

**TOWN OF WRENTHAM
PLANNING BOARD**

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TOWN CLERK'S OFFICE
WRENTHAM, MA

2023 AUG 15 PM 3: 04

DECISION

**SPECIAL PERMIT (SP 2023-05) & SITE PLAN APPROVAL
THREE-UNIT MULTIPLE ATTACHED DWELLING
95 & 105 Foxboro Road, Wrentham, MA**

Owner	Heldon Realty Trust, 825 East Street, Wrentham, MA	
Applicant	Lorusso Building, Inc., P.O. Box 332, Norfolk, MA	
Location:	95 & 105 Foxboro Road, Wrentham MA Assessor's Parcel ID: P-12-2-20 & P-12-2-21 (respective)	
Zoning District:	<ul style="list-style-type: none">• Residential 43 (R-43)• Watershed Protection District (W)	
Permits Sought (WGC):	<u>Article</u> 390-4.2(A)(3) 390-7 390-9	<u>Permit Required</u> Special Permit / Site Plan Approval: Multiple Attached Dwelling Site Plan Approval Special Permit <i>WGC=Wrentham General Code</i>
Application Date:	April 24, 2023	
Public Hearing Dates*:	07/07/23, 07/21/23, 08/02/23	

DECISION of the Planning Board of the Town of Wrentham, Massachusetts (hereinafter the Board) on the petition of Lorusso Building, Inc (hereinafter the Applicant) for a Special Permit and Site Plan Approval to construct a new 2,100 square foot three-unit multiple attached dwelling & associated site improvements on 95 & 105 Foxboro Road, Wrentham Assessors Map Parcel ID P-12-2-20 & P-12-2-21 (respective) owned by Heldon Realty Trust by deed recorded in the Norfolk County Registry of Deeds (NCRD) in Book 4506, Page 321 (hereinafter the Site).

BACKGROUND

The above-referenced application for a Special Permit and Site Plan Approval (hereinafter Application) was formally received on April 24, 2023. Notice of the public hearing and the subject matter thereof was published in the Sun Chronicle on May 23 & May 30, 2023, posted with the Town Clerk's Office on May 18, 2023, and abutters were notified by First Class Mail. The public hearing on the Application was opened on June 7, 2023, and continued to June 21, 2023, July 19, 2023, and August 2, 2023 (closed). During the public hearing, all those wishing to speak were heard. Following public input, the hearing was closed on August 2, 2023.

The following Planning Board members were present throughout the public hearing: Chairperson Michael McKnight (absent 06/21/23), Vice Chairperson Charles Woodhams, Jr., Clerk James Lawrence (absent 07/19/23), Members Robert Cass, Robert English, Everett Skinner, Jr., and Thomas Wrynn (absent 07/19/23). Mr. McKnight, Mr. Lawrence, and Mr. Wrynn completed Mullin's Certificates for the public hearings they were absent from, as noted, and were eligible to vote on this application. At the public hearing, Richard Goodreau of United Consultants presented the Application on behalf of the Applicant. The record of

**Pursuant to the Governor's Executive Order of March 29, 2023, Extending the Suspension of Certain Provisions of the Open Meeting Law, G.L. c.30A §18, as amended, the Town of Wrentham Planning Board conducted their public hearings via remote participation.*

proceedings and submission upon which this decision is based may be referred to in the Planning & Community Development Office or the Town Clerk's Office.

SUBMITTALS

The following items were submitted as Exhibits to the Board for its consideration of this application:

1. Application packet submitted by United Consultants on 04/24/23, 9 pages, including:
 - Application Form; 3 pages
 - Checklist for Article 7- Site Plan Approval; 2 pages
 - Checklist for Article 8- Community & Environmental Assessment Report; 1 page
 - Mitigation of Adverse Impact; 1 page
 - Copy of Deed and Plan; 2 pages
2. Narrative/Community & Environmental Assessment Report, dated 03/24/23, received 04/24/23, 4 pages
3. Certified Abutters List, dated 01/18/23, received 04/24/23, 5 pages
4. Site Plan prepared by United Consultants, dated 03/24/23, received 04/24/23, 7 pages including:
 - Cover Sheet; 1 page
 - Existing Conditions Plan; 1 page
 - Site Layout Plan; 1 page
 - Site Grading & Utility Plan; 1 page
 - Site Planting Plan; 1 page
 - Erosion Control Plan; 1 page
 - Construction Details; 1 page
5. Architectural Plans prepared by Dennis Colwell Architects, dated 03/21/23, received 04/24/23, 5 pages including:
 - Floor Plans; 3 pages
 - Building Elevations; 2 pages
6. Public Hearing Notice for 06/07/23 Planning Board meeting, stamped 05/18/23, 1 page
7. Fire Department Comments, dated/received 05/22/23, 2 pages
8. Lorusso Response to Comments, dated/received 06/07/23, 2 pages
9. Abutter Brooks Comments, dated/received 06/07/23, 1 page
10. Staff Report 95 & 105 Foxboro Rd, received 06/14/23, 2 pages
11. DPW Director Antonioli Comments, dated 05/30/23, received 06/20/23, 2 pages
12. Mullins Form Completed by Michael McKnight, dated/received 07/05/23, 1 page
13. Revised Plan Set prepared by United Consultants Inc, dated 06/28/23, 7 pages including:
 - Cover Sheet, 1 sheet
 - Existing Conditions Plan, 1 sheet
 - Site Layout Plan, 1 sheet
 - Site Grading & Utility Plan, 1 sheet
 - Site Planting Plan, 1 sheet
 - Erosion Control Plan, 1 sheet
 - Construction Details, 1 sheet
14. Waiver for Stormwater and Drainage Report, dated 07/05/23, received 07/06/23, 1 page
15. Request for Continuance of Public Hearing, dated/received 06/1/23, 1 page
16. Lot sketch plan prepared by United Consultants, dated 07/11/23, received 07/13/23, 1 page
17. Request for Continuance of Public Hearing, dated/received 07/13/23, 1 page

18. Abutter Sullivan Comments, undated, received 07/18/23, 6 pages
19. Mullins form completed by James Lawrence, dated/received 07/25/23, 1 page
20. Request for Continuance of Public Hearing, dated/received 07/25/23, 1 page
21. Mullins Form Completed by Tom Wrynn, dated/received 08/01/23, 1 page
22. Site Plan entitled “Sketch Plan for Abutter Screening – 95 Foxboro Road”, prepared by United Consultants, dated/received 08/02/23, black & white, 24”x36”, 1 sheet
23. Owner Heinz Letter of Support, dated/received 08/02/23, 5 pages

FINDINGS

At their meeting of August 2, 2023, after due consideration of the Exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Wrentham Planning Board made the following Findings:

1. That determinations regarding the following Findings are based upon the documents and plans identified in this Decision and the information and Exhibits submitted and presented in association with the Application.
2. That determinations regarding the following Findings are also predicated upon the maintenance of the Site in accordance with this Decision, as well as all applicable Federal, State, and Local regulations, except where modified by this Decision.
3. That this Application is to construct a three-unit Multiple Attached Dwelling on the Site as allowed for in Section 4.2(A)(3) (Residential Uses, Multiple Attached Dwelling) of the Wrentham General Code Chapter 390 (Zoning By-law) with the issuance of a Special Permit and Site Plan Approval in accordance with WGC §390-9 & 7, from the Wrentham Planning Board.
4. That the Site is currently vacant and comprises two lots and a portion of a third lot with a total of 130,693 s.f. The Site is located in the Residential 43 (R-43) District and the Watershed Protection Overlay District (W) (Exhibits #1, #4, #13 & #16). The lots were created from an ANR plan endorsed in 2018 and recorded at the NCRD in Plan Book 673 of 2018. The Board notes that the Applicant will be required to file an Approval Not Required Plan (ANR) to create one lot.
5. That a portion of a wetland is located on the northern side of the Site, and therefore any work within 100’ of this area is subject to the Watershed Protection Overlay District (W) regulations. The Board finds that only small portions of a gravel parking lot and a paved driveway are proposed to be within the 100’ buffer, and the effects are de minimus on the resource area (Exhibits #1, #4, #13 & #16).
6. That during the public hearing, Mr. Goodreau and the Applicant presented the Application. The proposal includes constructing 2,100 s.f. three-unit multiple attached dwelling and site improvements. The proposed site improvements include grading, installation of a septic system in compliance with State and Wrentham septic regulations, site drainage, and landscaping along the frontage and left property line. The Board further finds that the review of septic systems is handled through a separate review process with the Board of Health and is independent of this permit request. The Board further notes that the Applicant has requested waivers from the stormwater submission requirements of §390-7 and §351 (Exhibit #2 & #14). The Board finds that granting these waivers will not degrade the neighborhood, the Town’s character, or the public good.
7. That during the public hearing, the Board reviewed the submitted plans (Exhibits #4, #13 & #16) and noted that the proposed dwelling met all the dimensional requirements of Section 6.1 for the R-43 District and the Multiple Attached Dwelling requirements.
8. That during the public hearing, the Board discussed the proposed site improvements, including parking, landscaping, drainage and roof recharge units, single detached vs. multiple attached dwellings, historical

uses in the area, traffic, and land disturbance. The Board noted that Section 6.4(2)(g)(2) of the ZBL requires two parking spaces for each dwelling unit for a total of six parking spaces. All units will have rear-facing one-car garages with parking in front of the garage for a second car and a gravel parking area for up to six cars for guest parking (Exhibits #4, #5, #13 & #22) for a total of twelve parking spaces. The Board further notes that the proposal includes installing a stockade fence, approximately 18 trees and shrubs along the left property line, and additional landscaping along the front property line to create a visual barrier with abutter properties.

9. During the public hearing, the Board reviewed the architectural plans, which show the building will be 2,100 s.f. in a “farmhouse” style, and each unit will have a gross floor area of 2,059 s.f. with 1,552 s.f. of that being habitable floor space. Each unit will have two bedrooms and two bathrooms on the second floor, a half bath, a kitchen and a living room on the first floor, and a small storage area in the basement off of the garage (Exhibit #5).
10. That during the public hearing, the Board noted comments were received from the following departments: DPW and Fire. The Applicant responded to the Fire Department comments, some similar to the DPW comments (Exhibits #7, #8 & #11).
11. That during the public hearing, the Board received written and verbal testimony from abutters noting their concerns with the proposed development. The concerns were around the Use not being in harmony with the single-family homes in the area. The Board noted that several existing multiple attached dwellings in this area pre-date the single-family dwellings construction (Exhibits #9 & #18).

Criteria for Site Plan Approval (ZBL Article 7.7)

12. With regard to WGC §390-7.7B(1), based upon the Findings stated within this Decision, there is adequate stormwater retention on the site (Finding #6).
13. With regard to WGC §390-7.7B(2), based upon the Findings stated within this Decision, there is adequate emergency access to the site (Finding #10).
14. With regard to WGC §390-7.7B(3), based upon the Findings stated within this Decision, the parcel is currently a vacant wooded lot, and the design of a multiple attached dwelling vs. a single detached dwelling will have less land disturbance. The Board further notes that had the properties developed as single detached dwellings, the total land disturbance would have been 65,457 s.f. or more, excepting the resource area buffer requirements. The total land disturbance of the three-unit multiple attached dwelling will be approximately 52,155 s.f. (Finding #8). The Board further finds that a condition would be placed on the approval to maintain the landscaping and a naturalized area permanently.
15. With regard to WGC §390-7.7B(4), the Application minimizes air and water pollution (Finding #14).
16. With regard to WGC §390-7.7B(5), based upon the Findings stated within this Decision, the collection and disposal of solid waste is satisfactory. The Board further notes that any Board of Health Decision shall be submitted to the Planning Board for their record.
17. With regard to WGC §390-7.7B(6), based upon the Findings stated within this Decision, pedestrian and vehicular safety on site and with adjoining properties is adequate (Finding #9 & #10).
18. With regard to WGC §390-7.7B(7), based upon the Findings stated within this Decision, the Application minimizes the visibility of parking, any outdoor storage from the public view, and any glare from headlights through additional plantings (Finding #8 & #14). The Board further finds that a condition to restrict outside storage would be included in this Decision, and should the project change to condominium ownership, the HOA shall also restrict outside storage.
19. With regard to WGC §390-7.7B(8), based upon the Findings stated within this Decision, the intrusion of light from stationary fixtures on the site to adjoining properties is adequate (Finding #8).

20. With regard to WGC §390-7.7B(9), based upon the Findings stated within this Decision, the proposed dwelling design is compatible with the surrounding neighborhood (Finding #9).

Criteria for Special Permit Decisions (WGC §390-9.1)

21. With regard to WGC §390-9.1A, based upon the Findings stated within this Decision, the Application has a vehicle or pedestrian traffic that is in harmony with the immediate neighborhood (Finding #17).
22. With regard to WGC §390-9.1B, based upon the Findings stated within this Decision, the Application will not have a number of residents to affect the immediate neighborhood adversely (Finding #17).
23. With regard to WGC §390-9.1C, based upon the Findings stated within this Decision, the Application does not have a lot coverage greater than the allowed in the zoning district (Finding #7).
24. With regard to WGC §390-9.1D, based upon the Findings stated within this Decision, the use will not be dangerous to the immediate neighborhood through fire, explosion, emission of wastes, or other causes (Finding #10).
25. With regard to WGC §390-9.1E, based upon the Findings stated within this Decision, the use does not adversely affect the immediate neighborhood by creating noise, vibration, dust, heat, smoke, fumes, odor, glare, or another nuisance or serious hazard to the immediate neighborhood (Finding #10).
26. With regard to WGC §390-9.1F, based upon the Findings stated within this Decision, the use shall not adversely affect the character of the immediate neighborhood (Finding #21-#25).

Criteria for Special Permit Decisions (WGC Article 9.2)

27. With regard to WGC §390-9.2A(1), based upon the Findings stated within this Decision, the project complies with Sections 4 & 6 of the Zoning By-law (Finding #3, #4, & #7).
28. With regard to WGC §390-9.2A(2), based upon the Findings stated within this Decision, there will not be a significant impact nor an adverse environmental effect on vehicular and pedestrian traffic in the neighborhood, the primary or secondary roads, the intersections serving the project area (Finding #21 & #22).
29. With regard to WGC §390-9.2A(3), based upon the Findings stated within this Decision, there will be adequate provisions to control litter, reduce, separate, recycle and/or compost solid waste generated at the site as the project will be eligible to participate in the Town's refuse program. The Board further finds that the HOA shall partner with a refuse collection service if the project converts to a condominium.
30. With regard to WGC §390-9.2A(4), based upon the Findings stated within this Decision, the project will not significantly impact the quality of surface water, ground, waters, soil, and the environment, including noise, vibration, dust, smoke, fumes, odor, glare or other nuisance or serious hazard to the immediate neighborhood (Finding #25).
31. With regard to WGC §390-9.2A(5), based upon the Findings stated within this Decision, the use will not be a danger to the immediate neighborhood and/or the community or premises through fire, explosion, emission of wastes or runoff or other causes (Finding #24).
32. With regard to WGC §390-9.2A(6), based upon the Findings stated within this Decision, the proposed water and sewer utilities serving the site are adequate (Finding #6).
33. With regard to WGC §390-9.2A(7), based upon the Findings stated within this Decision, the Application will not significantly impact municipal public safety services, including water, sewer, police, fire protection, and ambulance services.
34. With regard to WGC §390-9.2A(8), based upon the Findings stated within this Decision, the architecture of the proposed building is in harmony with the surrounding neighborhood.
35. With regard to WGC §390-9.2A(9), based upon the Findings stated within this Decision, the project will not visually impact the surrounding neighborhood.

