

# TOWN OF WRENTHAM PLANNING BOARD

WRENTHAM TOWN HALL
79 SOUTH STREET
WRENTHAM, MASSACHUSETTS 02093
P 508-384-5441 • F 508-384-3174

WRENTHAM, MA

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TOWN CLERK'S OFFICE

2019 SEP 12 PM 3: 50

www.wrentham.ma.us • planning@wrentham.ma.us

September 12, 2019

Ms. Cynthia Thompson, Town Clerk Town of Wrentham 79 South Street Wrentham, MA 02093

Re:

Request for Minor Modification of a Site Plan Approval and Special Permit Wrentham Woods, LLC (Applicant), Wrentham Realty, LLC (Owner).

635 Dedham St., Wrentham, MA

Dear Ms. Thompson:

At a regularly schedule meeting on Wednesday, September 4, 2019, the Planning Board considered the request for a minor modification to the above referenced location and Site Plan Approval & Special Permit as detailed in correspondence to the Planning Board dated August 15, 2019 prepared by Theo Kindermans of Stantec Engineering on behalf of Wrentham Woods, LLC. A copy of which is attached to this letter.

Wrentham Woods, LLC proposes to change the approved building layout from duplexes to detached single family style homes, with two floors as well as requesting the removal of the requirement to "work in conjunction with the existing nursing home known as "Serenity Hill". The number of units would remain the same and would allow for greater flexibility in resident requests and aesthetics. The Applicant would continue to work with the operators of the existing nursing home but would not be required to be financially tied to each other's business operations.

After review of the submitted testimony the Planning Board voted unanimously to grant the changes as a minor modification to the above references Special Permit / Site Plan Approval in accordance with the Wrentham Zoning Bylaws due to the determination that the request was not substantially different than the information presented to the Board as documented in its February 20, 2019 decision. The Board concluded that the change to detached units would allow for varied building design and meet the needs of future residents. Furthermore, the Board noted that the remaining conditions of the approved permits are in full force and effect.

