



**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)

**Stonewater Permit**  
**APPLICATION FOR SPECIAL PERMIT & SITE PLAN APPROVAL ~~or~~**  
**~~MODIFICATION OF A SPECIAL PERMIT & SITE PLAN APPROVAL~~**

Application No.: \_\_\_\_\_

Date: \_\_\_\_\_

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

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

**Stonewater Permit**

☐ 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](mailto:smeltzer@edgewood-developoment.com)

Contact Person's Name: Stephen Meltzer

PHONE: 508.643.2920

EMAIL: [smeltzer@edgewood-development.com](mailto: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](mailto: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: \_\_\_\_\_

Section: \_\_\_\_\_

Section: \_\_\_\_\_

Section: \_\_\_\_\_

Section: \_\_\_\_\_

Section: \_\_\_\_\_

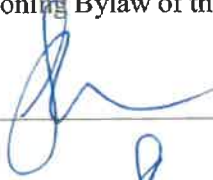
### **REQUIRED SIGNATURES:**

- 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.

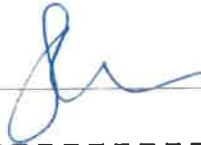
Applicant's Signature



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.*



Tax Collector's Office – Name (Please Print)



Initial

7/12/23

Date