36. With regard to WGC §390-9.2A(10), based upon the Findings stated within this Decision, the project will not adversely impact the neighborhood's character.
37. With regard to WGC §390-9.2A(11), based upon the Findings stated within this Decision, the project will not have a negative economic impact on the Town, its residents, and surrounding properties.

Criteria for Aquifer Protection Overlay District (ZBL Article 15.6.d.)

38. With regard to WGC §390-15.6.d.1, based upon the Findings stated within this Decision, the use in no way during construction will adversely affect the existing or potential quality or quantity of groundwater that is available in the Aquifer Protection Overlay District.
39. With regard to WGC §390-15.6.d.2, based upon the Findings stated within this Decision, the project will have a minimal disturbance of soils, topography, drainage, vegetation and other water-related natural characteristics.
40. With regard to WGC §390-15.6.d.3, based upon the Findings stated within this Decision, the project will be in harmony with the purpose and intent of this By-law and its specified criteria.

CONDITIONS OF APPROVAL

At their meeting of August 2, 2023, after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Wrentham Planning Board voted to **APPROVE with CONDITIONS** the Application for Special Permits and Site Plan Approval with the following conditions:

STANDARD CONDITIONS

1. This Special Permit and Site Plan Approval specifically authorizes the construction of a Three-Unit Multiple Attached Dwelling and associated site improvements on the Site as shown on the Plans identified as Exhibit #13 & #22 of this Decision or as modified by the Conditions of this Special Permit / Site Plan Approval.
2. The work authorized by this Special Permit and Site Plan Approval shall be solely for the purposes noted within Condition #1 of this Decision. It shall run with the land and be binding upon the property owners and their administrators, successor, and assigns.
3. The Applicant shall adhere to the Wrentham Zoning By-Laws and all other applicable provisions of municipal law and regulation, Federal and State statutes, and related regulations promulgated by Federal and State agencies.
4. Any modifications to the use, Site, structure(s), and/or Site improvements as described within and authorized by this Decision and as presented to the Board during the public hearing and in the above-referenced Exhibits shall require, before implementing such change, a request in writing, from the Applicant to the Board a determination as to whether the proposed change constitutes a Minor or Major Modification. Insubstantial modifications, such as minor field changes, slight variations in building or site layout, and de minimus changes, shall not require additional review and approval of the Board and may be approved by the Wrentham Building Commissioner.
5. All maintenance of the Site hereafter shall be in accordance with all applicable Federal, State, and Local regulations.
6. In accordance with Section 9.4 of the ZBL, this Special Permit and Site Plan Approval shall lapse within two (2) years from the date of the expiration of the appeal period if substantial use, or construction, has not been commenced except in accordance with the law. Any request for an extension of the said validity period shall be considered a Modification of this Special Permit and shall be submitted in writing to the Board before expiration for review and approval.
7. This Special Permit & Site Plan Approval shall not take effect until the Decision and Plans have been recorded at the Norfolk County Registry of Deeds (NCRD) within thirty (30) days following the expiration

of the appeal period. Proof of recording of the Decision and Plans, including the Deed Book and Page Number or Instrument Number, shall be submitted to the Planning Board office within thirty (30) days of recording.

8. By recording this Special Permit Decision in the NCRD, the Applicant agrees to and accepts the Conditions outlined in this Special Permit & Site Plan Approval decision.
9. Any inability, failure, or refusal by the Applicant to comply with the Conditions of this Decision, when notified of the failure of compliance, shall be grounds for immediate denial of building construction or occupancy permit with respect to this project.
10. This approval shall not be construed as final approval of any on- or off-site improvements or work (such as water, sewer, drainage, or other utility installation) associated with this project and shown on the Plans. The Applicant shall obtain all applicable Federal, State, and Local approvals/permits before the construction of any portion of the development or off-site improvements that warrant such approval/permits. All applicable requirements of the Wrentham Board of Health, Wrentham Department of Public Works, and all other utilities are hereby incorporated by reference as a requirement of this Decision.

CONDITIONS TO BE MET PRIOR TO THE START OF CONSTRUCTION

11. The Applicant shall submit an ANR plan for endorsement by the Planning Board that combines lots 95 & 105 Foxboro Rd and a portion of Lot 5 to be recorded at the NCRD.
12. The Applicant shall submit a final plan set to be reviewed and approved by the Planning Board or its Agent to include:
 - a. The Conditions outlined in this Decision shall be inscribed on a sheet of the Plan set,
 - b. Five (5) full-size copies of the plan set (24" x 36")
13. Before the start of any construction activity on the Site, an initial inspection of the delineated limits of work, erosion control, and site stabilization measures shall be performed by agent(s) of both the Planning Board and Conservation Commission in the presence of a representative of the Applicant/Developer, and notice of such inspection forwarded to both Boards. No construction activity shall occur on the Site until the Applicant/Developer receives written authorization from the Planning Board and Conservation Commission regarding the adequacy of the initial erosion control and site stabilization measures. The Planning Board reserves the right to require additional erosion control/site stabilization measures at any time during the construction process should the Planning Board, Conservation Commission, or their agent(s) deem such measures necessary. The Applicant/Developer shall be notified in writing of the necessity for such additional measures and shall complete all such requirements within ten (10) days of receiving said notice or other time as may be agreed upon by both the Planning Board and Conservation Commission.

CONDITIONS TO BE MET DURING CONSTRUCTION

14. The Applicant shall take all necessary measures to minimize dust from rising and blowing across the site and onto roads and adjacent properties. Any sediment or dirt tracked onto public ways shall be swept prior to the end of the construction day.
15. Hours of construction and earthwork proposed shall only occur Monday through Friday between 7 a.m. and 5 p.m. and Saturdays from 8 a.m. to 5 p.m. There shall be no construction activity on Sundays or Federal and State holidays.
16. All grading and construction shall be in accordance with the approved Plans and the Conditions of this Special Permit, as well as all applicable Federal, State, and Local regulations. They shall be accomplished

to not discharge any pollutants or siltation into waterways or resource areas from the site and its associated improvements during construction and after completion.

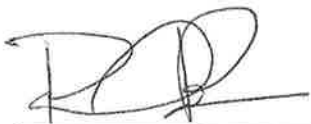
CONDITIONS TO BE MET AFTER CONSTRUCTION

17. Unless modified by this Decision, the Site shall be developed, constructed, and maintained in accordance with all applicable Federal, State, and Local regulations, and as shown on the Plans identified as Exhibit #13 & #22 of this Decision or as modified by the Conditions of this Special Permit and Site Plan Approval. The Applicant shall secure all required permits and approvals at the appropriate stage of construction, and copies of all pertinent documents regarding said permits and approvals shall be filed with the Planning Board in a timely manner.
18. All final grades and installation of improvements authorized by this Special Permit and Site Plan Approval or approved modifications thereto shall be shown on an as-built plan prepared by a professional land surveyor registered in the Commonwealth of Massachusetts. Copies of said plan shall be submitted to the Board and the Building Commissioner before issuing a Certificate of Occupancy.
19. Trees and vegetation shall be maintained in accordance with the approved plans. Trees that do not survive past three (3) years shall be replaced with similar species and calipers. The landscaped areas shall be maintained in accordance with the approved plans.
20. The roof recharge unit and appurtenant structures shall be maintained to reduce contaminants and debris from entering and degrading the structure.
21. The limit of work fencing shall be replaced with a fence of the applicant's choosing that will clearly delineate the undisturbed area. This area shall remain in a naturally vegetated state.
22. If the project converts to ownership units, the Applicant/Owner will be required to create a Homeowner's Association, and the conditions of this decision shall be noted within the HOA's documents. The Board and Town Counsel shall review the HOA documentation before implementing the ownership change. This change shall constitute a modification of this permit.

RECORD OF VOTE

Constituting a majority of the Planning Board, the following members (MOTION by Mr. Lawrence, SECOND by Mr. Woodhams) voted 6-1 by Roll Call vote: Mr. Cass-Aye, Mr. English – Aye, Mr. Lawrence – Aye, Mr. McKnight – Nay, Mr. Skinner – Aye, Mr. Woodhams – Aye, Mr. Wrynn – Aye, to **APPROVE with Conditions** the Special Permit and Site Plan Approval for a Three-Unit Multiple Attached Dwelling at 95, 105 and portion of Lot 5 Foxboro Road based on the information received at the public hearing and the aforementioned findings.

BY ORDER OF THE BOARD:



Rachel Benson, Director of Planning & Economic Development

8/15/23
Date

cc: • Applicant • Owner • Assessor
 • Building Commissioner • Conservation Commission • Board of Health
 • DPW

RECEIVED
07/06/23
Planning Dept
Exhibit # 13

SITE PLAN
95 — 105 FOXBORO ROAD
WRENTHAM MASSACHUSETTS

THE SITE IS LOCATED WITHIN A R-43 ZONE.

REQUIREMENTS:		PROPOSED
AREA:	43,560x3 = 130,680 S.F. *1	130,693 S.F.
FRONTAGE:	150' *1	280'
HEIGHT:	2.5 STORIES – 35'	23' 6 7/16" –MEAN (REFER TO ARCHITECTURAL PLANS)
LOT COVERAGE:	25 %	6.07 %
SETBACKS—		
FRONT:	40' *1	280'
RIGHT SIDE:	25' *1	75'
LEFT SIDE	25' *1	75'
REAR:	40' *1	120'

THE SITE IS NOT LOCATED WITHIN A WRENTHAM AQUIFER PROTECTION DISTRICT (BASED ON AQUIFER PROTECTION DISTRICT MAP DATED NOVEMBER 2008), A WATERSHED PROTECTION DISTRICT (TOWN OF WRENTHAM ONLINE MAPPING) OR A DEP ZONE II. THE SITE IS LOCATED IN A ZONE X BASED ON FEMA FIRM MAP 25021C0333E DATED JULY 17, 2012.

ROW HOUSE PER SECTION 390-13.3
LOT AREA - 130,680 SQ. FT.
LOT FRONTAGE - 280'
FRONT SETBACK - 120'
SIDE SETBACK - 75'
REAR SETBACK - 120'

REFERENCES:
ASSESSORS MAP P-12 BLOCK 2 LOTS 20, 21 & PART OF LOT 5
DEED BOOK 4506 PAGE 321
PLAN 31 OF 2018
1931 SHLO

DRAWING INDEX:

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. SITE LAYOUT PLAN
4. SITE GRADING AND UTILITY PLAN
5. SITE PLANTING PLAN
6. EROSION CONTROL PLAN
7. CONSTRUCTION DETAILS

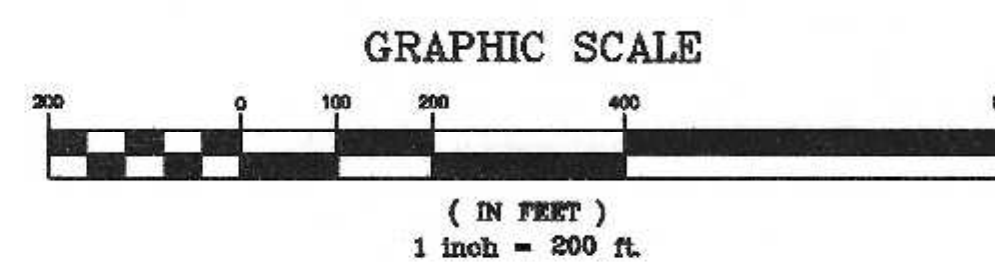
OWNERS:
MAP P-12 BLOCK 2 LOTS 20, 21 & PART OF LOT 5
HELDON REALTY TRUST
825 EAST STREET
WRENTHAM, MASSACHUSETTS

APPLICANT:
LORUSSO BUILDING, INC.
P.O. BOX 332
NORFOLK, MASSACHUSETTS

SITE PLAN
COVER SHEET
95 FOXBORO ROAD
WRENTHAM, MASSACHUSETTS
PREPARED FOR
LORUSSO BUILDING, INC.
P.O. BOX 332
NORFOLK, MASSACHUSETTS
MARCH 24, 2023
SCALE: 1" = 200'

**SITE PLAN APPROVAL
REQUIRED
WRENTHAM PLANNING BOARD**

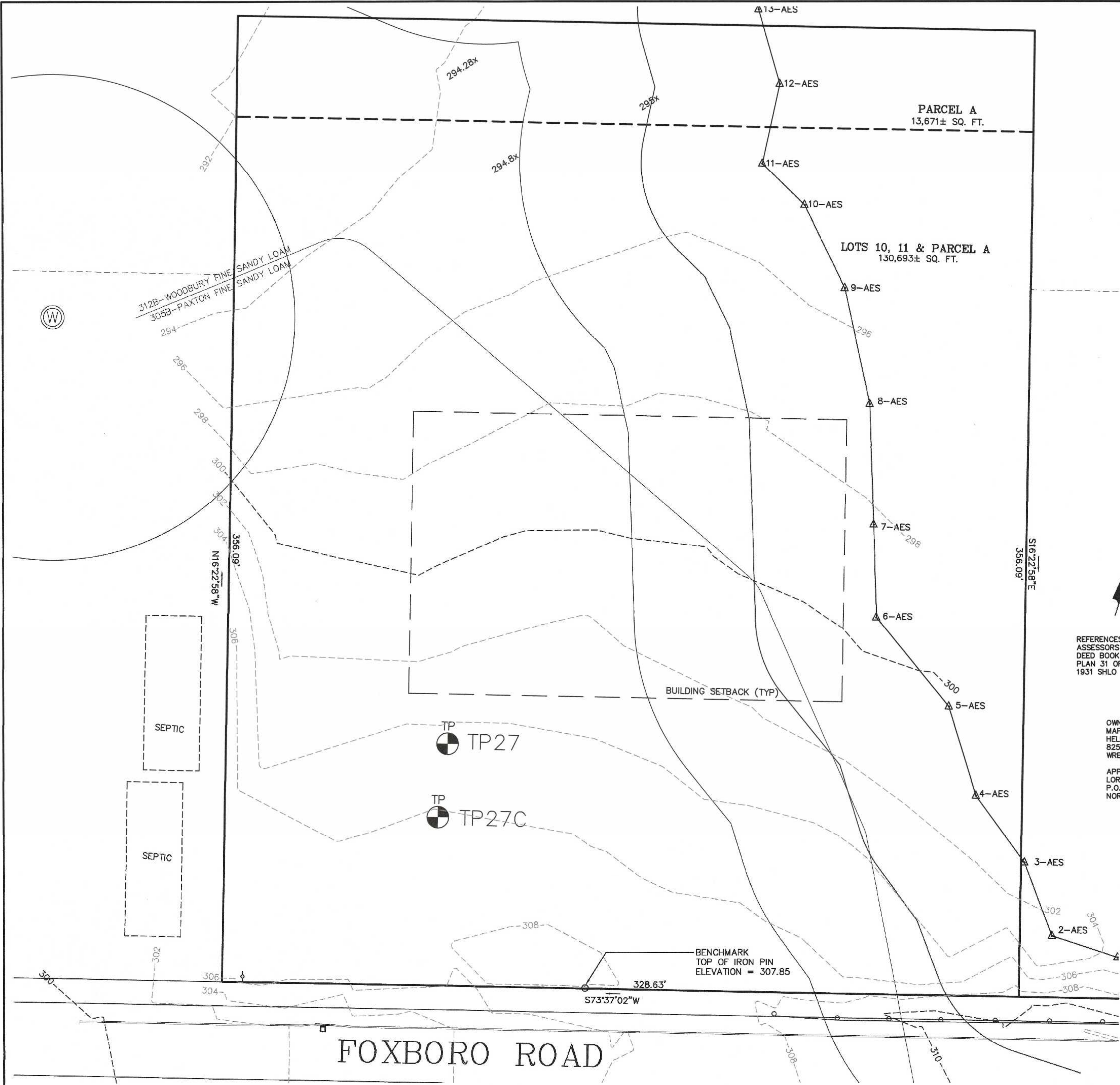
DATE _____

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DATE		INT.
1/23	FIELD BY:	BL
BK#	FIELD BOOK	PG#
3/23	CALCS BY:	RRG
3/23	DESIGNED BY:	RRG
3/23	DRAWN BY:	COMP
3/23	CHECKED BY:	CAQ