Sincerely,

Rachel Benson

Director of Planning & Economic Development

CC: Building Commissioner

Applicant

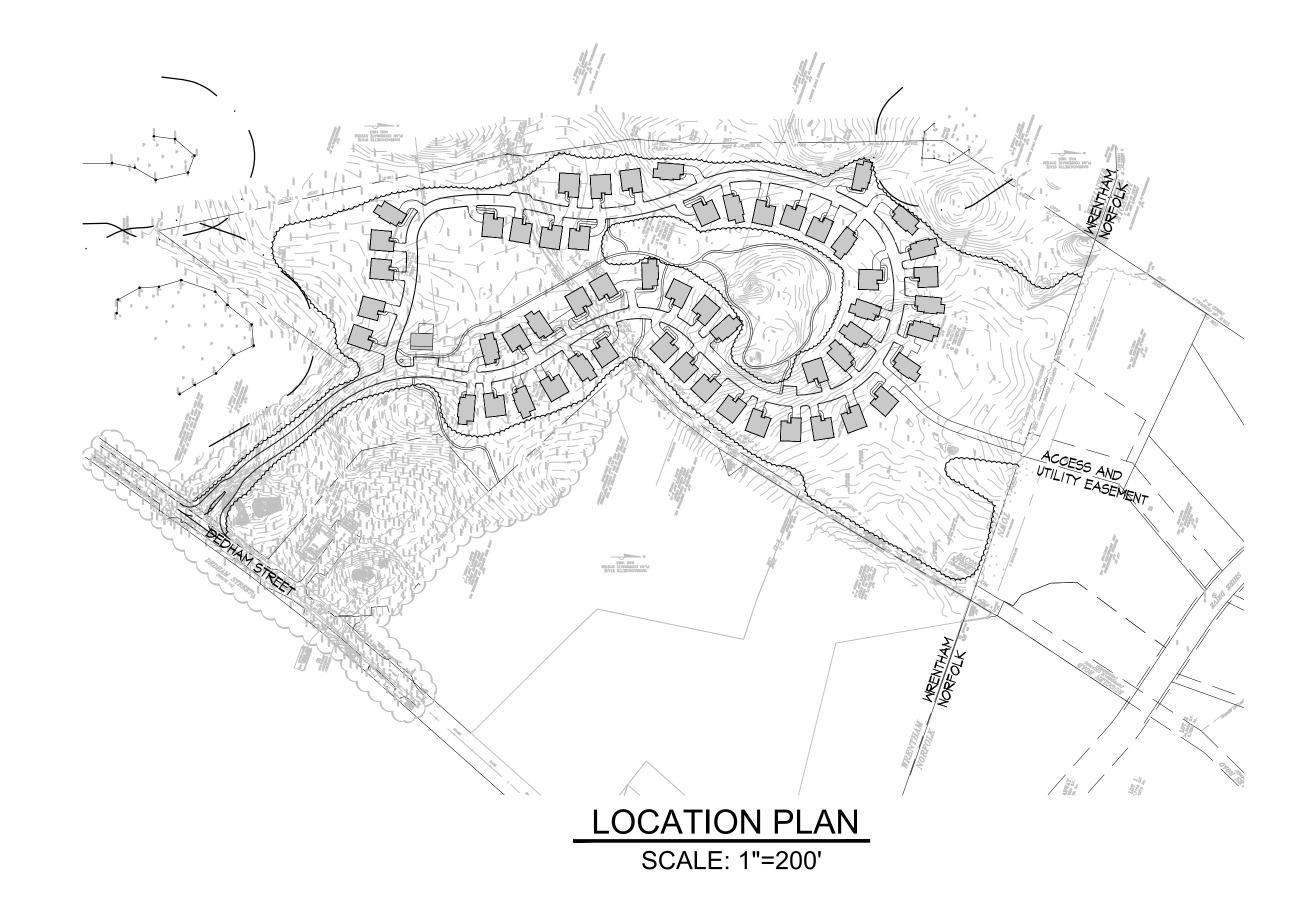
File



# SPECIAL PERMIT APPLICATION FOR A SENIOR LIVING COMMUNITY 635 DEDHAM STREET WRENTHAM, MA

LAST REVISED: AUGUST 1, 2019

WRENTHAM PLANNING BOARD	
SIGNATURE	DATE



## OWNER / DEVELOPER

WRENTHAM WOODS LLC 69 PRINCETON ROAD ARLINGTON, MA 02474

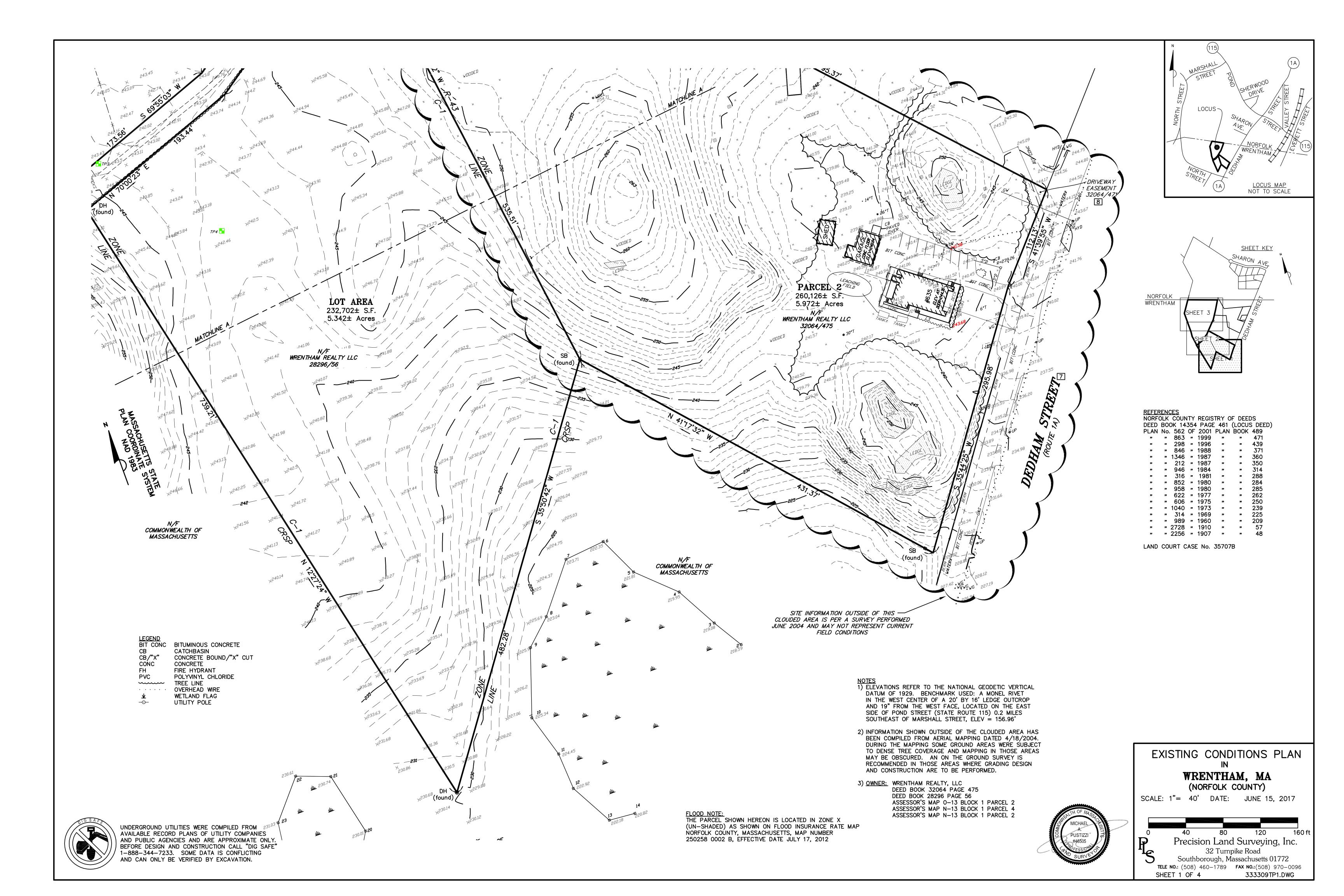
### LANDSCAPE ARCHITECT / CIVIL ENGINEER

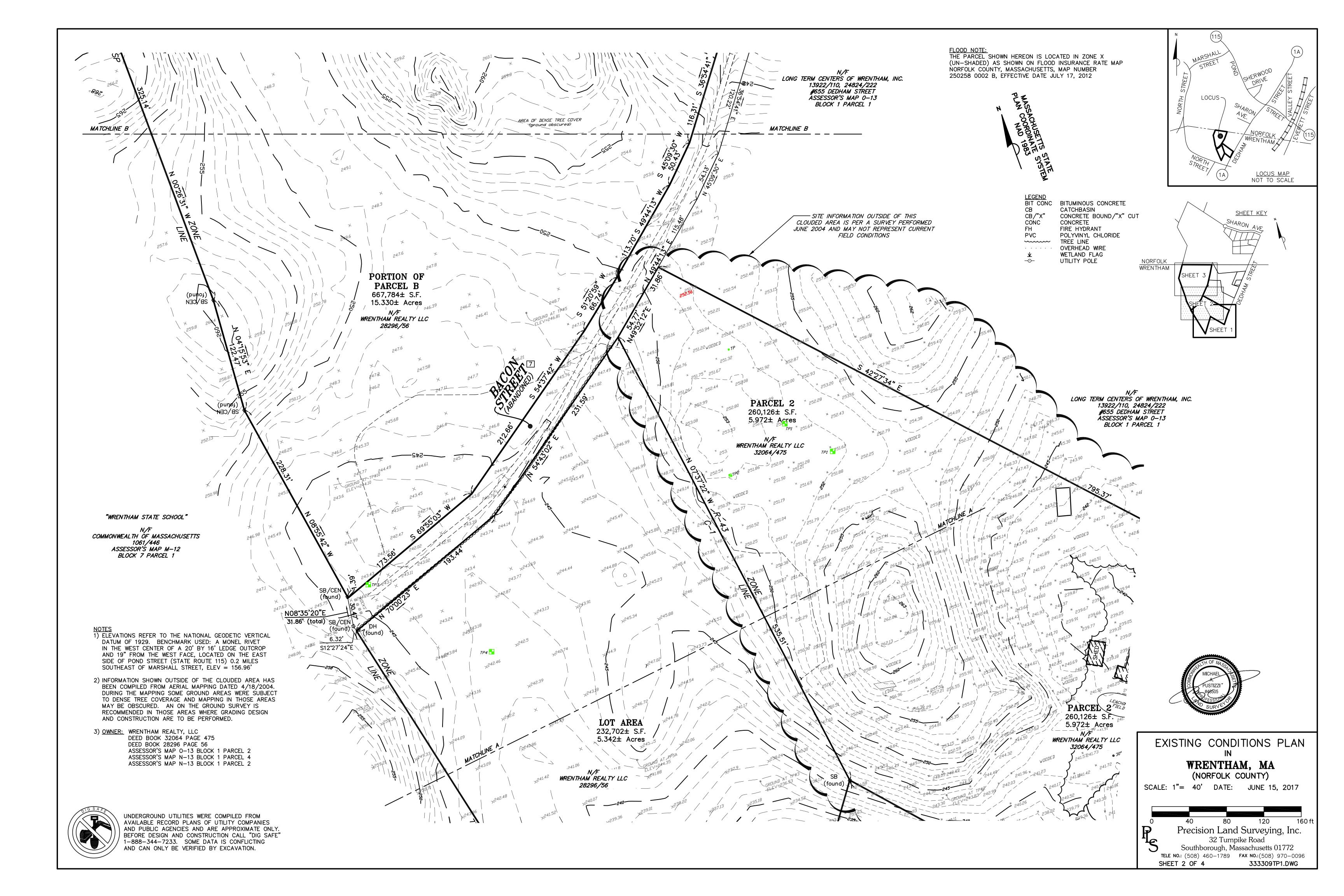
STANTEC PLANNING AND LANDSCAPE ARCHITECTURE P.C. 226 CAUSEWAY STREET BOSTON, MA 02114

### INDEX OF SHEETS

SHEET NO	D. TITLE
	EXISTING CONDITIONS PLAN A
	EXISTING CONDITIONS PLAN B
	EXISTING CONDITIONS PLAN C
	EXISTING CONDITIONS PLAN D
L-0001	LOCUS PLAN
L-0100	OVERALL SITE PLAN
L-0200	LAYOUT AND MATERIALS PLAN A
L-0201	LAYOUT AND MATERIALS PLAN B
L-0300	GRADING PLAN A
L-0301	GRADING PLAN B
L-0400	UTILITY DRAINAGE PLAN A
L-0401	UTILITY DRAINAGE PLAN B
L-0500	PLANTING PLAN A
L-0501	PLANTING PLAN B
L-0900	SITE DETAILS 1
L-0901	SITE DETAILS 2
L-0902	SITE DETAILS 3
A-0001	ARCHITECTURAL PLAN

1- ARCH D V:\2108\active\210801465\design\drawing\0current\210801465\_cover.





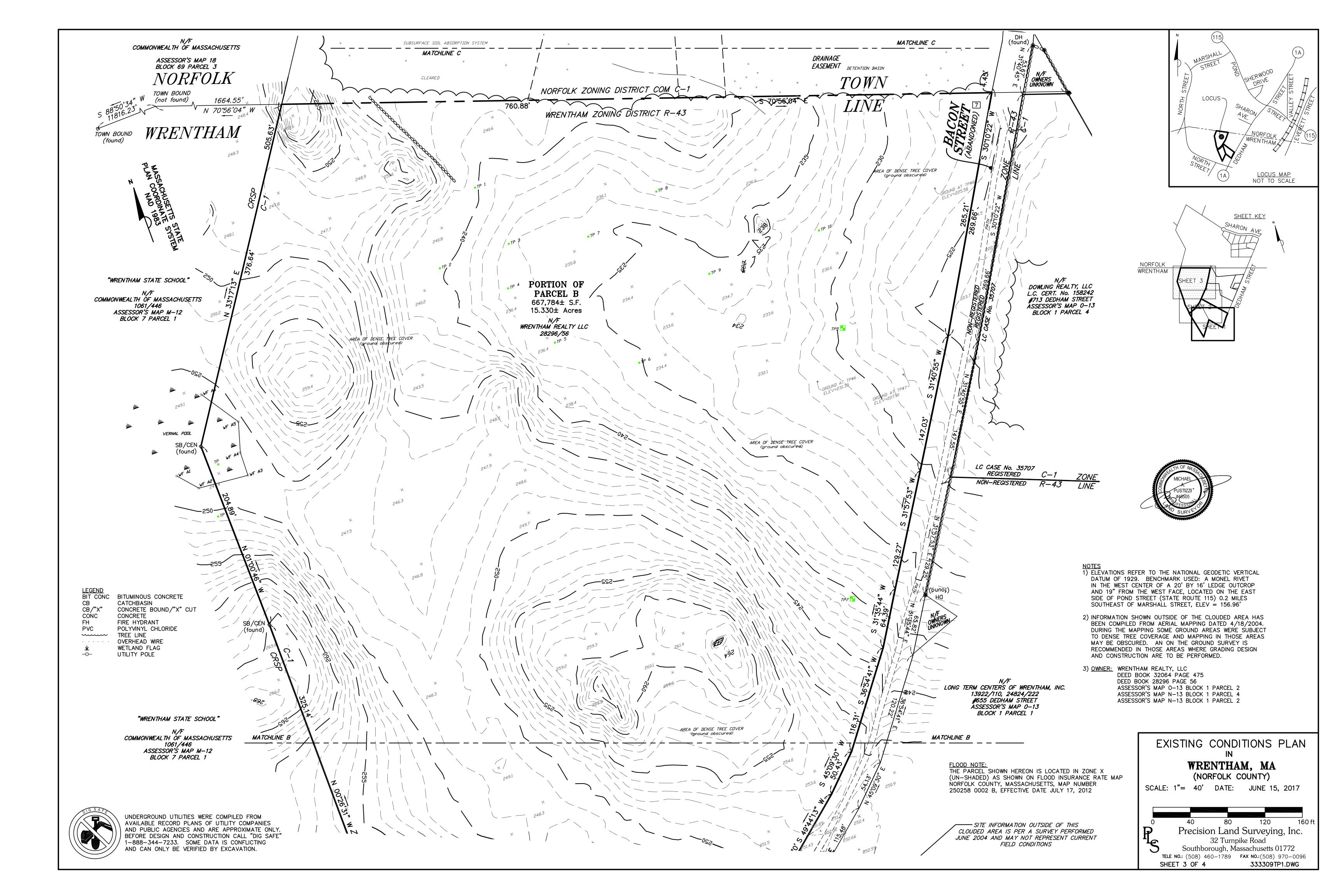


EXHIBIT A of Stewart Title Guaranty Company's Commitment for Title Insurance, Commitment No. 17000070814, Effective Date June 13, 2017.

### PARCEL 1:

The land situated entirely in Wrentham, in said Norfolk County being the portion of Parcel "B" being Southwesterly of the Norfolk/Wrentham town line as shown on a Plan of Land in Norfolk and Wrentham, Massachusetts, June 28, 1960, McIntyre & Johnson, Inc., Walpole, Massachusetts, Registered Civil Engineers and Registered Land Surveyors, filed with Norfolk Deeds as Plan No. 1989 of 1960 in Plan Book 209.

### PARCEL 2:

A parcel of land off Route 1A (Dedham Street) in Wrentham, Norfolk County, Massachusetts shown on a plan entitled "Plan of Land in Wrentham, Mass. Property of Estate of Fred K. Finn" dated September 4, 1980, by Cornerstone Engineers & Surveyors, containing 5.34 acres of land more or less, which said Plan is recorded with the Norfolk County Registry of Deeds as Plan No. 298 of 1996 in Plan Book 439.

Parcels 1 and 2 are conveyed together with all right, title and interest in Bacon Street, also known as Ruggles Road, as shown on the plans of record referenced hereinabove.

### PARCEL 3:

That certain land, with buildings and improvements thereon, located in Wrentham, Norfolk County, Massachusetts, being more particularly described as Parcel 2 on a plan entitled, "PLAN OF LAND IN WRENTHAM, MASS", prepared by ASK & ASSOCIATES, Norton Mass, dated April 19, 1999 and recorded with the Norfolk County Registry of Deeds in Plan Book 471, Plan No. 863 (the "Premises").

The Premises being 6.06 acres according to said plan, more or less.

Subject to the grant of easement in a deed of the Grantor to the Long Term Centers of Wrentham, Inc. dated December 22, 1999 and recorded with the Norfolk County Registry of Deeds at Book 13922, Page 110, and more particularly set forth in the Confirmatory Grant of Easement dated February 7, 2014, and recorded in Book 32064, Page 467.

NOTES

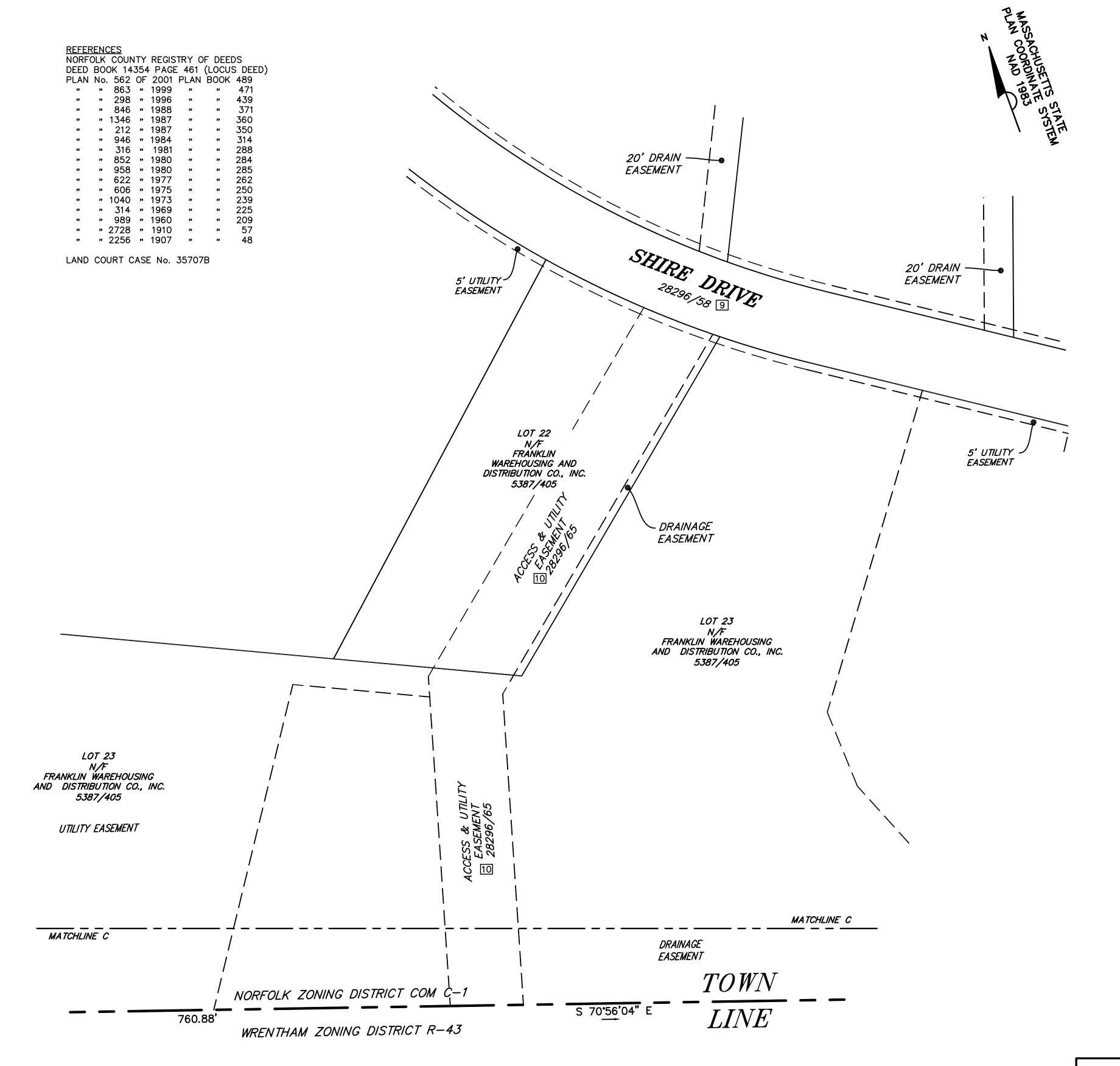
1) ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK USED: A MONEL RIVET IN THE WEST CENTER OF A 20' BY 16' LEDGE OUTCROP AND 19" FROM THE WEST FACE, LOCATED ON THE EAST SIDE OF POND STREET (STATE ROUTE 115) 0.2 MILES SOUTHEAST OF MARSHALL STREET, ELEV = 156.96'

2) INFORMATION SHOWN OUTSIDE OF THE CLOUDED AREA HAS BEEN COMPILED FROM AERIAL MAPPING DATED 4/18/2004. DURING THE MAPPING SOME GROUND AREAS WERE SUBJECT TO DENSE TREE COVERAGE AND MAPPING IN THOSE AREAS MAY BE OBSCURED. AN ON THE GROUND SURVEY IS RECOMMENDED IN THOSE AREAS WHERE GRADING DESIGN AND CONSTRUCTION ARE TO BE PERFORMED.

