas,</p>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>5. stone walls, fences, buildings,</p>   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>6. rock ridges or outcroppings.</p>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>f. A locus plan of all land within 1,500 feet of any part of the tract and showing:</p>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>1. all dwellings and principal buildings,</p>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>2. the land use of each lot,</p>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>3. lot and right-of-way,</p>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>4. zoning district boundaries,</p>   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>5. recorded easements abutting the tract, and</p>  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>6. public facilities, such as conservation or recreation land, foot-paths, bicycle paths, or streets.</p>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>g. An utilities analysis showing      – Ref. <u>Sheet 4.0</u></p>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>1. the location and size of the Town's existing water mains, fire hydrants, sanitary sewers, and storm drains relevant to the</p>                  |

<sup>1</sup> Plans shall be submitted on sheets measuring 24" x 36".

<sup>2</sup> Reference the sheet where the required information is indicated (e.g. Sheet 3 of 12)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------

- project, and
2. the proposed location and approximate size of utilities to be constructed on the site and their proposed connections to the Town's utilities, and any special features, such as culverts, or pumping stations, that might affect the ability of the Town to service the development;

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------

- h. Plan prepared by a registered architect including building elevations and one or more perspective colored renderings indicating materials to be used;

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------

- i. Proposed landscape plan prepared by a registered landscape architect; and

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- j. A table showing
 

Sheet 3.0  
 – Ref. \_\_\_\_\_

  1. total land area,
  2. developable site area
  3. common or usable open space, if any,
  4. site coverage of buildings,
  5. area covered with impervious surface,
  6. ratio of impervious surface to total land area, and
  7. the number of off-street parking spaces and, if applicable, loading bays.

The Planning Board may in any particular case, where such action is in the public interest and not inconsistent with the intent and purpose of this bylaw, waive strict compliance with the foregoing requirements. Any such waiver shall require a written request from the applicant and majority vote of the Board.

### Mitigation of Adverse Impact

Where significant adverse impacts are identified by the Applicant or reviewing Board, the Community and Environment Assessment must propose an acceptable program of mitigation. This affirmative requirement may include provisions for phased development; natural or landscape barriers; noise baffles; pollution controls; waste, trash, and sewage disposal; roadway maintenance; water supply; storm drainage; fire and police protection. Site plan approval, special permits, and variances will not be issued until this requirement is satisfied.

Name of Engineer: Bay Colony Group, Inc.

Signature of Engineer: 

Date: 6/21/23

# **CHECKLIST FOR ARTICLE 8 - COMMUNITY AND ENVIRONMENTAL ASSESSMENT**

The environmental assessment will describe the proposed use in detail, its purpose, location and time setting, and its relation to other projects and proposals. The assessment will describe primary and secondary environmental and community impacts, both beneficial and adverse. The scope of the assessment shall include both construction and operational impacts. The assessment shall also develop, describe, and objectively weigh alternatives to the proposed use.

A registered professional engineer and other professionals as required shall prepare the environmental assessment. The assessment shall address the following topics for present conditions, development conditions, and environmental controls, and future conditions and environmental controls:

**YES**      **NO**      **N/A**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Natural environment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Air pollution
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Water, including quantity of drainage and pollution control
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Noise pollution
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Land, including the quantity of earth to be removed from the site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Wildlife
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. Man-made environment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Surrounding land use
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Density
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Zoning
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Architecture
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c. Public facilities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Water supply and distribution
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Storm drainage facilities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Sewage disposal facilities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Solid waste disposal, including trash and garbage
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Traffic facilities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Electric power
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Gas
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d. Community Services
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Schools
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Recreation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Police
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Fire
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Public works
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e. Economic considerations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Cost-benefit ratio to the Town of Wrentham
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Time schedule

**Form R:  
Wrentham Planning Board  
Waiver Request Form**

*At the time of application, this form shall be submitted for each waiver request*

**Project Name:** 10 Commerce Boulevard

**Date:** 4/18/2023

**Nature of waiver request:** Reduction of required front to 50' from 100' and side yards from 50' to 25'

**Section/Article of Zoning or General By-Law, or Subdivision Rules and Regulations:** 6.1.9

**Reason waiver is requested:** To allow parking within the front and side yards

**Alternatives to granting the waiver:** A more "spread out" parking configuration that would move parking further from the facility

**Impacts of denial of waiver on the project:** The amount of impervious area would be increased and the pedestrian access would not be as safe

**Reasons why this waiver is in the best interests of the Town and consistent with the intent and purpose of the Zoning By-Law or Subdivision Rules & Regulations:** \_\_\_\_\_

To allow the proposed parking to meet industry standards would allow the site to retain more open space and be more attractive to a tenant, keeping the facility in operation and generating jobs and taxes

**Prepared by:** W. OORTY **Signed by:** \_\_\_\_\_



**Form R:  
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To allow the proposed parking to meet industry standards would allow the site to retain more open space and be more attractive to a tenant, keeping the facility in operation and generating jobs and taxes

**Prepared by:**  **Signed by:** 

**Form R:  
Wrentham Planning Board  
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*At the time of application, this form shall be submitted for each waiver request*

**Project Name:** 10 Commerce Boulevard

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To allow the proposed parking to meet industry standards would allow the site to retain more open space and be more attractive to a tenant, keeping the facility in operation and generating jobs and taxes

**Prepared by:**  **Signed by:** 

OFFICIAL USE ONLY	
Date of Submission	_____
Received by	_____

**TOWN OF WRENTHAM  
PLANNING BOARD**

**Earth Removal Application  
Pursuant to the Wrentham General Bylaws**

*Please type or clearly print the following information.*

Name of Applicant<sup>1</sup> Edgewood Development Co., LLC  
Mailing Address 320 South Street Plainville, MA 02762  
Daytime Phone Number 508.643.2920 Fax Number 508.695.1130

Name of Property Owner WBH, LLC  
Mailing Address 320 South Street Plainville, MA 02762

Name of Engineer Bay Colony Group, Inc.  
Mailing Address 4 School Street Foxborough, MA 02035  
Daytime Phone Number 508.543.39393 Fax Number 508.543.8866

Name of Surveyor same  
Mailing Address \_\_\_\_\_  
Daytime Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Name of Mortgagees n/a  
Mailing Address \_\_\_\_\_

Property Address 10 Commerce Boulevard Zoning District C-2  
Registry of Deeds Book No. 15085 Page No. 174  
Assessors' Map O-06 Block 04 Parcel 06

I/We hereby attest that all required fees, plans, certified abutters list and related documents are complete and have been submitted in accordance with all applicable laws and the regulations adopted by the Wrentham Planning Board.

Signature of Applicant(s):  \_\_\_\_\_  
\_\_\_\_\_

<sup>1</sup> Person(s) actually responsible for the implementation of the proposed project, not his/her representative.