**UNITED
CONSULTANTS
INC.**
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6590 FAX 508-384-6586

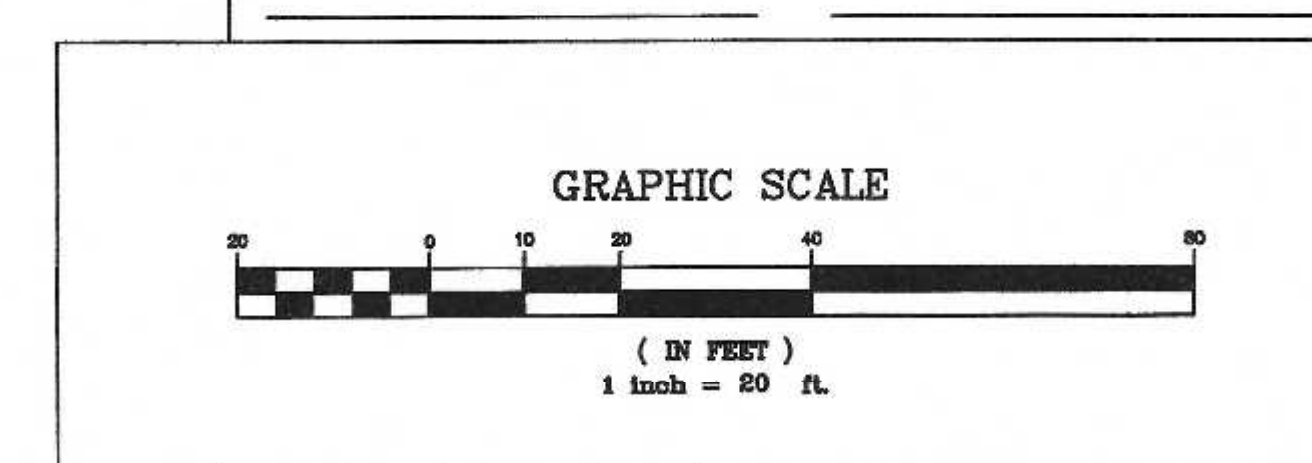
DATE	MAR. 24, 2023
SCALE	1" = 200'
PROJECT	UC1589
SHEET	1 of 7



- LEGEND:**
- SBDH DRILL HOLE STONE BOUND
 - SSM STEEL SURVEY MARKER
 - EXISTING COUNTOUR
 - PROPOSED COUNTOUR
 - SPOT GRADE - PROPOSED
 - EXIST. TREE LINE
 - UTILITY POLE
 - OVERHEAD WIRES
 - GAS GATE
 - WATER CURB STOP
 - WATER GATE
 - FIRE HYDRANT
 - DRAIN MANHOLE
 - CATCH BASIN
 - SEWER MANHOLE
 - CLEANOUT
 - DUMPSTER
 - VERTICAL CONCRETE CURBING (REINFORCED)
 - VERTICAL GRANITE CURBING
 - HANDICAP PARKING SPACE
 - BUILDING MOUNTED LIGHT
 - POLE MOUNTED LIGHT
 - CURB RADIUS
 - PARKING SPACE COUNT
 - SIGN
 - BOLLARD

**SITE PLAN APPROVAL
REQUIRED
WRENTHAM PLANNING BOARD**

DATE _____



REFERENCES:
ASSESSORS MAP P-12 BLOCK 2 LOTS 20, 21 & PART OF LOT 5
DEED BOOK 4506 PAGE 321
PLAN 31 OF 2018
1931 SHLO

OWNERS:
MAP P-12 BLOCK 2 LOTS 20, 21 & PART OF LOT 5
HELDON REALTY TRUST
825 EAST STREET
WRENTHAM, MASSACHUSETTS

APPLICANT:
LORUSSO BUILDING, INC.
P.O. BOX 332
NORFOLK, MASSACHUSETTS



ANDREW C. MURPHY P.L.S. #35042

**SITE PLAN
EXISTING CONDITIONS PLAN
95 FOXBORO ROAD
WRENTHAM, MASSACHUSETTS
PREPARED FOR
LORUSSO BUILDING, INC.
P.O. BOX 332
NORFOLK, MASSACHUSETTS
MARCH 24, 2023
SCALE: 1" = 20'**

DATE	FIELD BY:	INT.
1/23	FIELD BOOK	BL
3/23	CALCS BY:	RRG
3/23	DESIGNED BY:	RRG
3/23	DRAWN BY:	COMP
3/23	CHECKED BY:	CAQ

**UNITED
CONSULTANTS
INC.**

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE	MAR. 24, 2023
SCALE	1" = 20'
PROJECT	UC1589
SHEET	2 of 7

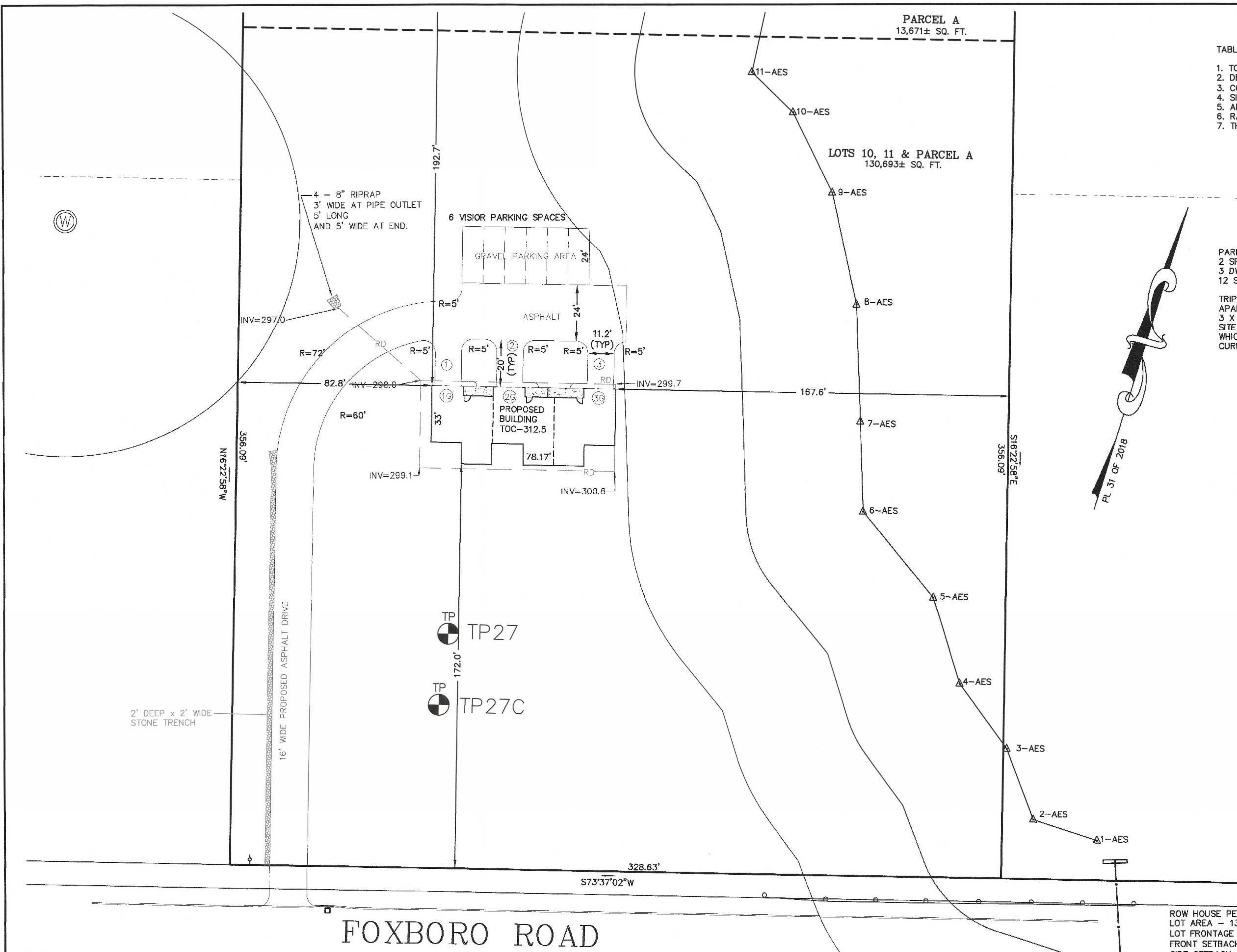


TABLE J

1.	TOTAL LAND AREA - 130,693 SQ. FT.
2.	DEVELOPABLE SITE AREA - 51,487 SQ. FT.
3.	COMMON OR USABLE OPEN SPACE - N/A
4.	SITE COVERAGE OF BUILDINGS - 2,048 SQ. FT. OR 1.6%
5.	AREA COVERED WITH IMPERVIOUS SURFACES - 7,927 SQ. FT. OR - 6.1%
6.	RATIO OF IMPERVIOUS SURFACE TO TOTAL LAND AREA - 6.1%
7.	THE NUMBER OF OFF-STREET PARKING SPACES - 12 AND LOADING BAYS - 0

PARKING
2 SPACES REQUIRED PER DWELLING UNIT
3 DWELLING UNITS PROPOSED = 6 SPACES REQUIRED
12 SPACES PROPOSED

TRIP GENERATION
APARTMENT - WEEKDAY AVERAGE RATE - 6.72
3 X 6.72 = 20.16 ASSUME 21 TRIPS PER DAY
SITE DRIVEWAY ACCESS IS FOXBORO ROAD,
WHICH IS A STATE CONTROLLED ROAD.
CURB CUT WILL BE NECESSARY.

OWNERS:
MAP P-12 BLOCK 2 LOTS 20, 21 & PART OF LOT 5
HELDON REALTY TRUST
825 EAST STREET
WRENTHAM, MASSACHUSETTS

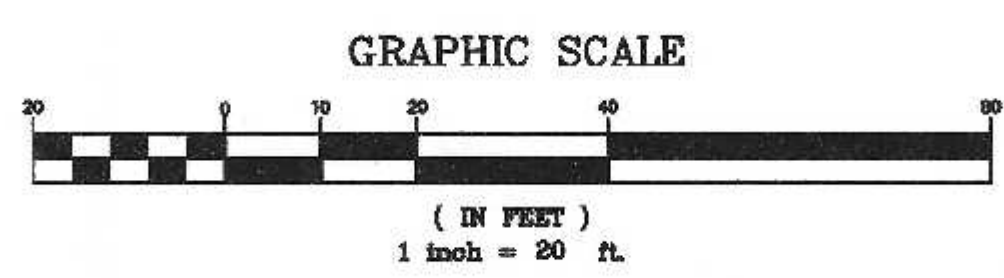
APPLICANT:
LORUSSO BUILDING, INC.
P.O. BOX 332
NORFOLK, MASSACHUSETTS

SITE PLAN
SITE LAYOUT PLAN
95 FOXBORO ROAD
WRENTHAM, MASSACHUSETTS
PREPARED FOR
LORUSSO BUILDING, INC.
P.O. BOX 332
NORFOLK, MASSACHUSETTS
MARCH 24, 2023

ROW HOUSE PER SECTION 390-13.3
LOT AREA - 130,680 SQ. FT.
LOT FRONTAGE - 280'
FRONT SETBACK - 120'
SIDE SETBACK - 75'
REAR SETBACK - 120'

SITE PLAN APPROVAL
REQUIRED
WRENTHAM PLANNING BOARD

DATE



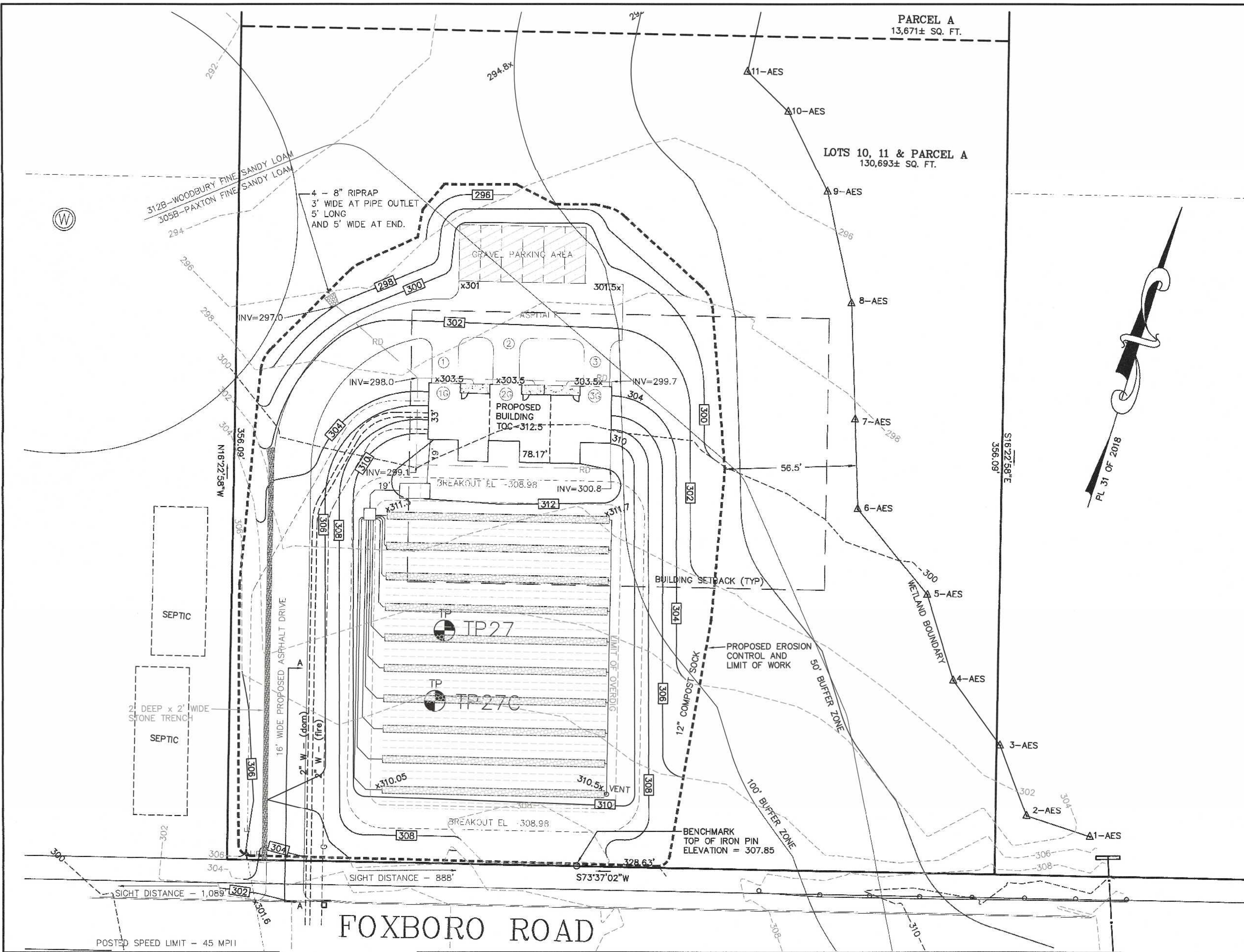
NO.	DATE	DESCRIPTION	BY
2	6/28/23	PLANNING BOARD COMMENTS	RRG
1	5/22/23	CONSERVATION REVIEW COMMENTS	RRG