3) OWNER: WRENTHAM REALTY, LLC
DEED BOOK 32064 PAGE 475
DEED BOOK 28296 PAGE 56
ASSESSOR'S MAP 0-13 BLOCK 1 PARCEL 2
ASSESSOR'S MAP N-13 BLOCK 1 PARCEL 4
ASSESSOR'S MAP N-13 BLOCK 1 PARCEL 2

SCHEDULE B — SECTION 2 of Stewart Title Guaranty Company's Commitment for Title Insurance, Commitment No. 17000070814, Effective Date June 13, 2017.

- 7 Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of all adjacent streets and ways. PLOTTED AND SHOWN HEREON.
- B Grant of Easement over driveway in favor of Long Term Centers of Wrentham, Inc. set forth in Deed from DeAnna Willis Lakin, Trustee of Willis Realty Trust to Long Term Centers of Wrentham, Inc. recorded in Book 13922, Page 110, and in Release Deed recorded in Book 24824, Page 222, as affected by Confirmatory Grant of Easement recorded in Book 32064, Page 467. PLOTTED AND SHOWN HEREON.
- 9 Non-exclusive Grant of Easement over Private Roadway and Utility Easement from Franklin Warehousing/Distribution Co., Inc. a/k/a Franklin Warehousing Distribution Company, Inc. to Wrentham Realty LLC recorded in Book 28296, Page 58, and as shown on Plans recorded in Plan Book 550, Plan Nos. 13, 14, 15 and 16 of 2006. IT'S BEYOND THE SCOPE AND EXTENT OF THIS SURVEY TO PLOT THE ROADWAYS MENTIONED. ROADWAYS ARE NAMED SHIRE DRIVE, SHARON AVENUE AND PHILIPS WAY. ROADWAYS ARE NOT ADJACENT TO LOCUS. USE OF ROADWAYS IS LIMITED TO PARCELS 1 AND 2 ONLY.
- Grant of Access and Utility Easement from Franklin Warehousing/Distribution Co., Inc. a/k/a Franklin Warehousing Distribution Company, Inc. to Wrentham Realty LLC recorded in Book 28296, Page 65, and as shown on Plan recorded in Plan Book 550, Plan No. 14 of 2006. PLOTTED AND SHOWN HEREON. USE OF EASEMENT AREA IS LIMITED TO PARCELS 1 AND 2 ONLY.



FLOOD NOTE:
THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X
(UN-SHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP
NORFOLK COUNTY, MASSACHUSETTS, MAP NUMBER
250258 0002 B, EFFECTIVE DATE JULY 17, 2012



# EXISTING CONDITIONS PLAN

WRENTHAM, MA (NORFOLK COUNTY)

SCALE: 1"= 40' DATE: JUNE 15, 2017

SHEET 4 OF 4

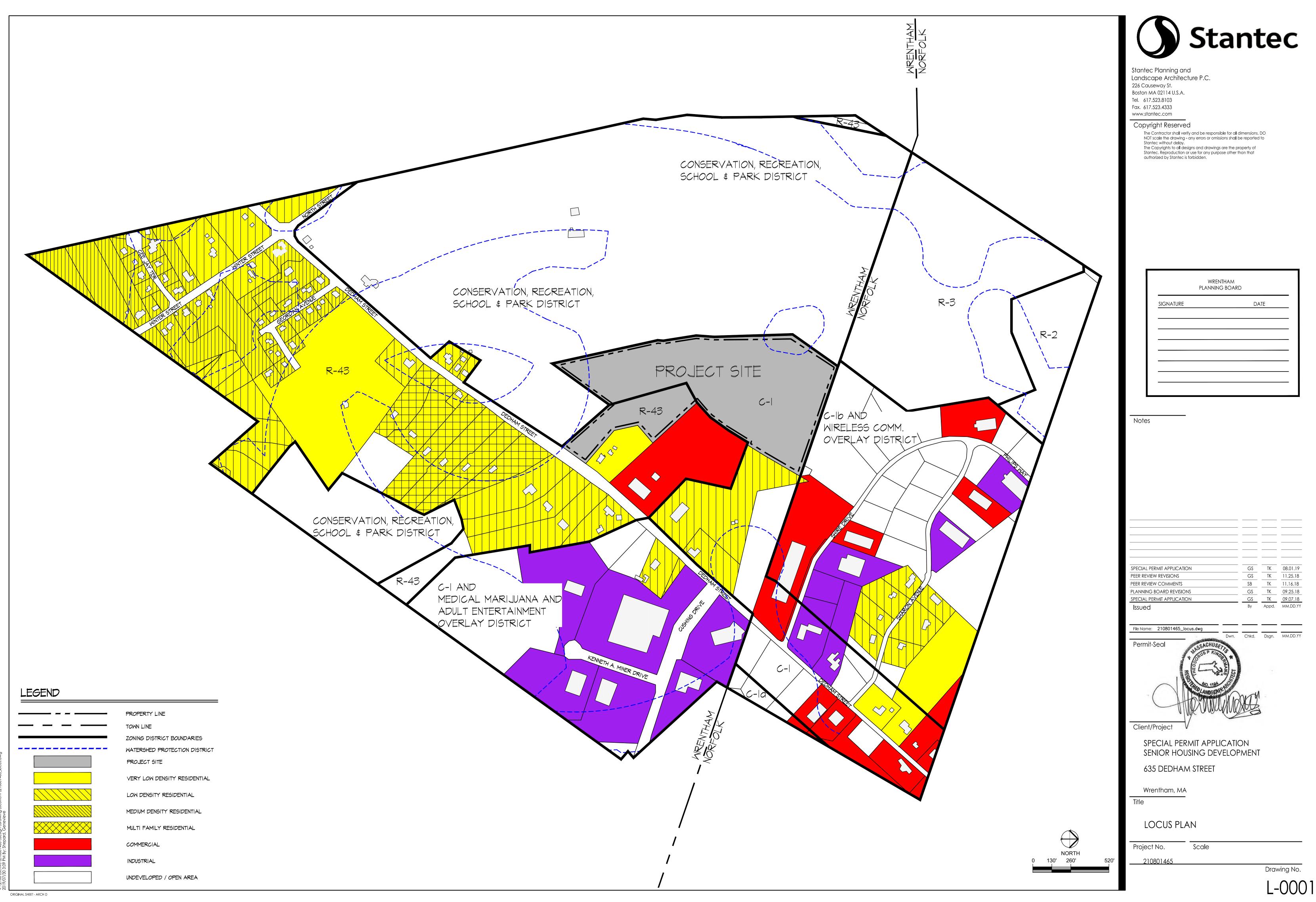
Precision Land Surveying, Inc.

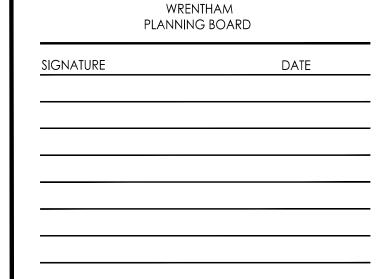
32 Turnpike Road
Southborough, Massachusetts 01772

TELE NO.: (508) 460–1789 FAX NO.: (508) 970–0096

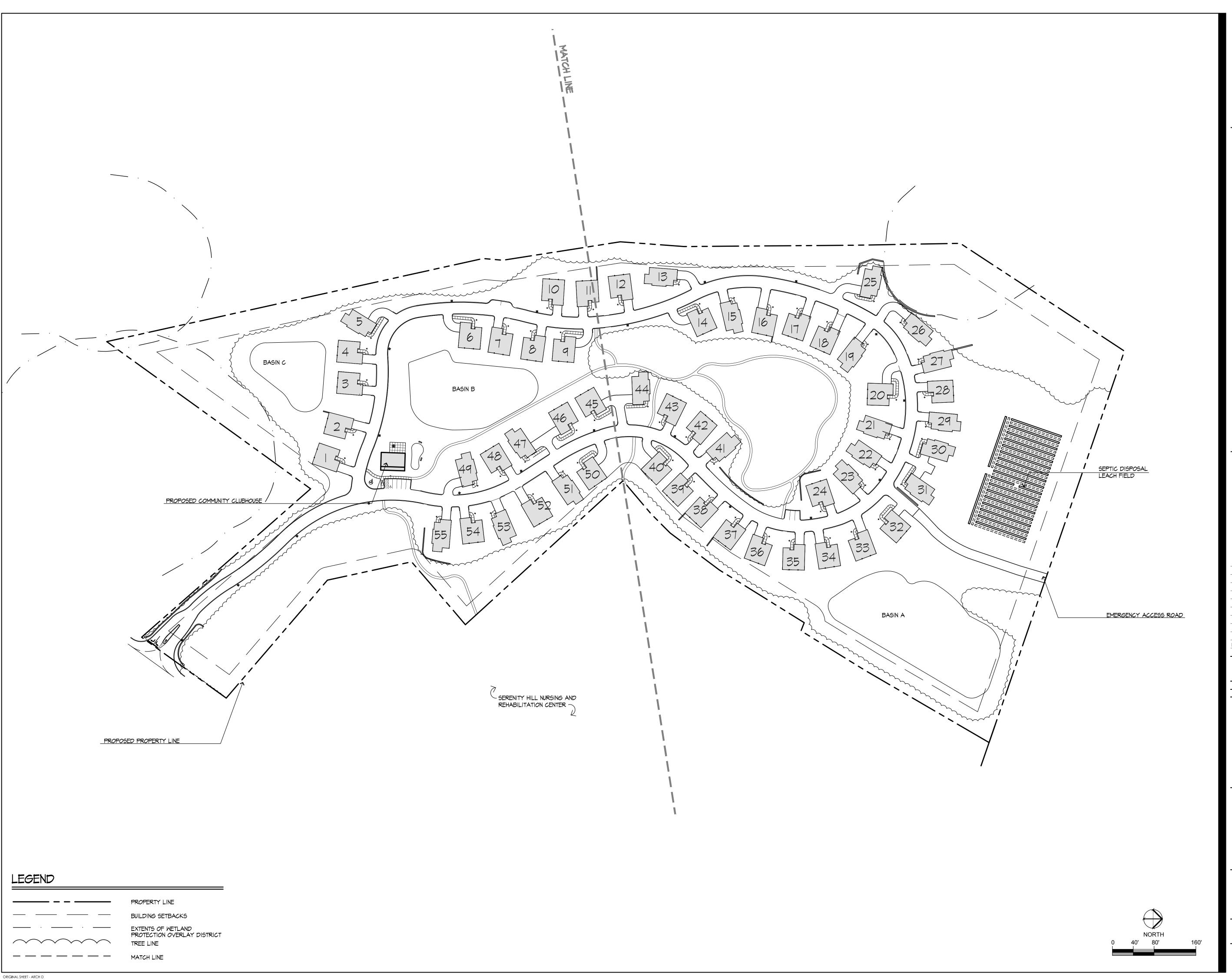
333309TP1.DWG

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1–888–344–7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.