CARLOS A. QUINTAL
CIVIL
No. 20812
REGISTERED
PROFESSIONAL ENGINEER

DATE	FIELD BY:	INT.
1/23	FIELD BOOK	BL
3/23	CALCS BY:	RRG
3/23	DESIGNED BY:	RRG
3/23	DRAWN BY:	COMP
3/23	CHECKED BY:	CAQ

UNITED
CONSULTANTS
INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE	MAR. 24, 2023
SCALE	1" = 20'
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SHEET	3 of 7



- NOTES:
1. ALL WORK TO CONFORM TO THE TOWN OF WRENTHAM SUBDIVISION RULES AND REGULATIONS AND THE TOWN OF WRENTHAM DPW STANDARDS.
 2. ELECTRIC, TELEPHONE AND CTV SHALL BE INSTALLED UNDERGROUND. FINAL LOCATIONS TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANIES.
 3. CONTRACTOR TO CONTACT DIGSAFE A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WITH CONSTRUCTION.

BUFFER ZONE DISTURBANCES
 0 - 50' BUFFER ZONE - 0 SQ. FT.
 50' - 100' BUFFER ZONE - 7,072 SQ. FT.

OWNERS:
 MAP P-12 BLOCK 2 LOTS 20, 21 & PART OF LOT 5
 HELDON REALTY TRUST
 825 EAST STREET
 WRENTHAM, MASSACHUSETTS

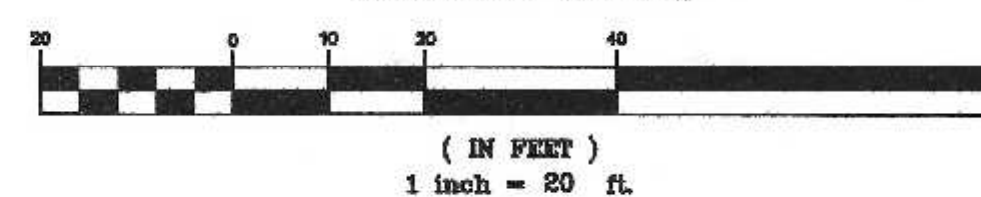
APPLICANT:
 LORUSSO BUILDING, INC.
 P.O. BOX 332
 NORFOLK, MASSACHUSETTS

SITE PLAN
GRADING AND UTILITY PLAN
 95 FOXBORO ROAD
 WRENTHAM, MASSACHUSETTS
 PREPARED FOR
 LORUSSO BUILDING, INC.
 P.O. BOX 332
 NORFOLK, MASSACHUSETTS
 MARCH 24, 2023

SITE PLAN APPROVAL
REQUIRED
WRENTHAM PLANNING BOARD

DATE

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
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1	5/22/23	CONSERVATION REVIEW COMMENTS	RRG

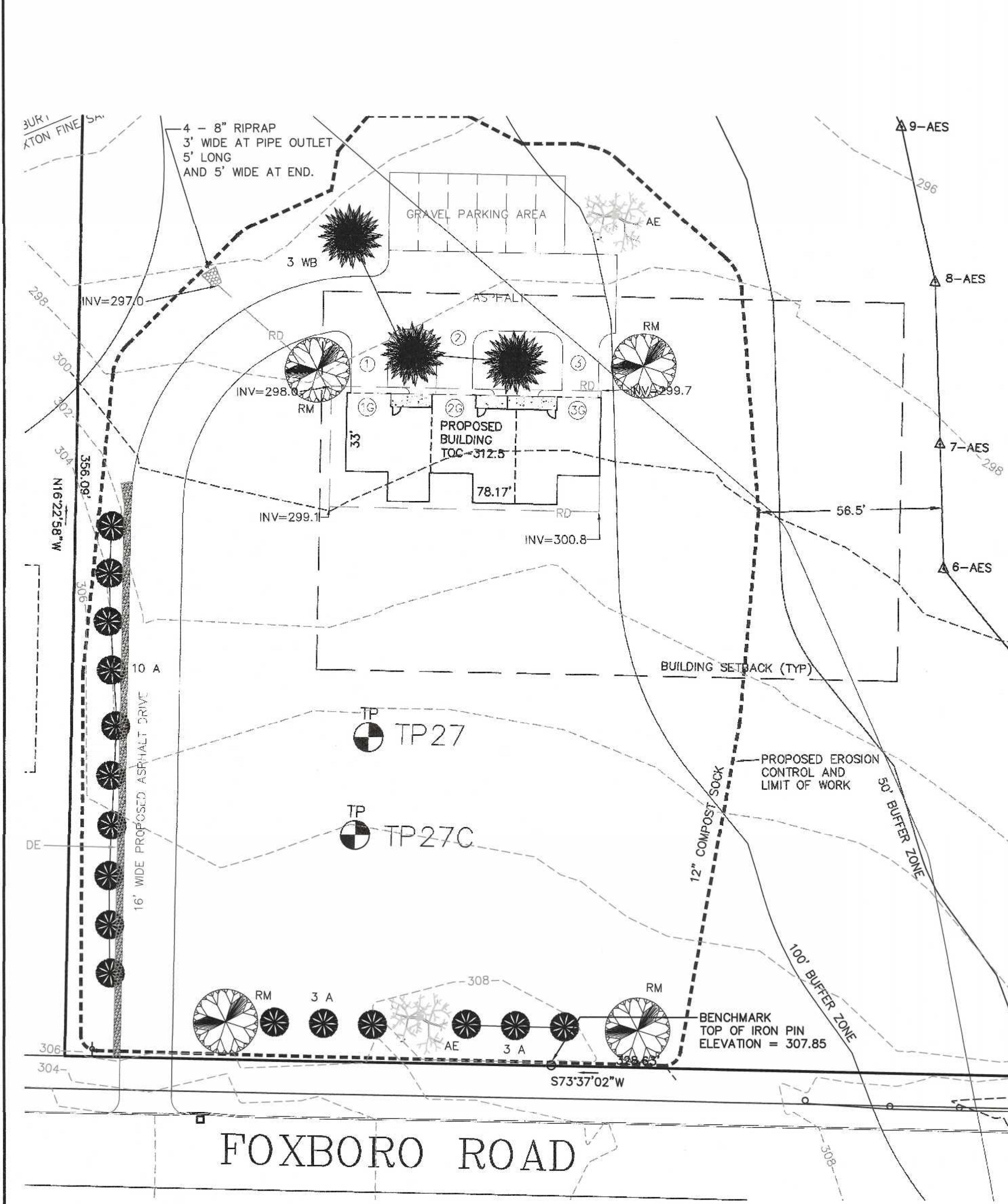


CARLOS A. QUINTAL P.E. #30812

DATE	FIELD BY:	INT.
1/23	BL	BL
3/23	FIELD BOOK	PG# 63
3/23	CALCS BY:	RRG
3/23	DESIGNED BY:	RRG
3/23	DRAWN BY:	COMP
3/23	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE	MAR. 24, 2023
SCALE	1" = 20'
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SHEET	4 of 7



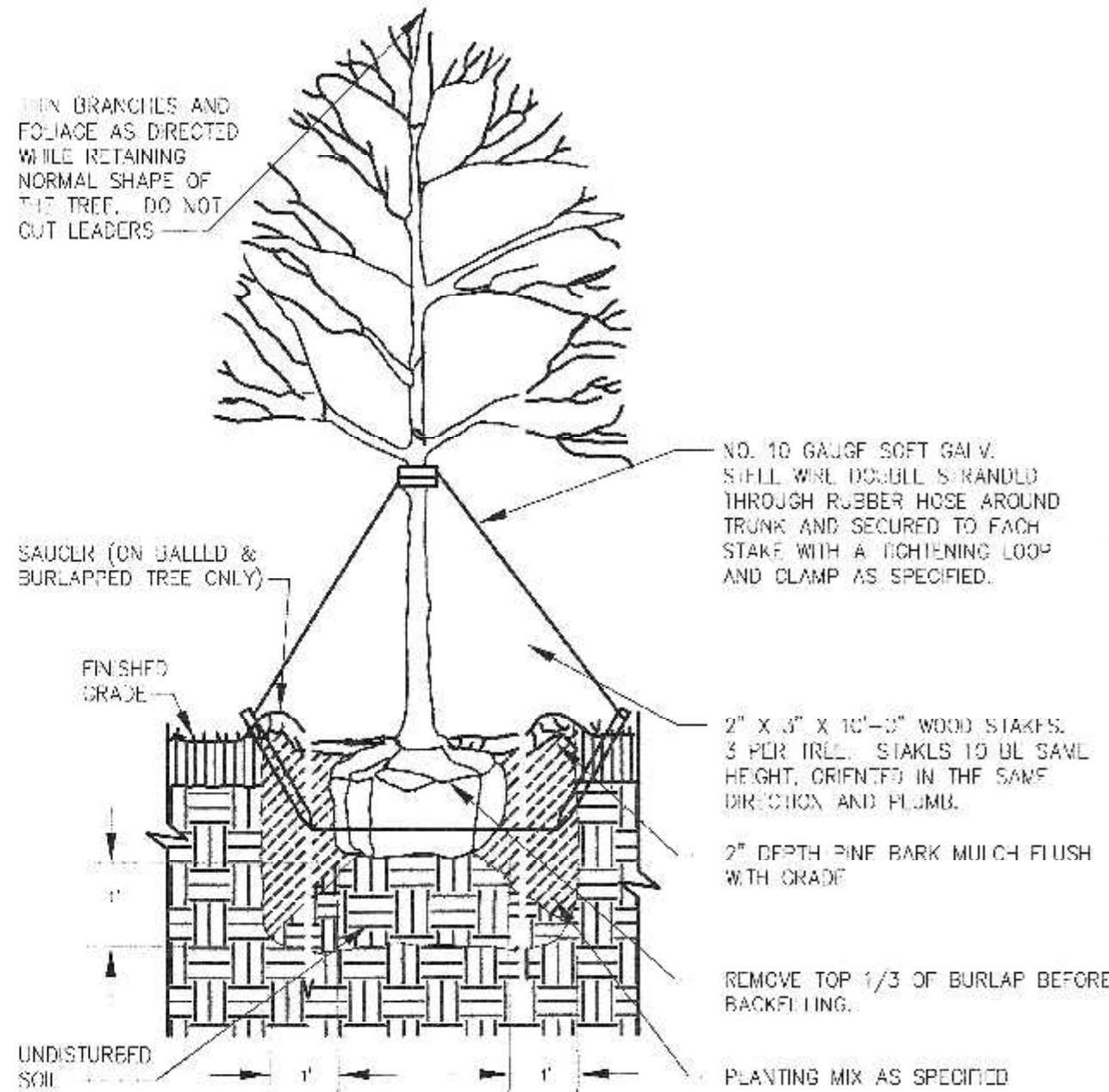
GENERAL NOTES

- 1. PLANTING HOLE SHALL BE THREE TIMES ROOT BALL DIAMETER.
- 2. ALL INSTALLED PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE (TOP OF PLANTING SOIL MIX), AS IT BORE TO THE NURSERY OR FIELD GRADE.
- 3. THE PLANTING HOLE DEPTH SHALL PROVIDE FOR A SIX INCH DEPTH OF PLANTING SOIL MIX BELOW THE ANTICIPATED ROOT BALL BOTTOM.
- 4. NOTWITHSTANDING THE REQUIREMENTS OF NOTES 1 & 3 ABOVE, NO PLANTING HOLE FOR TREES SHALL HAVE LESS THAN ONE CUBIC YARD OF PLANTING SOIL MIX.
- 5. PLANTING SOIL MIX SHALL BE A LOAM OR SANDY LOAM, AS DEFINED BY THE U.S.D.A. THE FIRST (BOTTOM) SIX INCH LAYER IN THE PRE-EXCAVATED PLANTING HOLE SHALL BE FIRMLY TAMPED TO PREVENT SETTLEMENT OF THE ROOT BALL POSITIONED THEREON. SUBSEQUENT LIFTS TO FINISH GRADE SHALL BE IN SIX INCH LOOSE LIFTS, EACH SETTLED BY THOROUGH SOAKING.
- 6. UPON ATTAINMENT OF FINISH GRADE WITHIN EACH PLANTING BED, THE GROUND SURFACE SHALL RECEIVE AN EVEN APPLICATION OF ORGANIC NON-PHOSPHORUS FERTILIZER APPLIED PER THE MANUFACTURERS RECOMMENDATIONS.
- 7. COVERED WITH A THREE INCH NOMINAL DEPTH OF SHREDDED CEDAR BARK (OR APPROVED EQUIVALENT), MAINTAINING A ONE INCH MINIMUM DEPTH AT THE BERM EDGE, AND IMMEDIATELY RISING TO A THREE INCH DEPTH ACROSS THE PLANTING BED OR LANDSCAPE ISLAND. (SEE DETAIL)