-			
SPECIAL PERMIT APPLICATION	— GS	TK	08.01.19
PEER REVIEW REVISIONS	GS	TK	11.25.18
PEER REVIEW COMMENTS	SB	TK	11.16.18
PLANNING BOARD REVISIONS	GS	TK	09.25.18
SPECIAL PERMIT APPLICATION	GS	TK	09.07.18
Issued	Ву	Appd.	MM.DD.YY





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	RENTHAM NING BOARD
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Note

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Issued	Ву	Appd.	MM.DD.YY

File Name: 210801465\_overall site plan.dwg

Dwn. Chkd. Dsg

Permit-Seal



Client/Project

SPECIAL PERMIT APPLICATION SENIOR HOUSING DEVELOPMENT

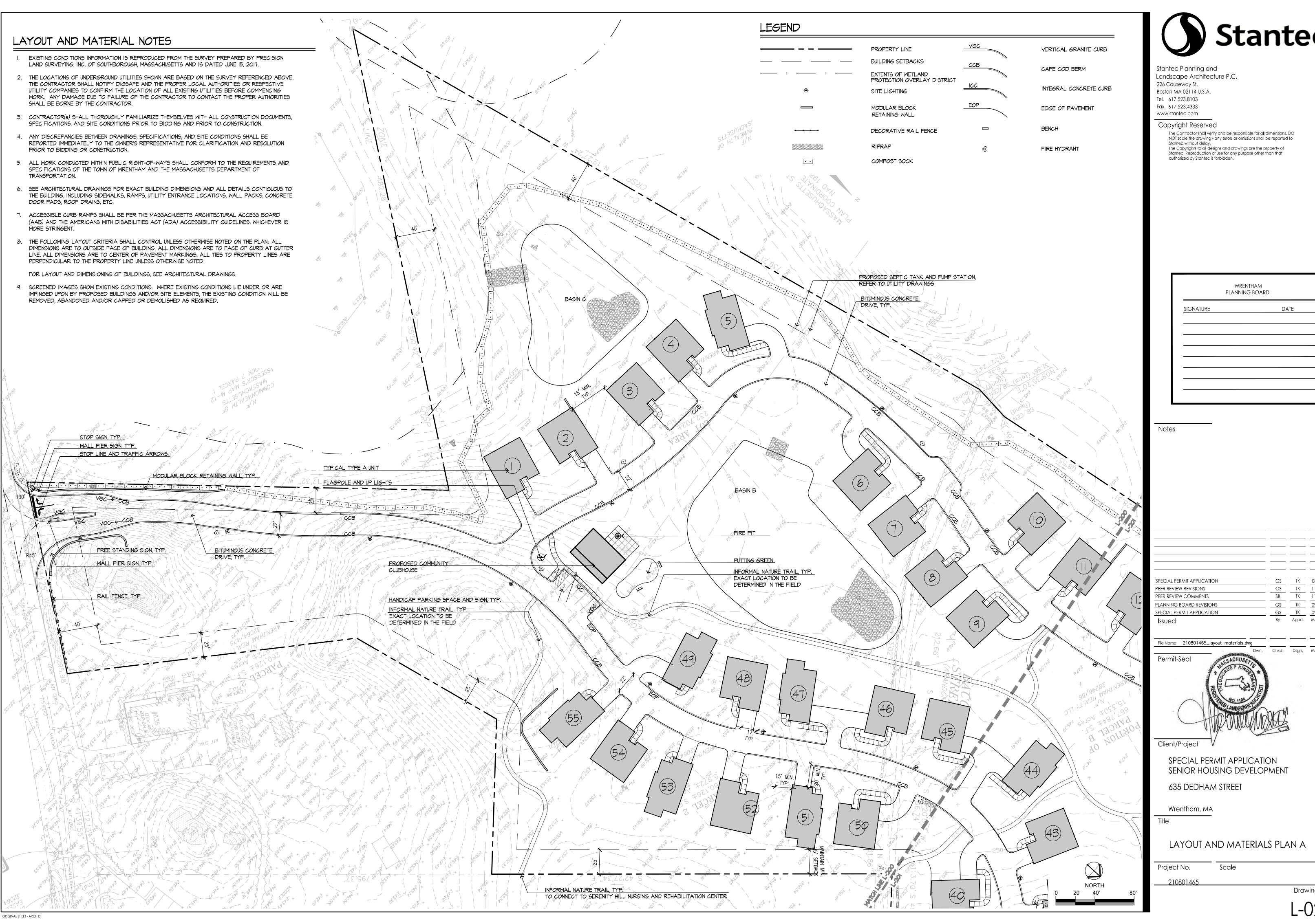
635 DEDHAM STREET

Wrentham, MA

OVERALL SITE PLAN

Project No. Scale

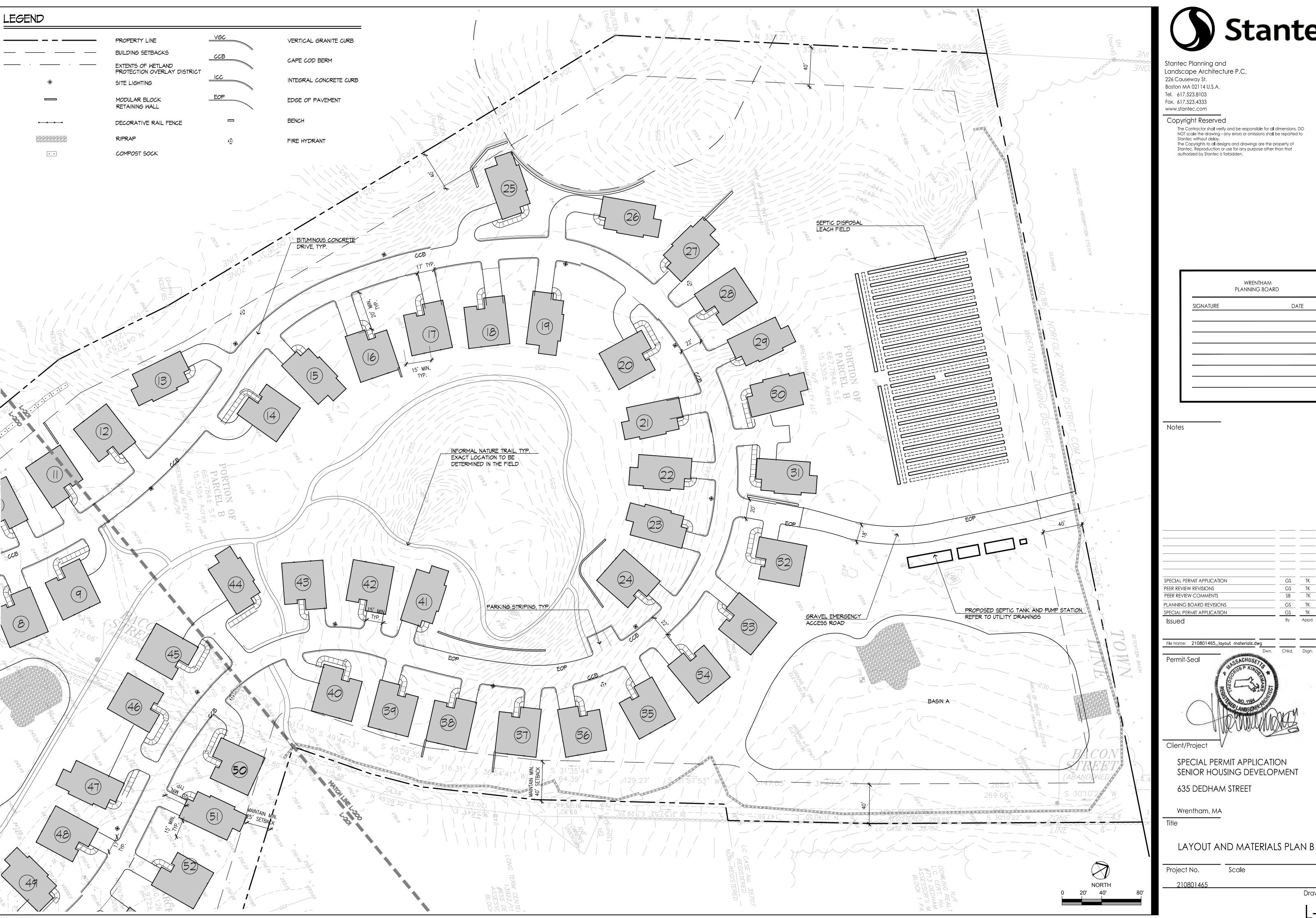
Drawing No.



TK 11.25.18 TK 11.16.18 GS TK 09.25.18 GS TK 09.07.18

By Appd. MM.DD.YY

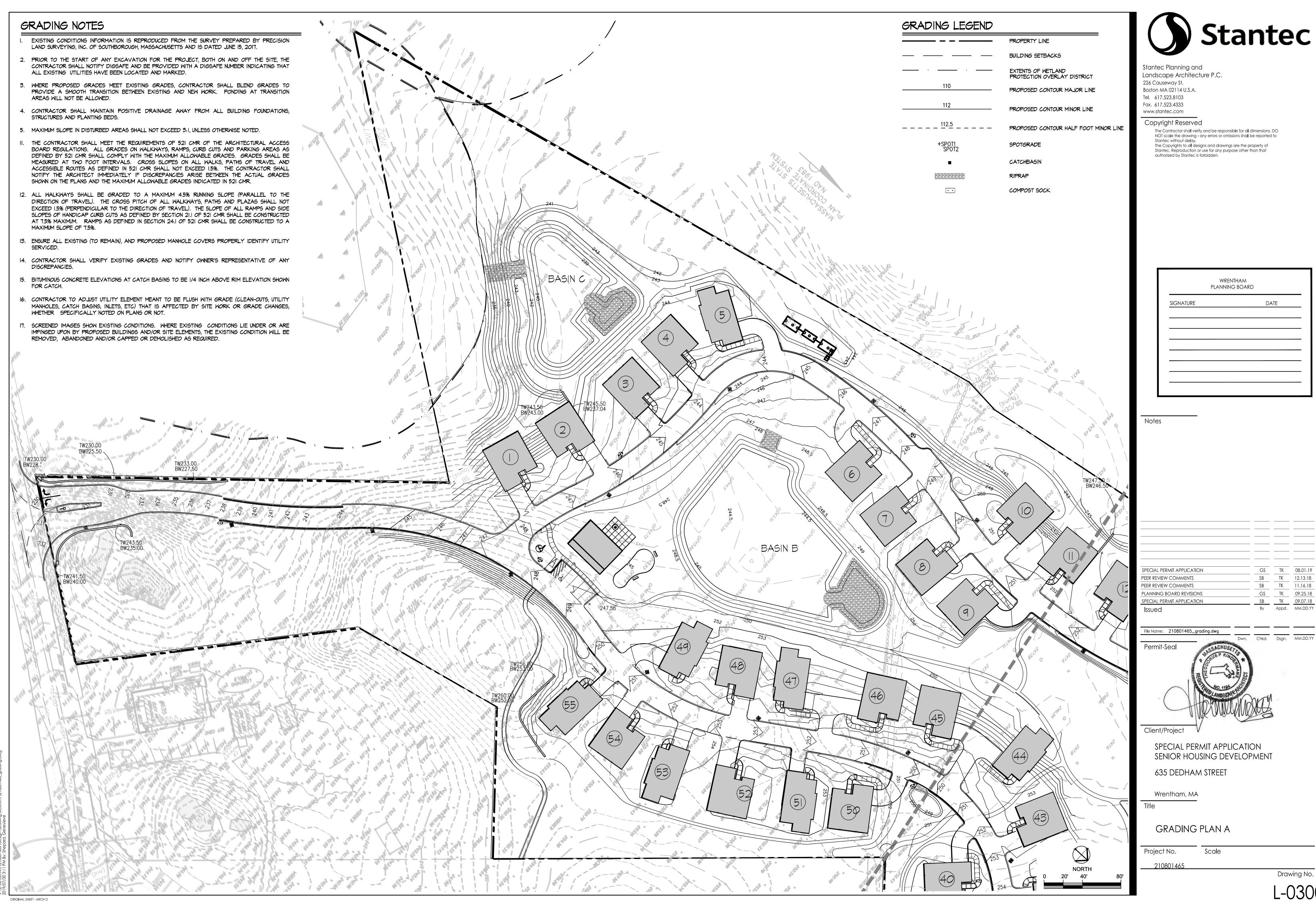
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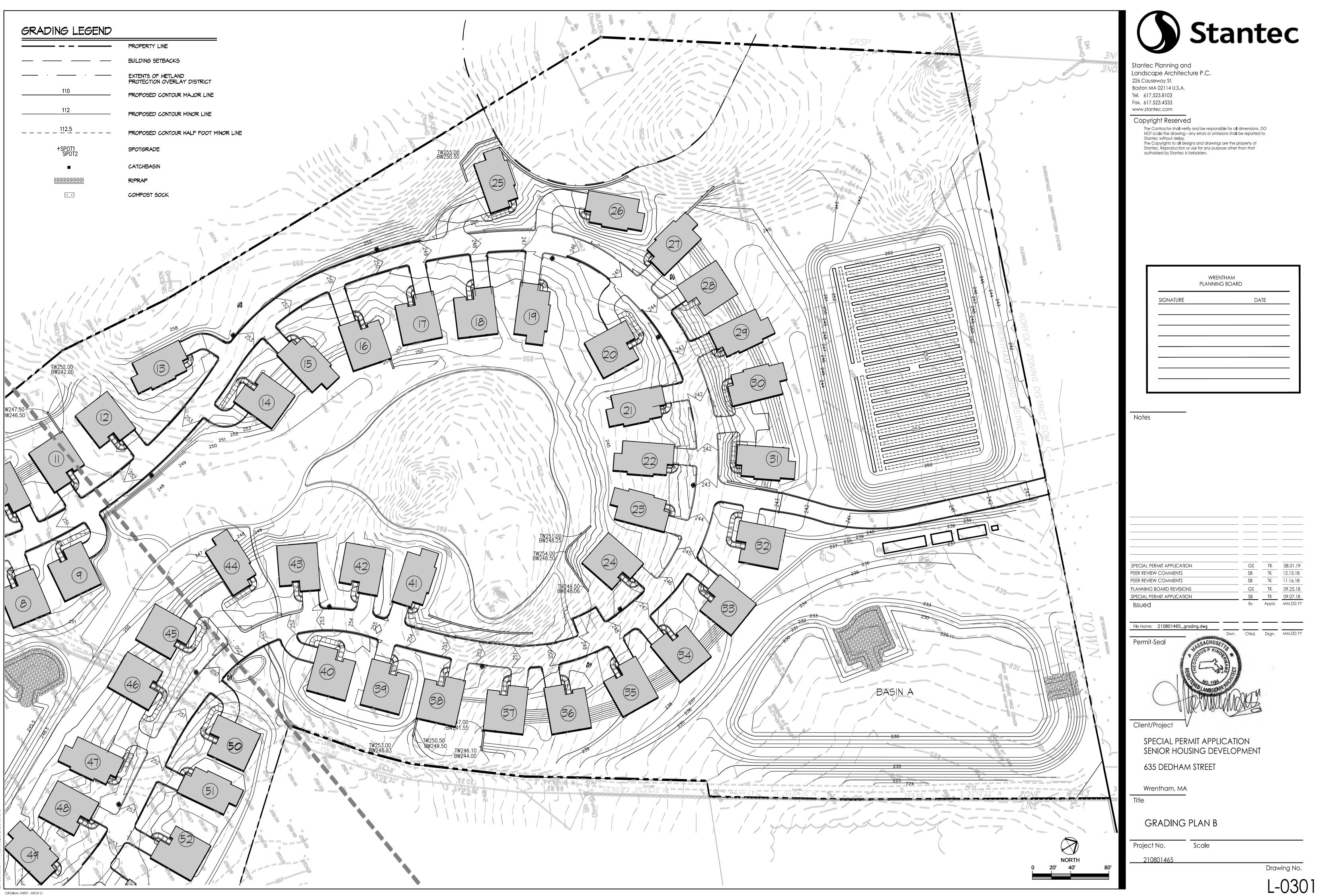


DATE

TK 11.25.18 GS TK 09.25.18

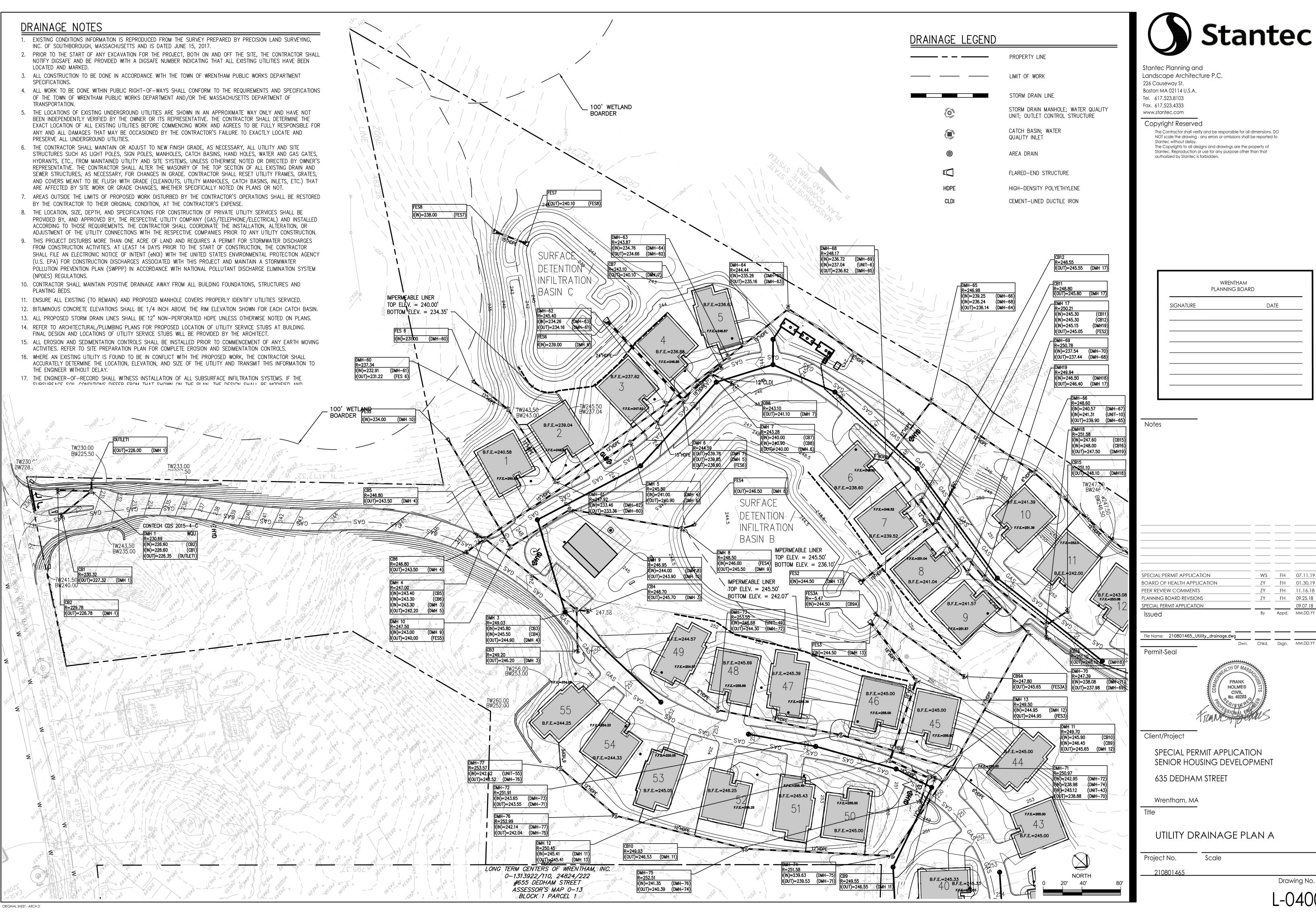
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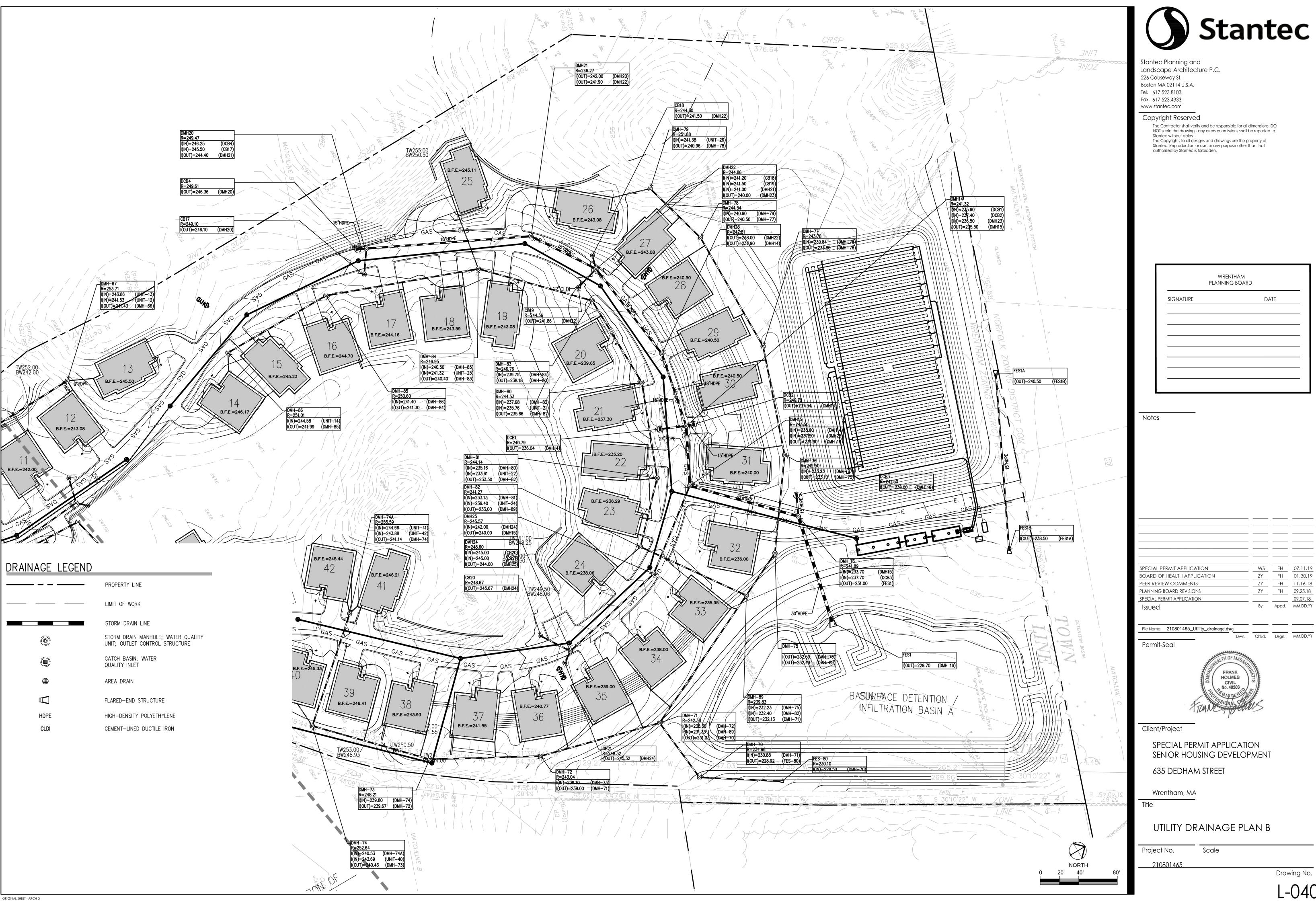


Stantec

Drawing No.