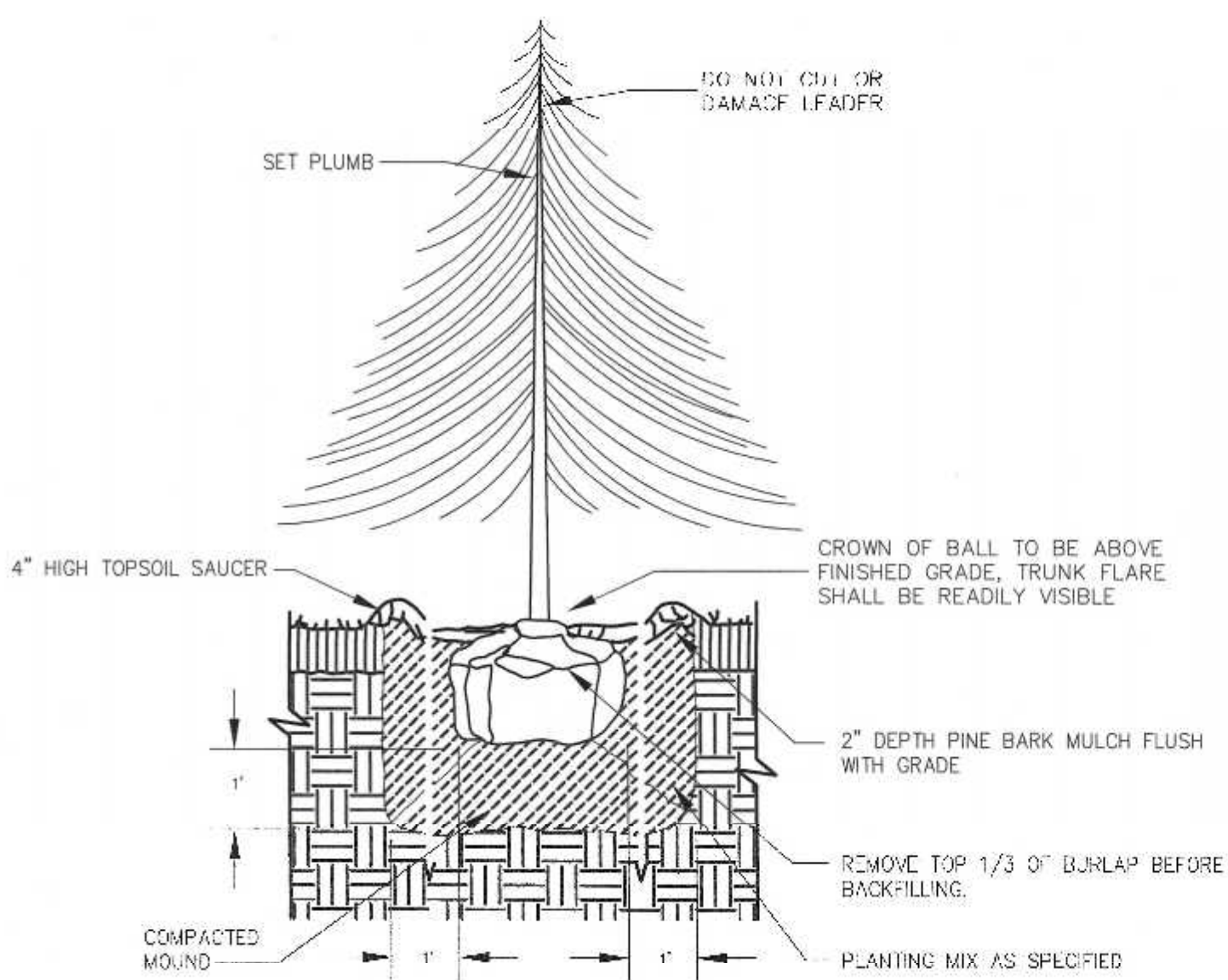
PLANTING SCHEDULE

NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
2	AMERICAN ELM - AE	ULMUS AMERICANA	3"	B&B
4	RED MAPLE - RM	ACER RUBRUM	3"	B&B
3	WHITE BIRCH - WB	BETULA Papyrifera	4 - 6 FEET	B&B
16	ARBORVITAE - A	THUJA PLICATA	3 - 3 1/2 FEET	B&B

GENERAL SITE PLANTING NOTE:
ALL DISTURBED AREAS NOT COVERED WITH BUILDING, ASPHALT PAVEMENT, CURBING, STONE, RIPRAP OR GEOWEB SHALL HAVE 4" TO 6" OF GOOD QUALITY LOAM COVERING THE AREAS AND SHALL BE HYDROSEEDING.



DECIDUOUS TREE PLANTING



EVERGREEN TREE PLANTING

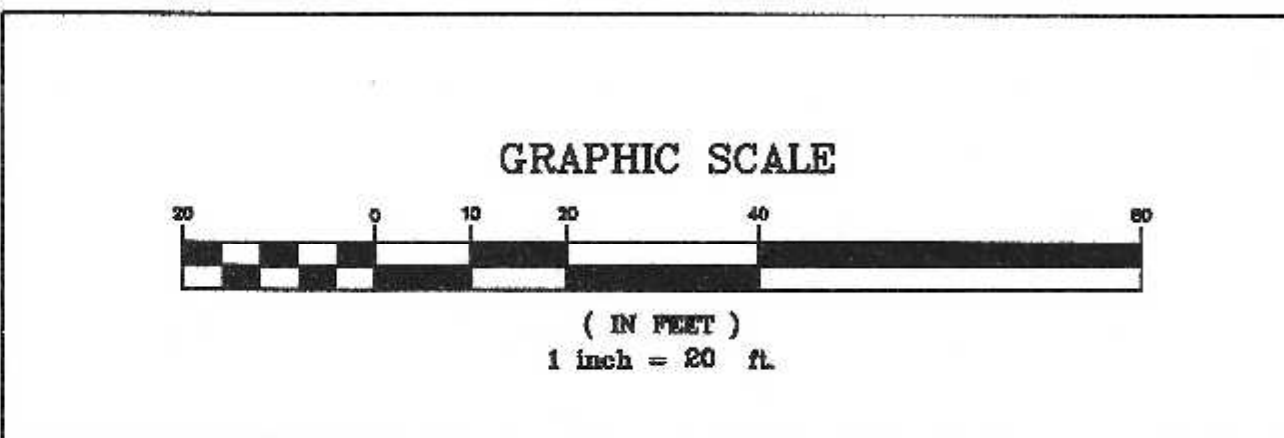
OWNERS:
MAP P-12 BLOCK 2 LOTS 20, 21 & PART OF LOT 5
HELDON REALTY TRUST
825 EAST STREET
WRENTHAM, MASSACHUSETTS

APPLICANT:
LORUSSO BUILDING, INC.
P.O. BOX 332
NORFOLK, MASSACHUSETTS

SITE PLAN
PLANTING PLAN
95 FOXBORO ROAD
WRENTHAM, MASSACHUSETTS
PREPARED FOR
LORUSSO BUILDING, INC.
P.O. BOX 332
NORFOLK, MASSACHUSETTS
MARCH 24, 2023

SITE PLAN APPROVAL
REQUIRED
WRENTHAM PLANNING BOARD

DATE _____



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1	5/22/23	CONSERVATION REVIEW COMMENTS	RRG

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UNITED CONSULTANTS INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6568

DATE
MAR. 24, 2023

SCALE
1" = 20'

PROJECT
UC1589

SHEET
5 of 7

- NOTES:
- Any area not being actively worked for 7 days shall be temporarily stabilized.
 - Upon completion of grading activities the area shall be stabilized or planted within 7 days.
 - All disturbed areas to be covered with a minimum of 6" of good quality loam and shall be seeded.
 - All sediment trap side slopes and slopes exceeding 10% shall have a curlex blanket 1 CL Blanket installed upon completion of grading.

CONSTRUCTION SEQUENCE:

- Install compost sock.
- Cut trees and stump an grub.
- Excavate temporary sediment trap. Grade site to drain toward sediment trap during construction.
- Remove top and sub soil for house area, driveway area and area for off grading.
- Construct the foundation and construct the house.
- Bring the site to sub grade.
- Install the utilities, water, electric, telephone, and cable television and gas.
- Pave the driveway.
- Loam and seed all disturbed area.
- Install the septic system.
- Install plantings and loam and seed septic area.

INSPECTION AND MAINTENANCE SCHEDULE:

- Inspections shall be conducted by the applicant's engineer, contractor and / or representatives of the town as necessary. At a minimum inspections shall be conducted on a monthly basis.
- Monthly inspections shall include the driveway surface to determine if accumulated sediment is observed and it shall be removed immediately, site stabilization, sediment trap and compost sock.

OPERATION AND MAINTENANCE SCHEDULE

CONSTRUCTION PHASE:

- The erosion control barriers shall be inspected on a weekly basis and after all storm events greater than 1".
- Temporary sediment traps shall be inspected weekly and after all storm events greater than 1".
- Once the driveway has been paved daily inspections shall be conducted to determine the necessity to remove any accumulated sediment. The removal of accumulated sediment shall be completed on the same day the determination is made.
- Additional erosion controls may be required depending on actual field conditions during construction.
- Erosion control blankets and temporary stockpiles shall be inspected weekly and after all storm events greater than 1".
- Stormwater must be managed in the work area and it must not be allowed to impact erosion control devices, nor be discharged outside of the site area.
- All grades or bare soil within the buffer zone within the buffer zone or off site must be stabilized within 48 hours, and no discharge of sediment is to leave the site.

Erosion, Sediment, and Site Control Notes

The Contractor is responsible for Erosion Control, Sediment Control, and Work Site control as described in the notes that follow. Any fines and enforcement actions that result from failure to follow these practices are the responsibility of the Contractor. The Contractor's duties are:

Erosion Control

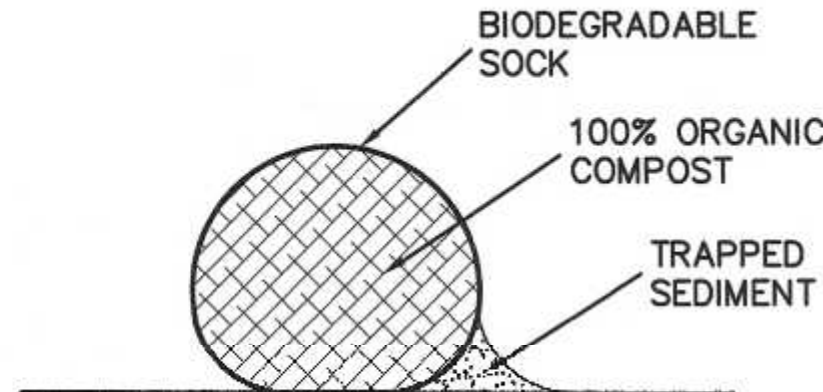
- The goal of Erosion Control is to prevent stormwater runoff and wind from moving soil by infiltrating water where it hits the ground and not allowing water to accumulate into flowing channel.
- The Contractor shall maintain sufficient Erosion Control Material (ECM) on-site to cover all bare soil in the buffer zone during storm events and for any period greater than 24 hours.
- ECM shall consist of manufactured materials such as jute netting or erosion control blankets that are proper for the surface or of natural material such as stump grindings or chopped straw that cover flat areas to the depth of 4-inches.
- The installation of the ECM shall be installed and checked by Contractor prior any storm event or period of inactivity greater than 36 hours. The Contractor shall record that inspection in a log book.

Sediment Control

- The goal of Sediment Control is to stop flowing water and allow it to pool and drop its sediment load at the Sediment Control Device (SCD). Sediment Control should only be required during extreme events such as hurricanes.
 - Sediment Control consists of two components: Limit of Work (LOW) barrier and intermediate SCDs.
 - The Contractor shall install a Limit of Work (LOW) barrier consisting of snow fence, silt fence, and compost sock at the Limit of Work as shown on the plan.
 - a. The snow fence will be placed adjacent to the area being protected followed by the silt fence and then lastly, the compost sock installed adjacent to the proposed work as shown on detail provided on sheet 2.
 - b. The snow fence shall be a high-visibility, 4-foot high fence staked such it can support a person leaning against it.
 - c. The silt fence can either be toed-into the ground or the compost sock laid at least 1-foot of material. The silt fence shall be at least 18-inches above the install grade and staked at least every 10-feet. On significant slopes, greater than 1-foot vertical over 6-feet and with a run of more than 10-feet, the silt fence shall have wire reinforcement.
 - d. The compost sock shall be consistent with specifications on the Wrentham Conservation Commission's website and policy. The top of the compost sock shall be at least 8-inches above its install grade.
 - e. Once installed, registered land survey or professional engineer, shall inspect the complete installation, make any corrections, and then send a letter to the Conservation Commission stating tat the LOW is correctly built.
- The Contractor shall install and use Intermediate SCDs as the Work progresses. The Intermediate SCDs will be installed prior to any predicted storm greater than or equal to 1-inch of rain. The Intermediate SCDs and their use by Contractor shall be as follow:
 - a. Stilling basins are trenches dug perpendicular to a slope area. During rain storms sheet flow from work areas are directed to the trenches that become elongated ponds to allow water to infiltrate.
 - b. Equipment tracking: have tracked vehicles go directly up slopes such that the tracks create divots perpendicular to the slope.
 - c. Silt fence dams shall be installed on finished slopes that have slopes greater than 1-foot vertical to 5-feet horizontal over any run greater than 20-feet. The silt fence shall be installed with six-inches of fence entrenched or held down with compost stock and perpendicular to the slope. A silt fence shall be installed at the top of the slope with successive fence installed in a similar fashion every 20 to 30 feet down slope.