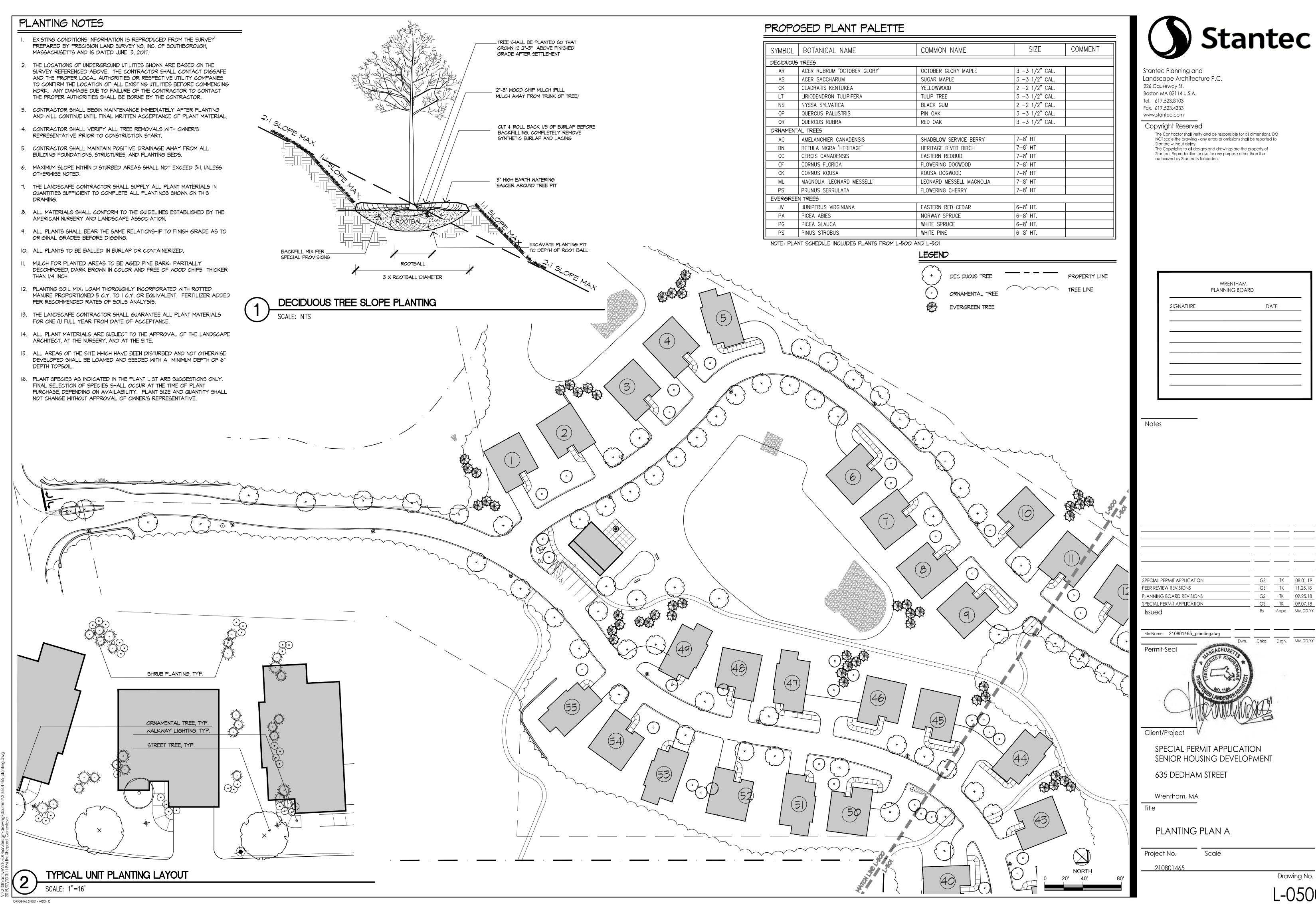


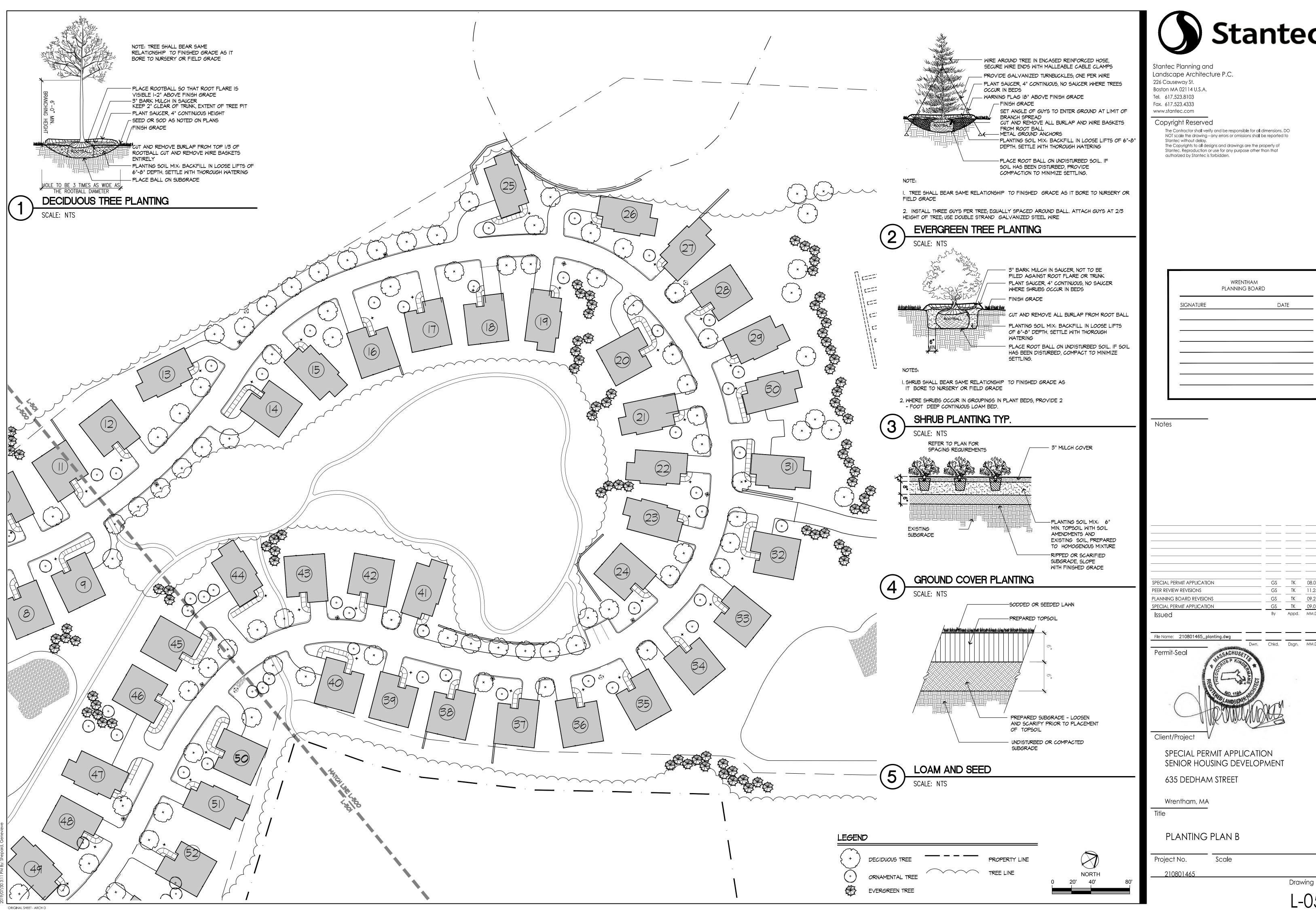
<u>ZY FH 11.16.18</u> <u>ZY FH 09.25.18</u>



ZY FH 01.30.19 
 ZY
 FH
 11.16.18

 ZY
 FH
 09.25.18
 By Appd. MM.DD.YY



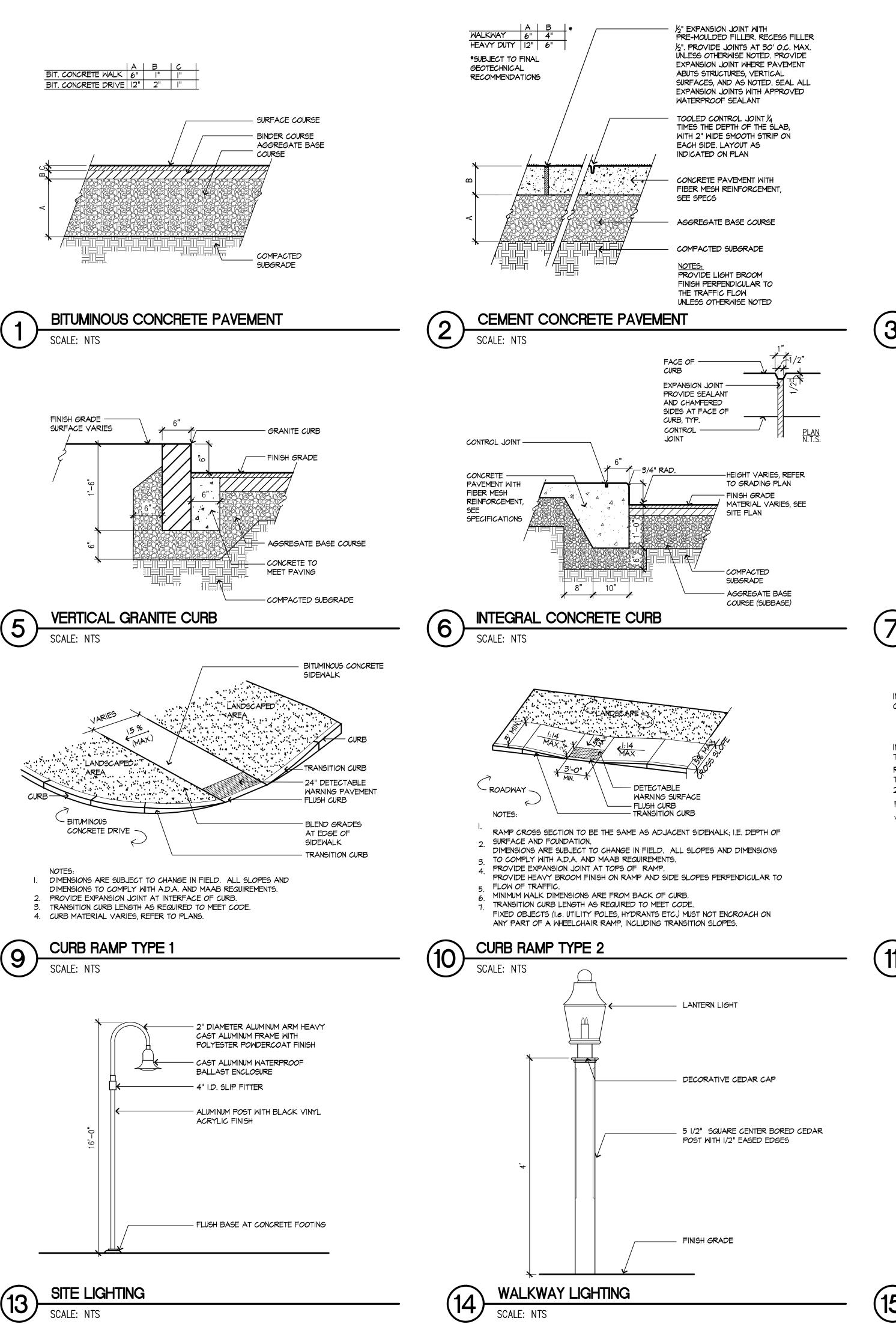


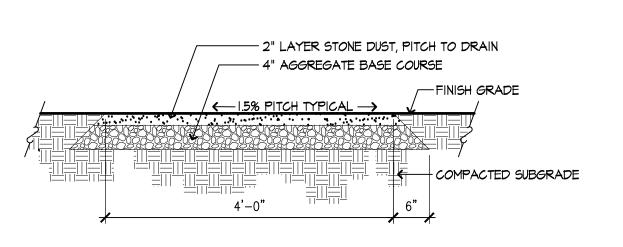
TK 11.25.18 GS TK 09.25.18 GS TK 09.07.18

By Appd. MM.DD.YY

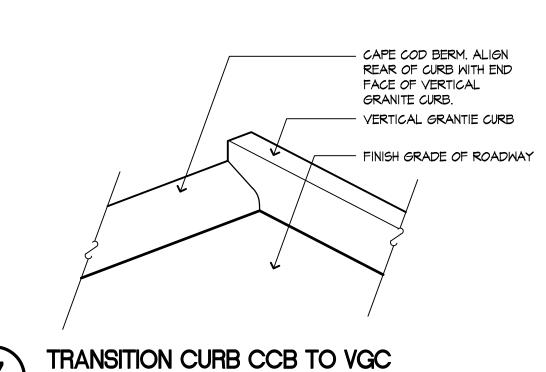


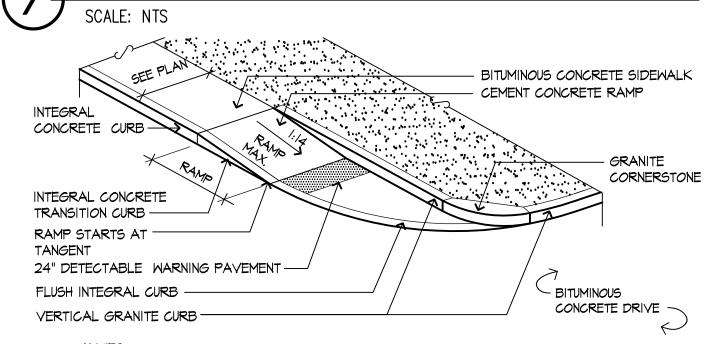
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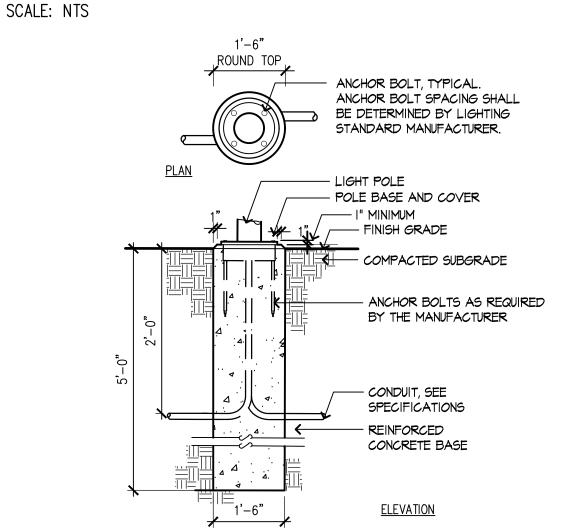
# STONE DUST PATH





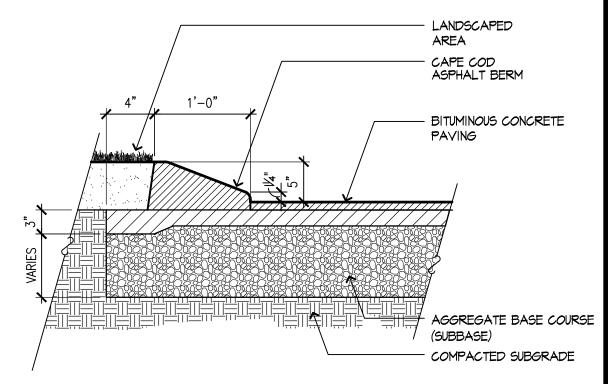
- RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
- 2. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH A.D.A. AND MAAB REQUIREMENTS. PROVIDE EXPANSION JOINT AT TOPS OF RAMP AND AT BACK OF WALK AT INTERFACE OF CURB. PROVIDE HEAVY BROOM FINISH ON RAMP AND SIDE SLOPES PERPENDICULAR TO FLOW OF
- TRANSITION CURB LENGTH AS REQUIRED TO MEET CODE.
- FIXED OBJECTS (i.e. UTILITY POLES, HYDRANTS ETC.) MUST NOT ENCROACH ON ANY PART OF A WHEELCHAIR RAMP, INCLUDING TRANSITION SLOPES.

# **CURB RAMP TYPE 3**

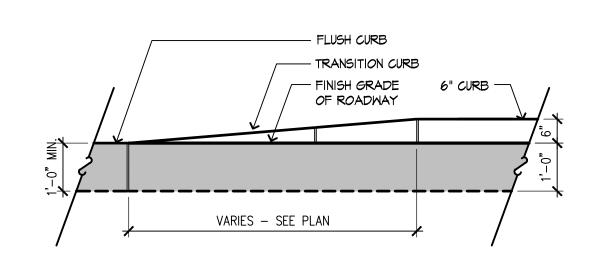


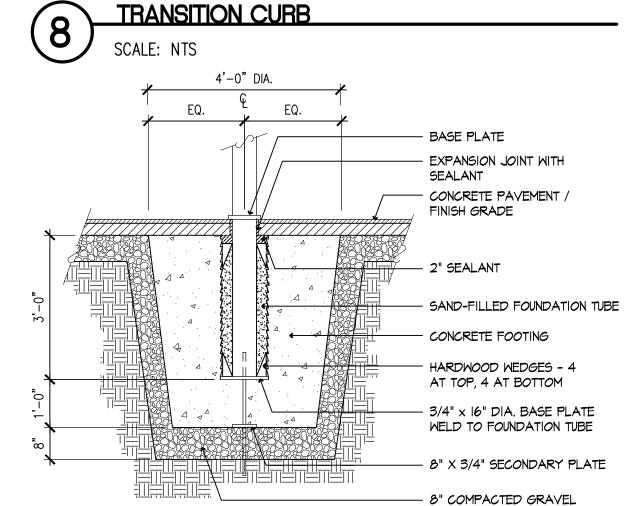
PRECAST LIGHT POLE BASE

SCALE: NTS



# CAPE COD BERM





NOTE: REFER TO SPECIFICATIONS FOR FLAGPOLE TYPE

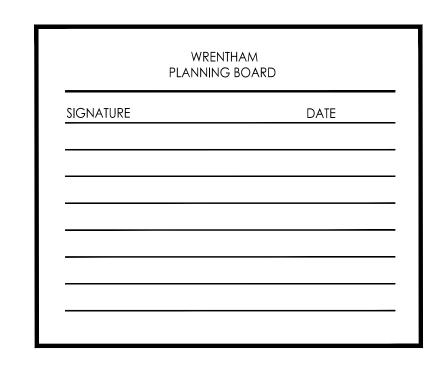




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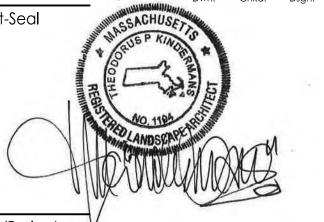
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Notes

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Issued	Ву	Appd.	MM.DD.Y
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File Name: 210801465\_details.dwg Chkd. Dsgn. MM.DD.YY Permit-Seal



Client/Project

SPECIAL PERMIT APPLICATION SENIOR HOUSING DEVELOPMENT

635 DEDHAM STREET

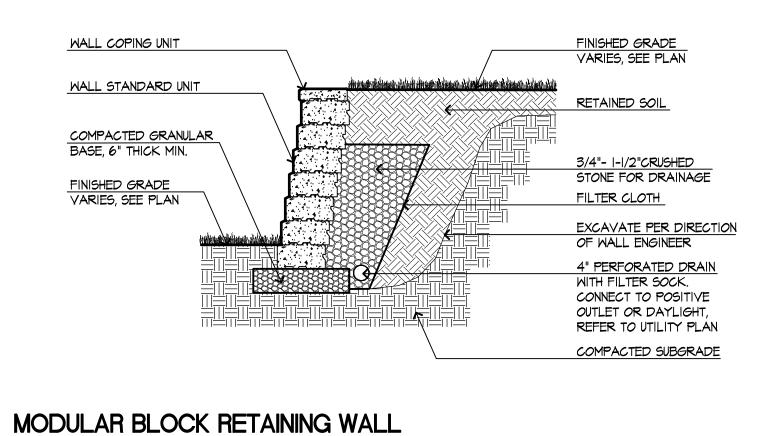
Wrentham, MA Title

SITE DETAILS

Project No. Scale

Drawing No.

\_-0900



<u>DETAIL</u>

4'-0"

L 3" WIDTH WHITE

BLUE SKID

FIELD

SKID RESISTANT

PAINT SYMBOL IN

RESISTANT PAINT

MYPICAL HANDICAP

PARKING SPACES

-PAINTED ICON, TYP.

-VAN ACCESSABLE

HANDICAP SPACE

CURBING, REFER TO

MATERIALS PLAN

SEE DETAIL

LAYOUT AND

### MODULAR BLOCK WALL NOTES:

- I. INSTALLATION OF INTERLOCKING RETAINING WALL SHOULD FOLLOW THE MANUFACTURER RECOMMENDATIONS AS SUITED TO EXISTING SITE CONDITIONS
- CONTRACTOR TO SUBMIT STAMPED, SIGNED SHOP DRAWINGS FROM REGISTERED ENGINEER. THIS IS A TYPICAL DETAIL FOR REFERENCE ONLY.
- 3. WALL HEIGHT VARIES, REFER TO ELEVATIONS.4. USE END OR CORNER BLOCK AT ALL ENDS OF

10'-0" O.C., TYPICAL

- COMPACTED

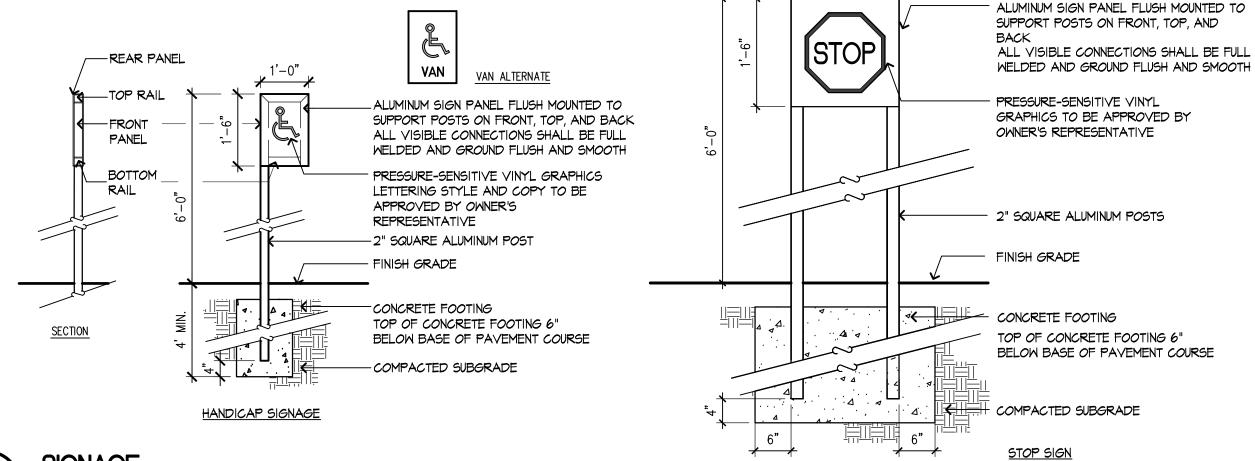
SUBGRADE

RAIL FENCE

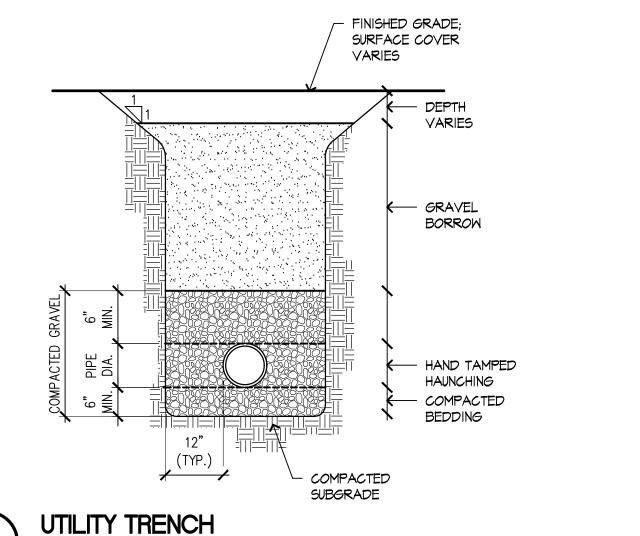
AGGREGATE BASE

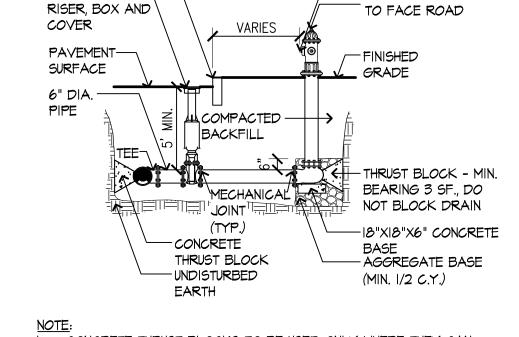
COURSE (SUBBASE)

- WALLS.
- 5. VERSA-LOK MOSAIC WEATHERED TEXTURE6. COLOR SHALL BE MIXED.