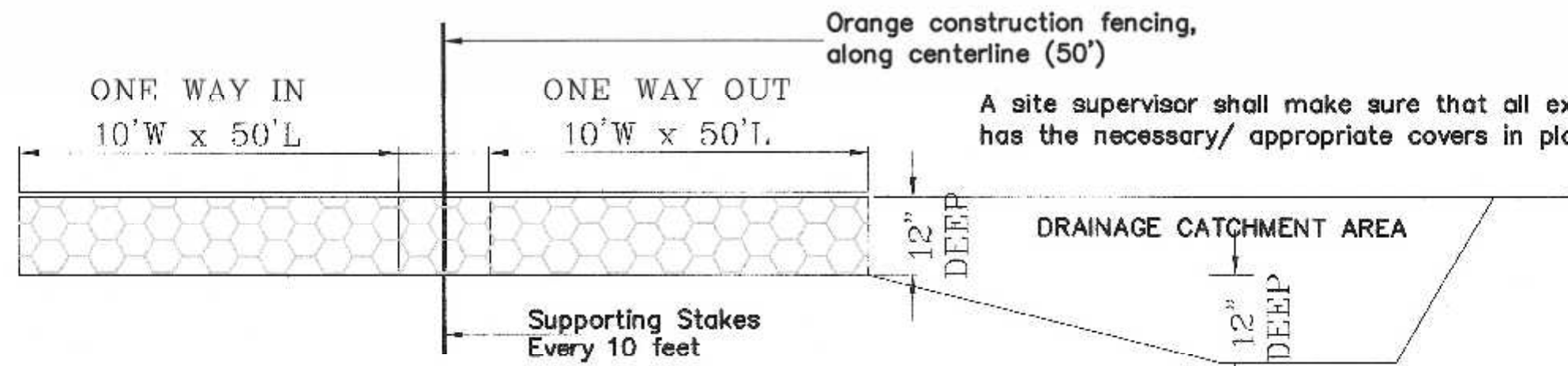
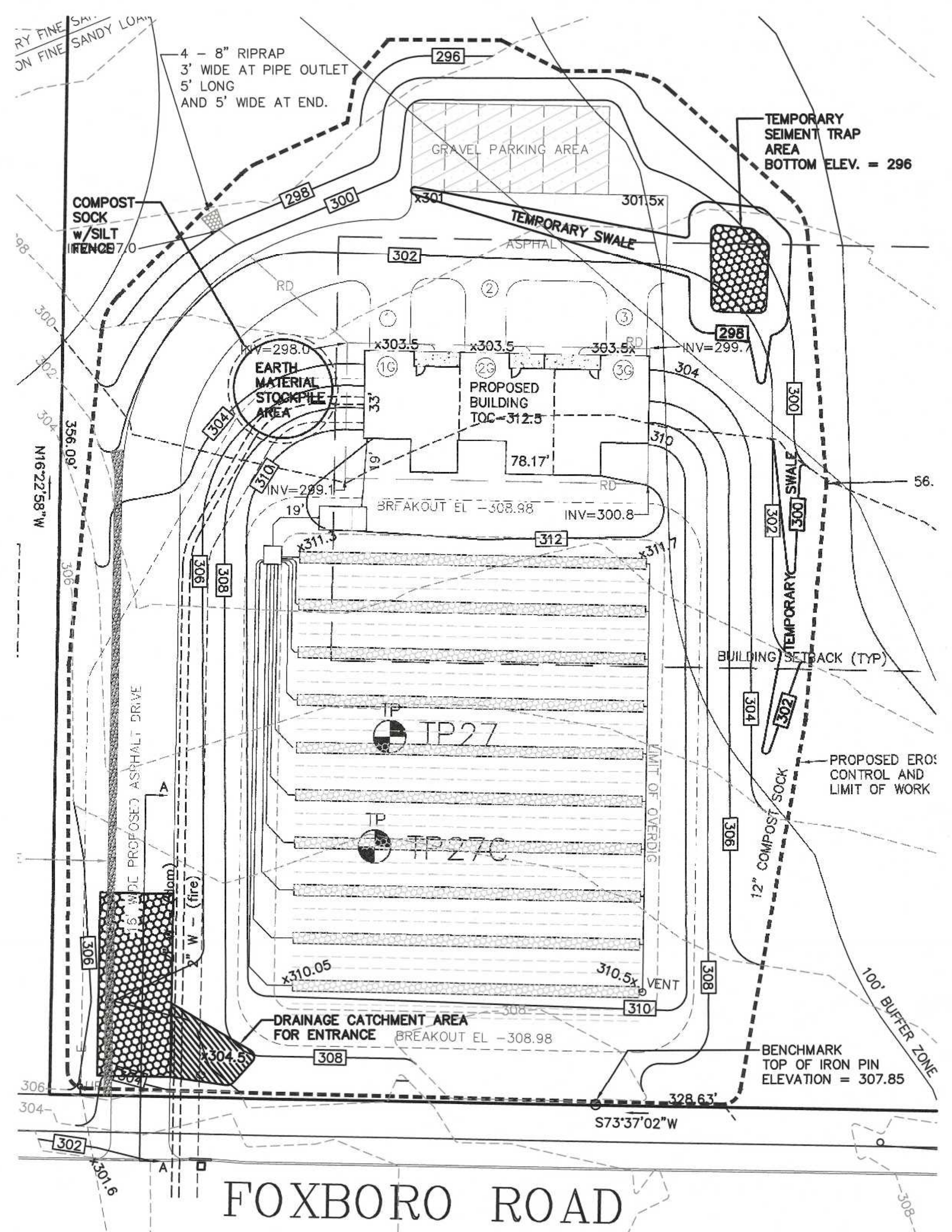
Work Site Control

- Construction Exits: At any point where vehicles enter or exit, the Contractor shall construct and then manage a Construction Exit wherein no runoff can exit or enter the work site. The Exit shall have a sediment basin to receive any water from site and a berm at the street that prevents run-off into the site. The Exit shall consist of a run of Six-Inch stone at least 40-feet long and 15-feet wide that drains to the sediment basin. A stiff bristle broom shall be maintained for use in cleaning vehicles. The Exit be inspected three-times a day and any debris on the road removed and replaced on the site.
- Site stabilization: The Contractor shall Stabilize ground surface within the buffer zone that have lain bare for 72 hours or more. Stabilization shall consist of layer of stump grindings or chopped straw at least 4- inches thick or sod that is watered and remains growing.



COMPOST SOCK DETAIL

NOTE: Compost sock to be a minimum 12" in diameter.



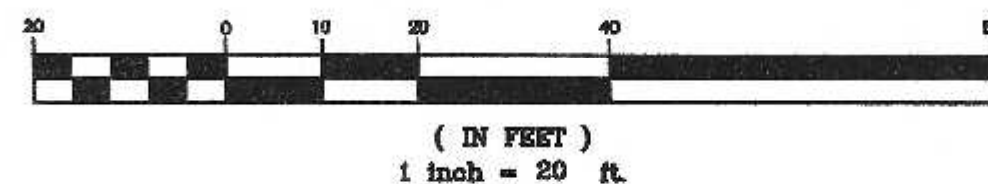
CONSTRUCTION ENTRANCE SECTION
N.T.S.

The site contractor shall monitor and maintain the stabilized construction entrance to ensure that it is cleaned and functioning properly to prevent tracking of sediment by construction vehicles that exit the site. This should be done on a daily basis.

SITE PLAN APPROVAL
REQUIRED
WRENTHAM PLANNING BOARD

DATE

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
2	6/28/23	PLANNING BOARD COMMENTS	RRG
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NO. DATE DESCRIPTION BY			

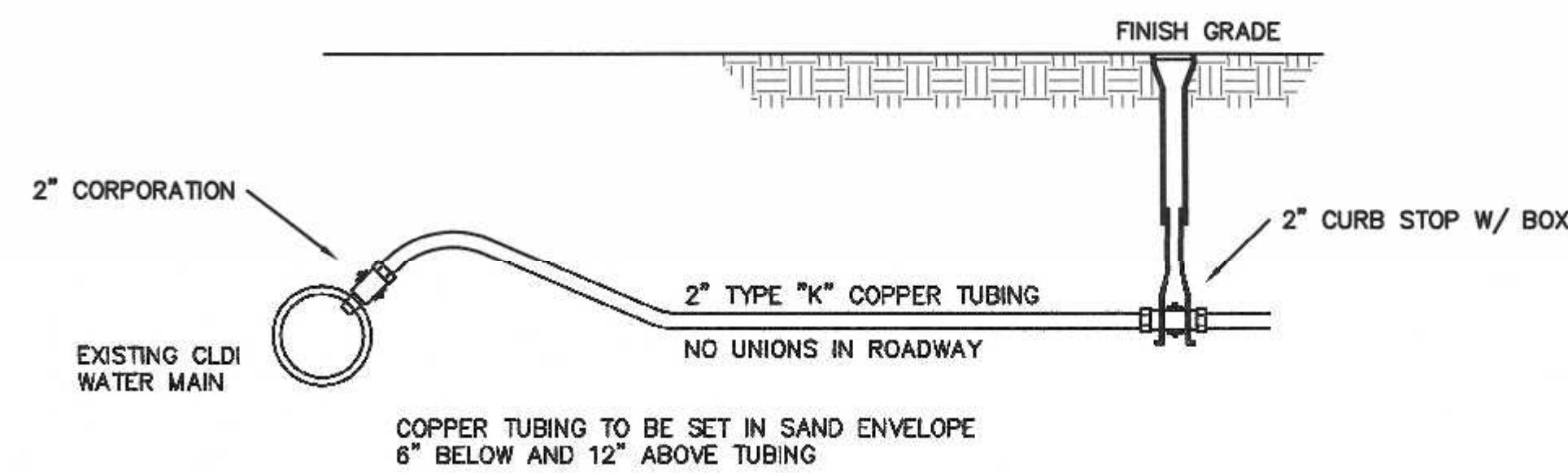


DATE	FIELD BY:	INT.
1/23	FIELD BOOK	BL
3/23	CALCS BY:	RRG
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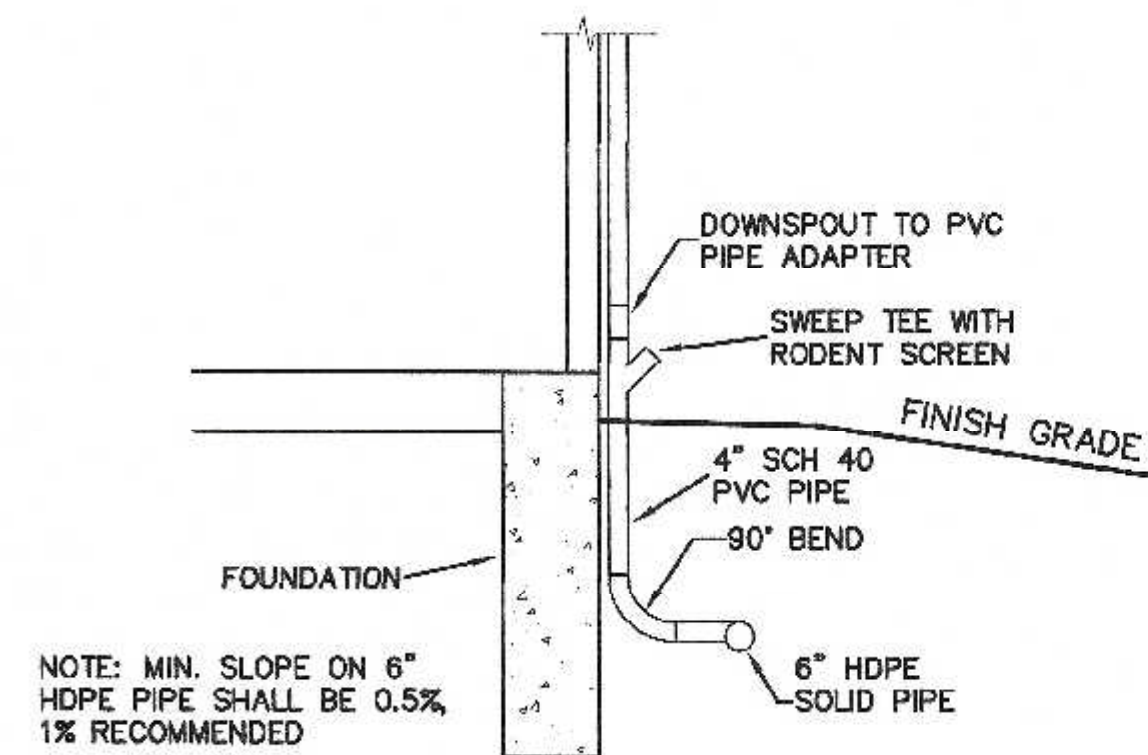
UNITED
CONSULTANTS
INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

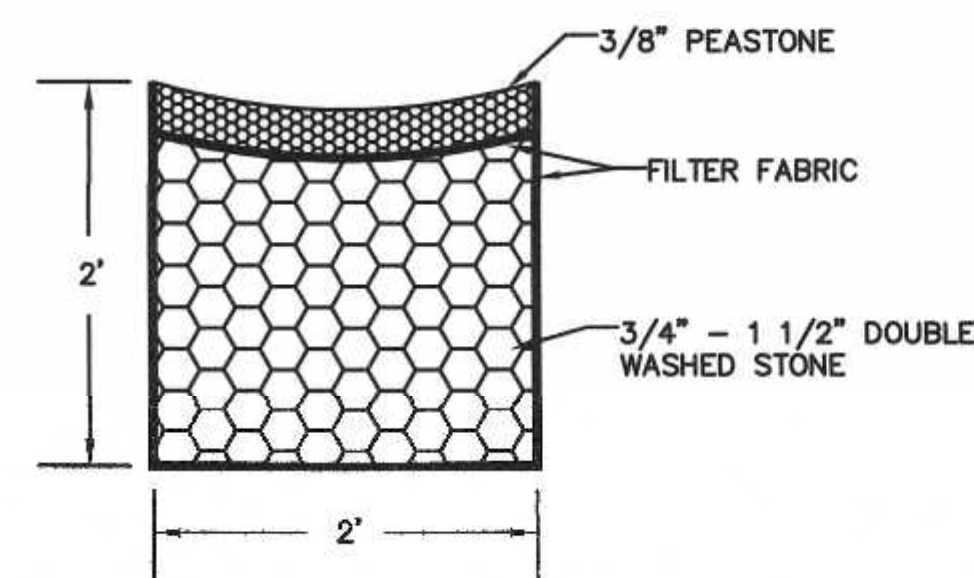
DATE	MAR. 24, 2023
SCALE	1" = 20'
PROJECT	UC1569
SHEET	6 of 7



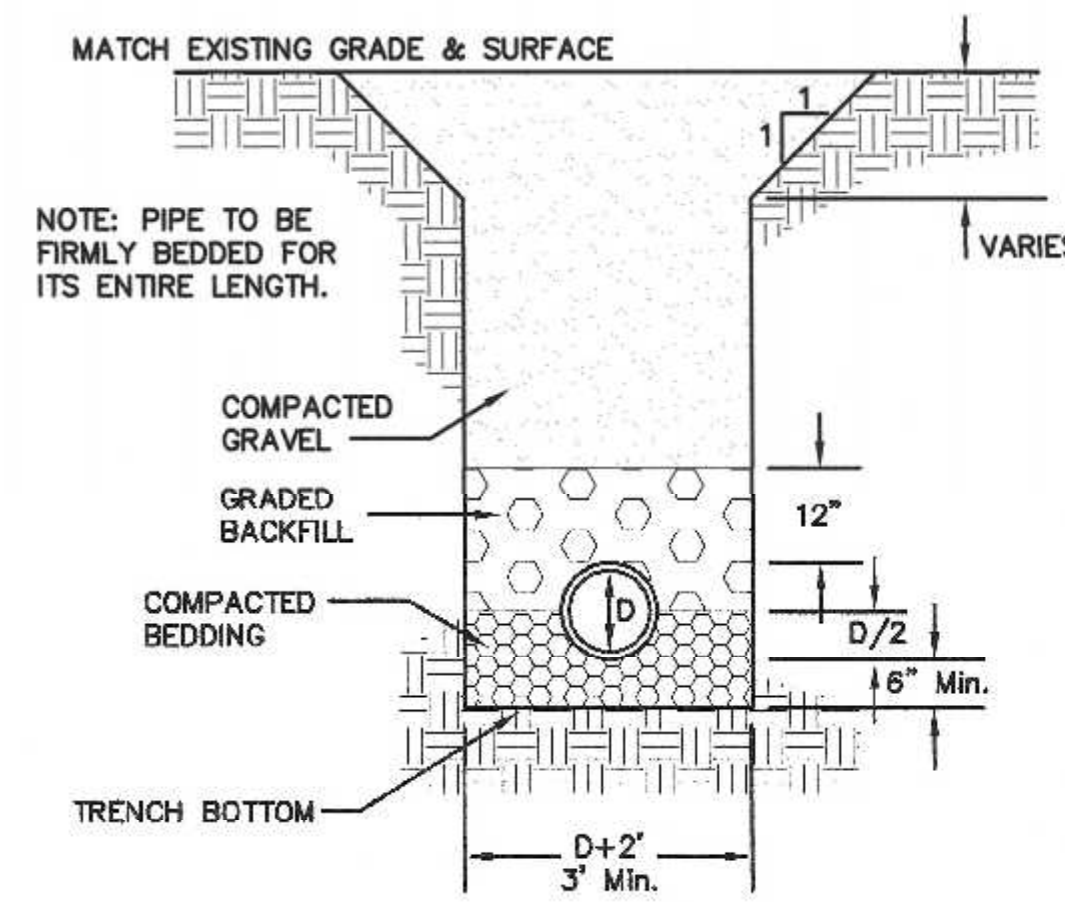
2" DOMESTIC WATER SERVICE



ROOF LEADER DETAIL

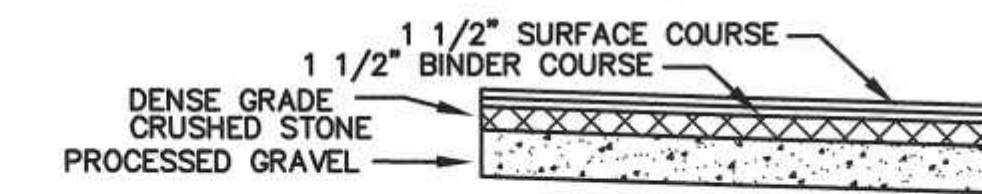


STONE TRENCH DETAIL

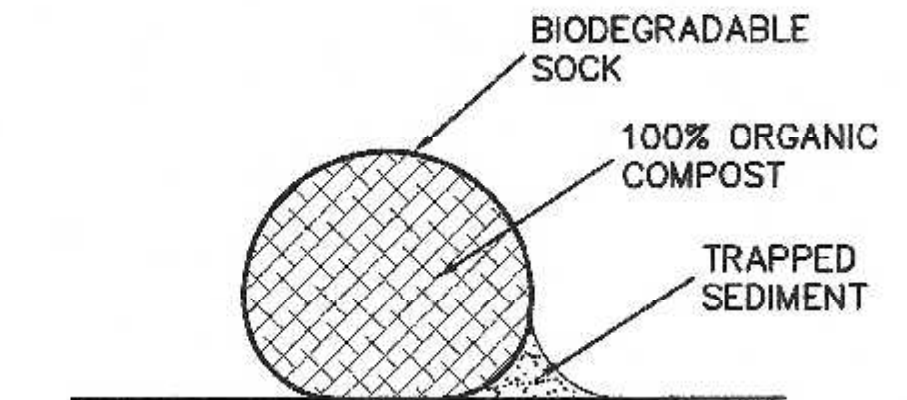


TYPE OF PIPE	RCP DRAIN	CLDI WATER	PVC SEWER
BEDDING MATERIAL	PROC. GRAVEL	SAND	3/4" STONE
BACKFILL MATERIAL	ORD. FILL	SAND	3/4" STONE

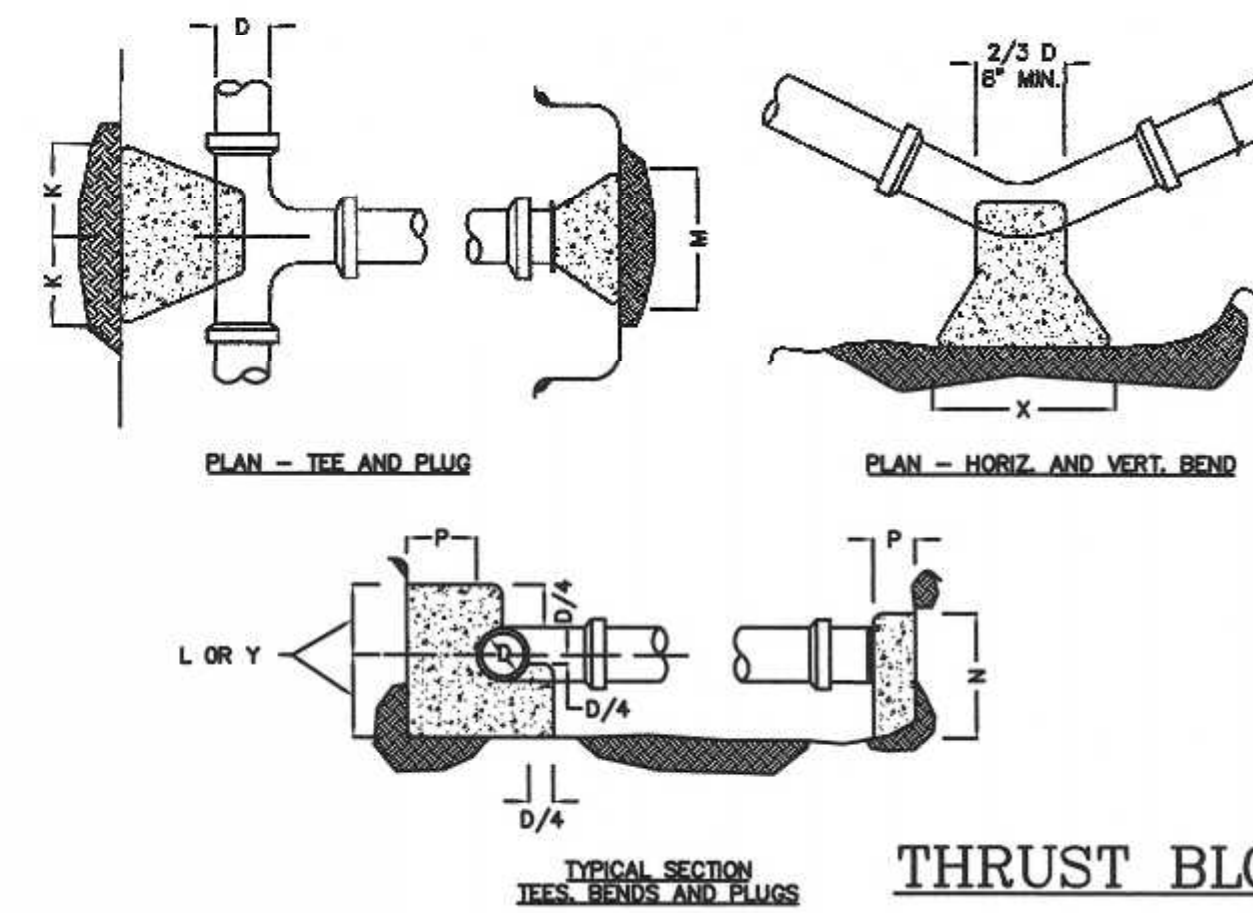
UTILITY TRENCH DETAIL



PAVEMENT DETAIL



COMPOST SOCK DETAIL



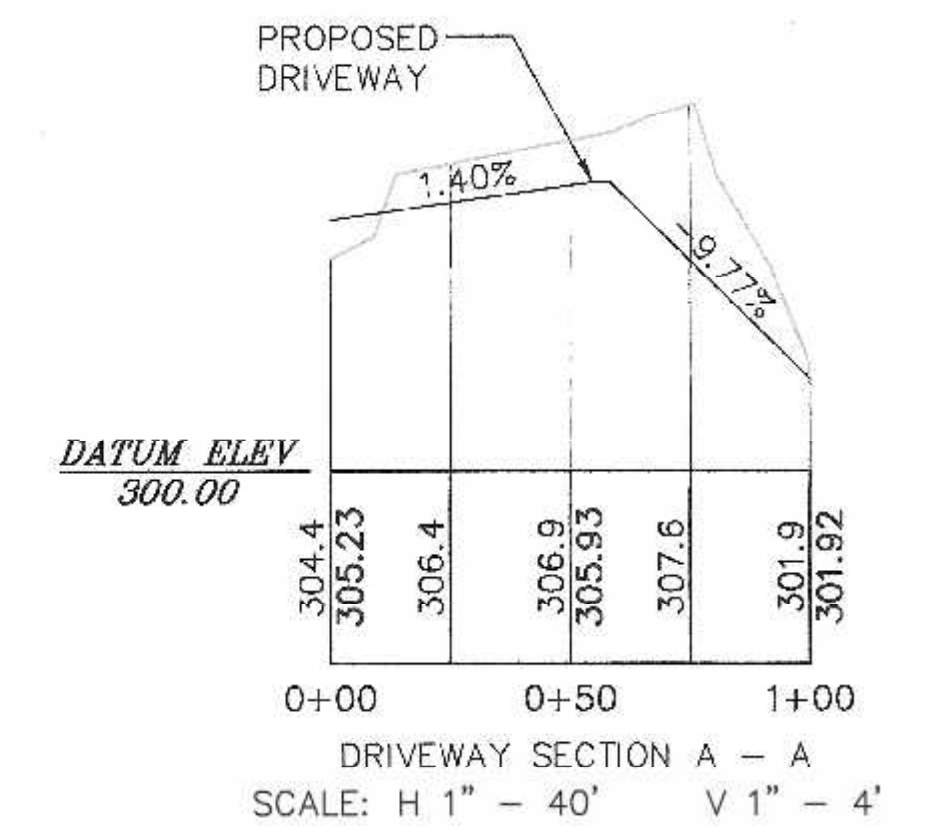
SIZE OF BRANCH	J	K	L	M	N	O
4" TO 6"	10"	10"	1'-0"	2'-0"	1'-6"	10"
10" TO 16"	1'-0"	1'-6"	1'-6"	3'-10"	2'-10"	1'-6"
24"	1'-4"	2'-0"	2'-6"	5'-0"	3'-8"	1'-8"

TEES AND PLUGS

	90 & 45 BENDS	22 1/2 & 11 1/4
D	4" TO 6" 10" TO 16" 24"	4" TO 6" 10" TO 16" 24"
X	1'-8" 3'-4" 3'-8"	1'-4" 2'-0" 3'-6"
Y	1'-2" 1'-8" 2'-4"	1'-0" 1'-2" 2'-4"

BENDS

THRUST BLOCK DETAILS



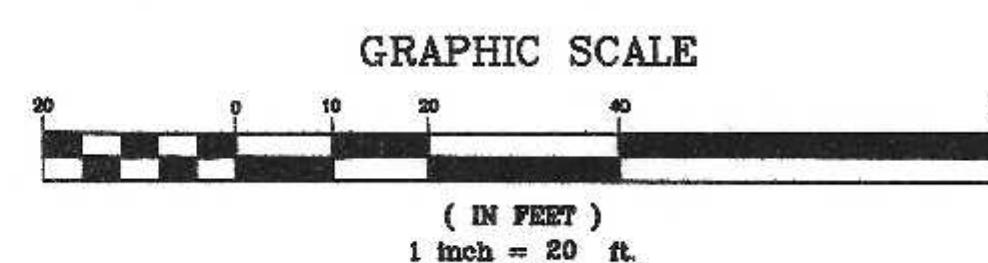
OWNERS:
MAP P-12 BLOCK 2 LOTS 20, 21 & PART OF LOT 5
HELDON REALTY TRUST
825 EAST STREET
WRENTHAM, MASSACHUSETTS

APPLICANT:
LORUSSO BUILDING, INC.
P.O. BOX 332
NORFOLK, MASSACHUSETTS

CONSTRUCTION DETAILS
EROSION CONTROL PLAN
95 FOXBORO ROAD
WRENTHAM, MASSACHUSETTS
PREPARED FOR
LORUSSO BUILDING, INC.
P.O. BOX 332
NORFOLK, MASSACHUSETTS
MARCH 24, 2023

SITE PLAN APPROVAL
REQUIRED
WRENTHAM PLANNING BOARD

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3/23	RRG	
3/23	RRG	
3/23	COMP	
3/23	CAQ	

UNITED
CONSULTANTS
INC.
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508-384-8560 FAX 508-384-8566

DATE	MAR. 24, 2023
SCALE	1" = 20'
PROJECT	UC1589
SHEET	7 of 7

RECEIVED
04/24/23
Planning Dept
Exhibit # 5

PROJECT:
FOXBORO ROAD TRIPLEX
TONY LORUSSO
FOXBORO RD LOTS 10 & 11
WRENTHAM, MA 02093

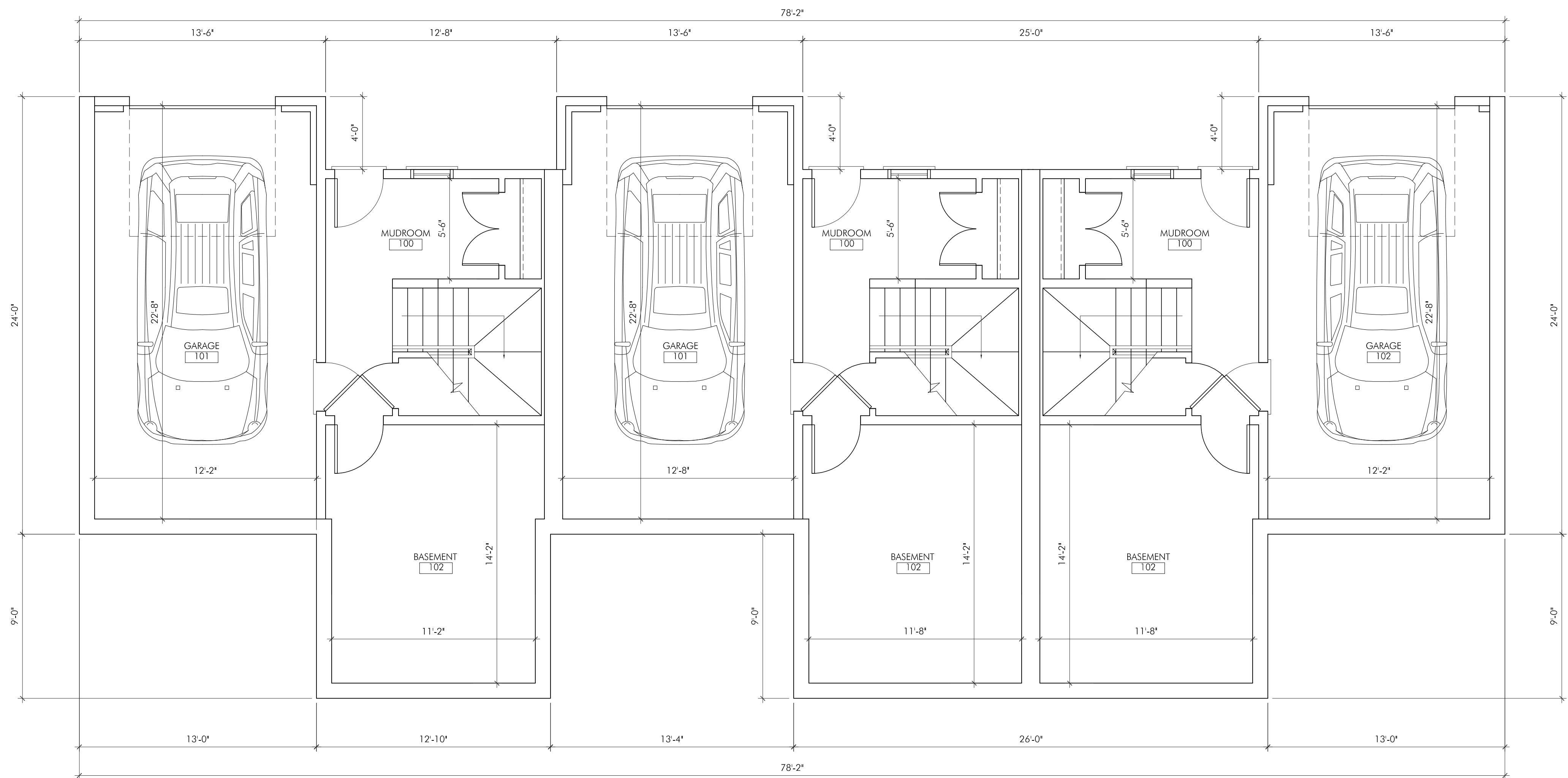
PROJECT NUMBER: 23020

DENNIS COLWELL

ARCHITECTS

132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035

P. 508-241-2122 F. 508-455-4466 WWW.DC-ARCHITECT.COM



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR AREA, GROSS (SF)			
	UNIT A	UNIT B	UNIT C
BASEMENT, LIVING	180	180	180
BASEMENT, UNFINISHED	193	193	193
GARAGE	314	314	314
1ST FLOOR, LIVING	686	686	686
2ND FLOOR, LIVING	686	686	686
GROSS FLOOR AREA	2,059	2,059	2,059
LIVING SPACE AREA	1,552	1,552	1,552



ISSUE:	DATE:
ZONING REVIEW	03.21.2023

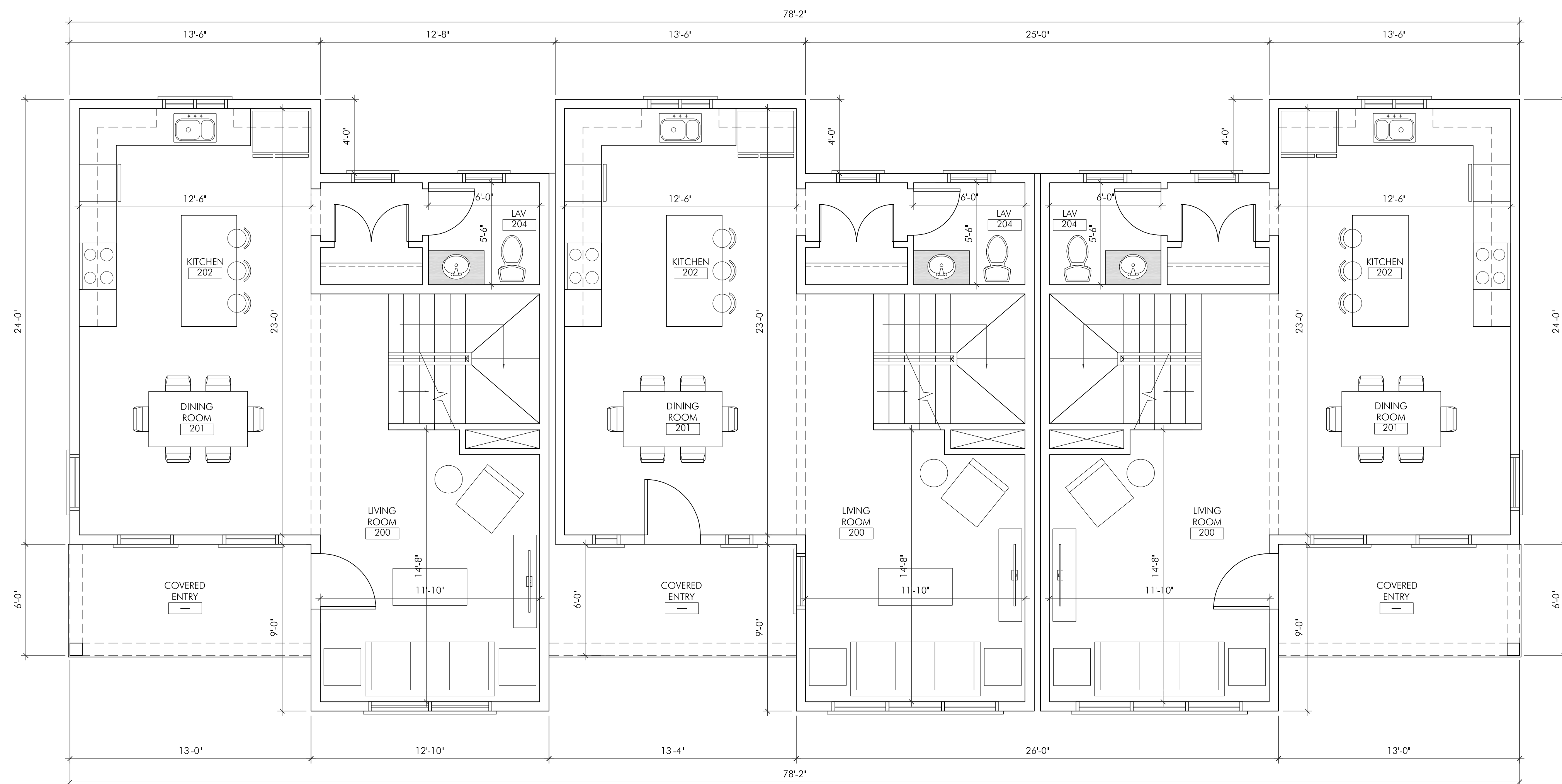
DRAWING SCALE: 1/4" = 1'-0"

DRAWN BY: RWB CHECKED BY: DMC

DRAWING TITLE:
FLOOR PLANS

DRAWING NUMBER:

A1.0



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
FOXBORO ROAD TRIPLEX
TONY LORUSSO
FOXBORO RD LOTS 10 & 11
WRENTHAM, MA 02093

PROJECT NUMBER: 23020

DENNIS COLWELL

ARCHITECTS

132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
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ISSUE:	DATE:
ZONING REVIEW	03.21.2023

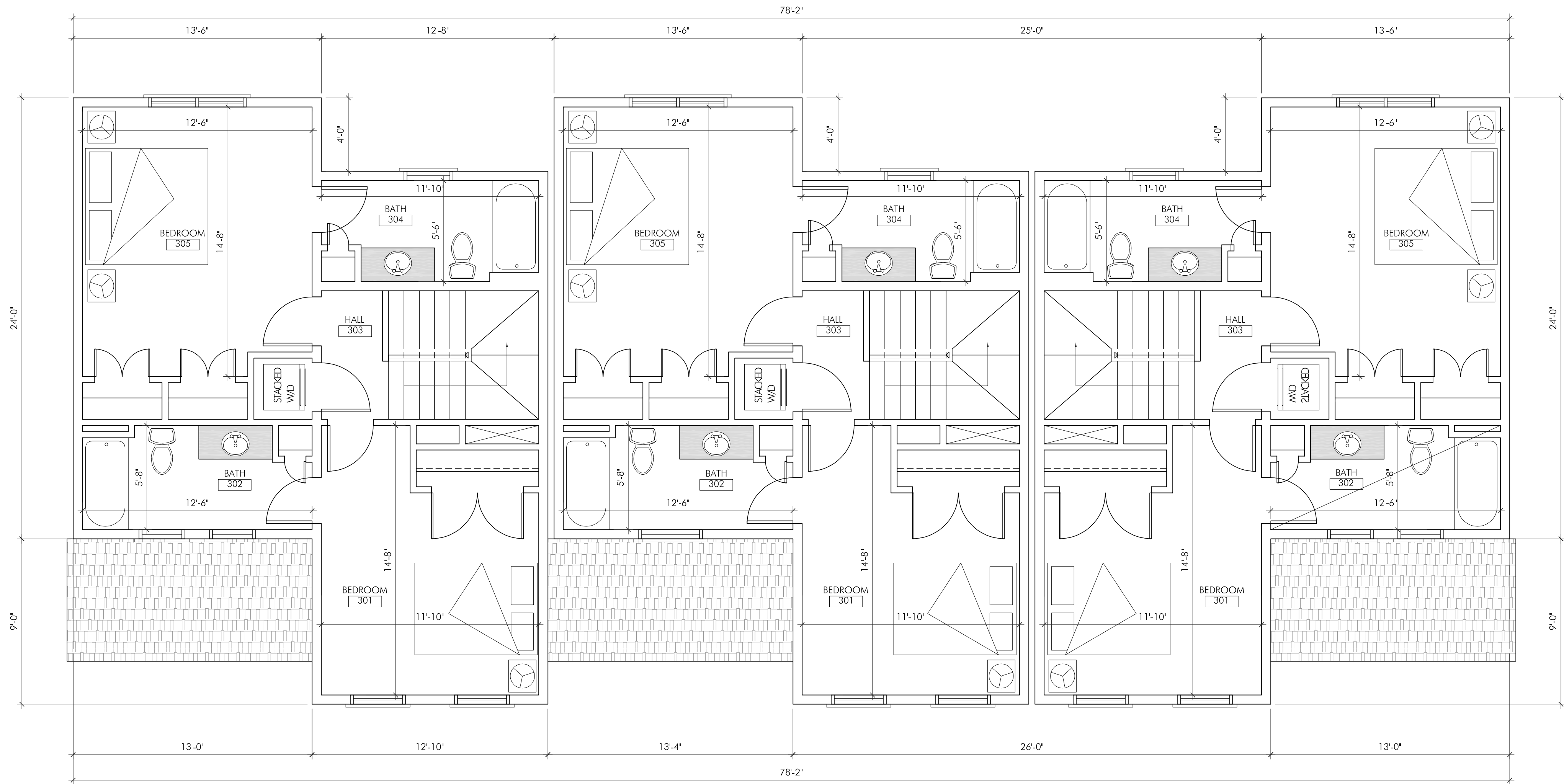
DRAWING SCALE: 1/4" = 1'-0"

DRAWN BY: RWB CHECKED BY: DMC

DRAWING TITLE:
FLOOR PLANS

DRAWING NUMBER:

A1.1



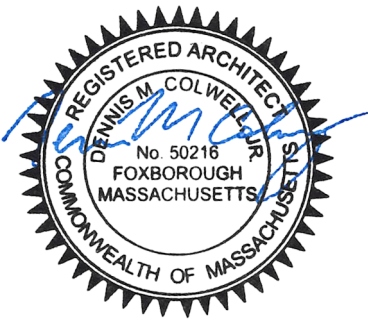
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
FOXBORO ROAD TRIPLEX
TONY LORUSSO
FOXBORO RD LOTS 10 & 11
WRENTHAM, MA 02093

PROJECT NUMBER: 23020

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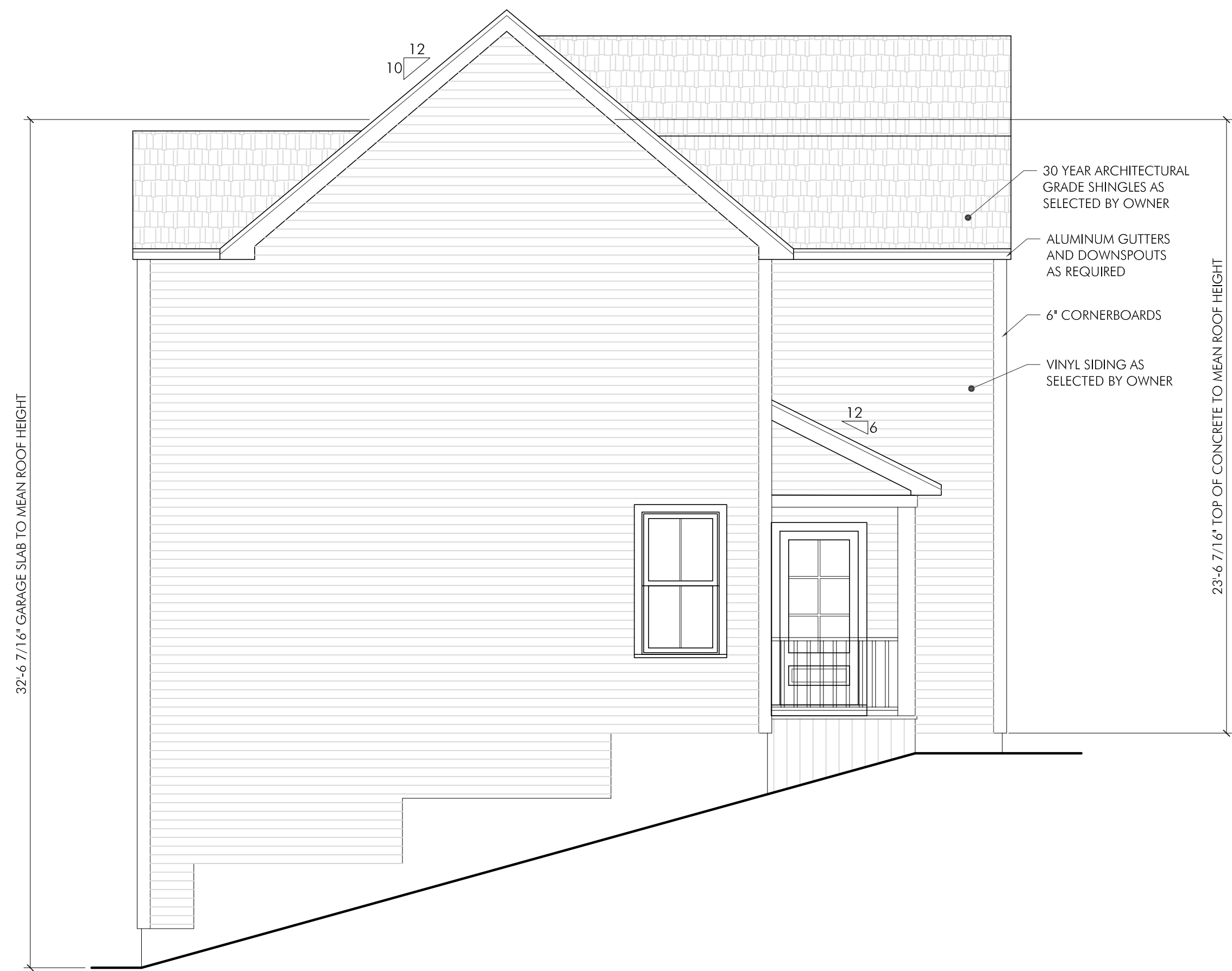
DRAWING TITLE:
FLOOR PLANS

DRAWING NUMBER:

A1.2



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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BUILDING ELEVATIONS

DRAWING NUMBER:

A2.0



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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DRAWN BY: RWB CHECKED BY: DMC

DRAWING TITLE:
BUILDING ELEVATIONS

DRAWING NUMBER:

A2.1