# SIGNAGE SOALE, NITS





- MUNICIPAL STANDARD

PUMPER CONNECTION

HYDRANT

FACE OF ---

GATE VALVE -

WITH 3 PIECE

CURBING

NOTE:

I. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.

HYDRANT CONNECTION

# \_\_\_\_\_(

-5"x5" POST PROVIDE SLOT FOR RAILS

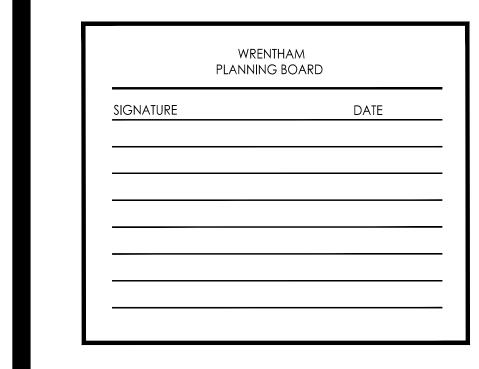
IN POST SLOT

FINISH

GRADE

3"x4" RAILS SET LOOSE





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Stantec without delay.

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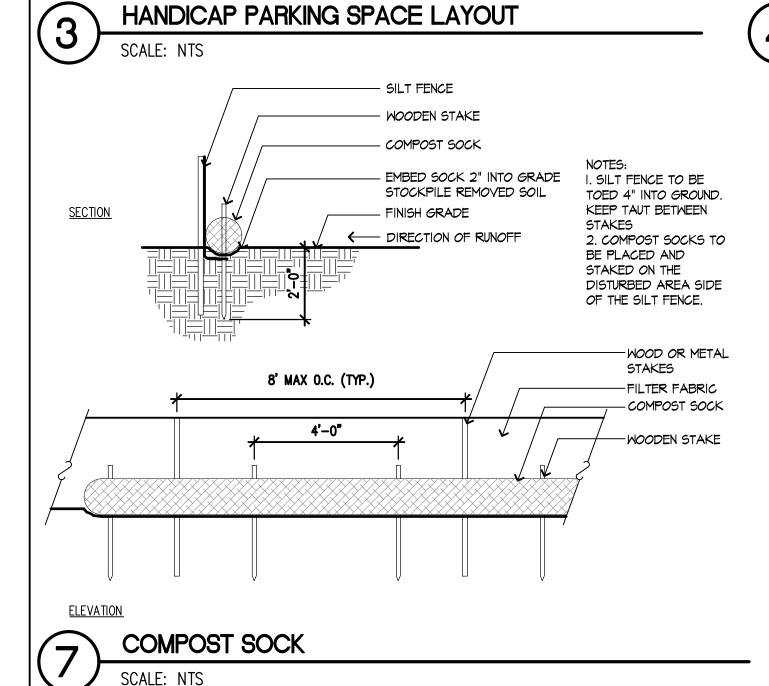
Tel. 617.523.8103

Fax. 617.523.4333

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Permit-Seal

Client/Project

SPECIAL PERMIT APPLICATION
SENIOR HOUSING DEVELOPMENT

635 DEDHAM STREET

Wrentham, MA

SITE DETAILS 2

Project No. Scale

Drawing No.

ORIGINAL SHEET - ARCH D

4" WIDE STRIPE -

LINES, TYPICAL

DETECTABLE-

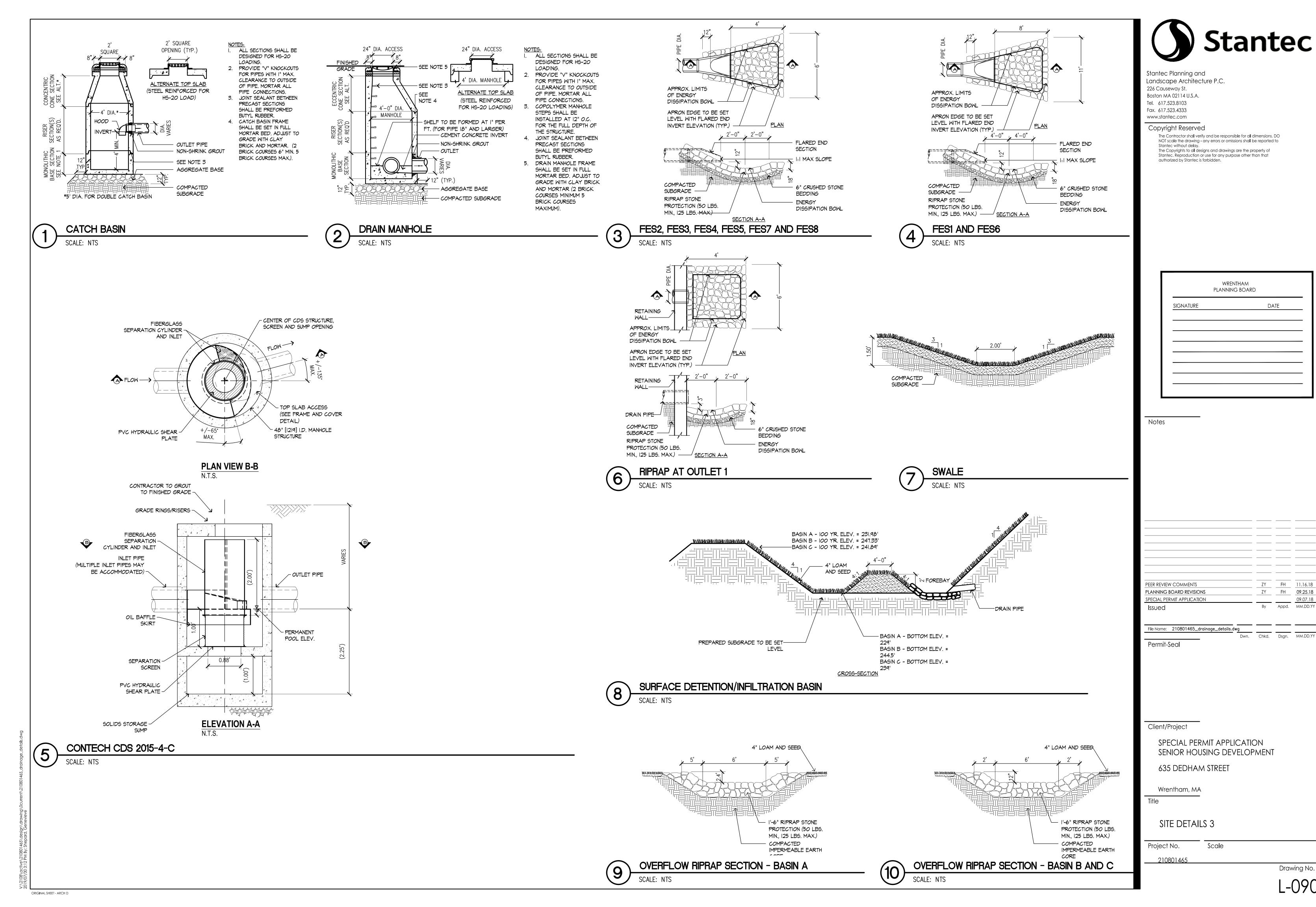
WARNING TILES

WHEEL STOP,-

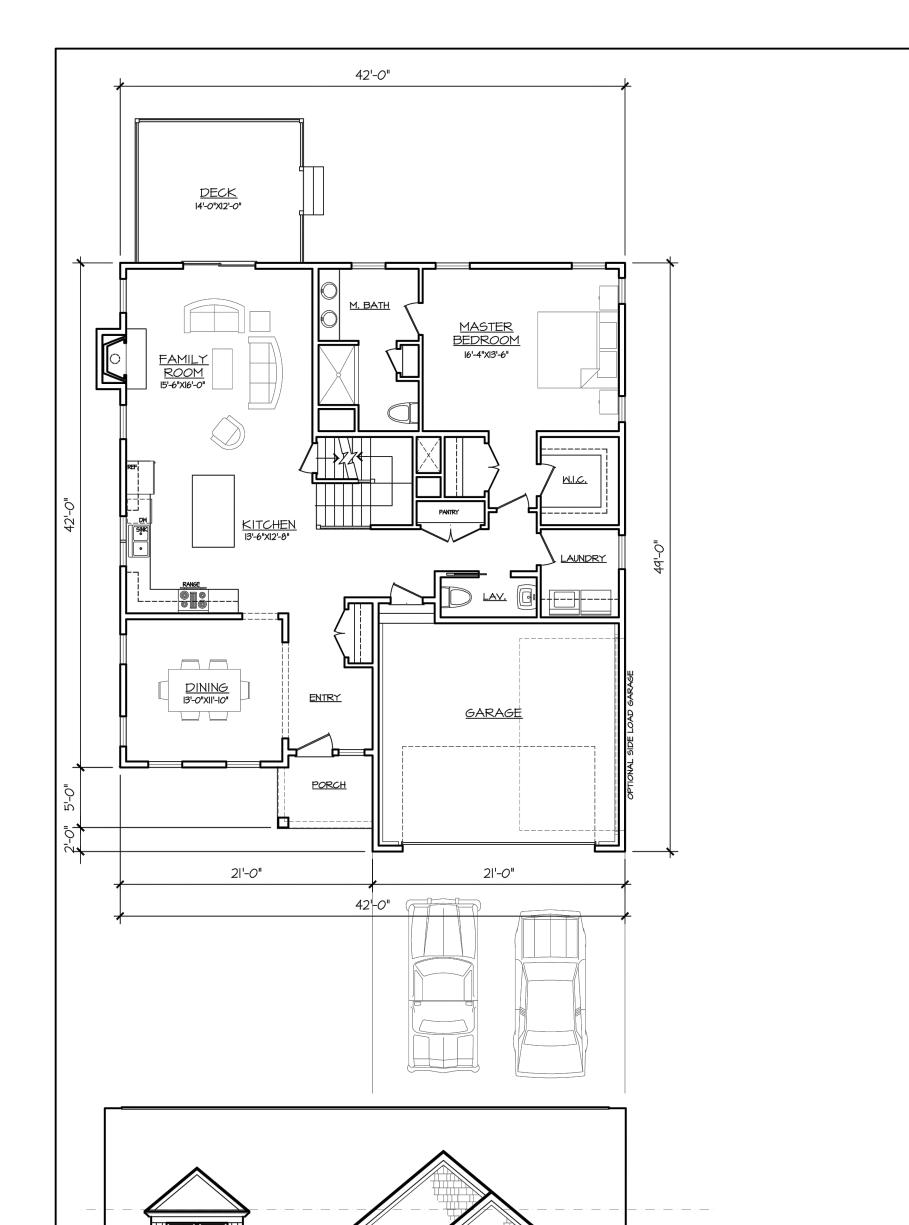
ACCESSABLE

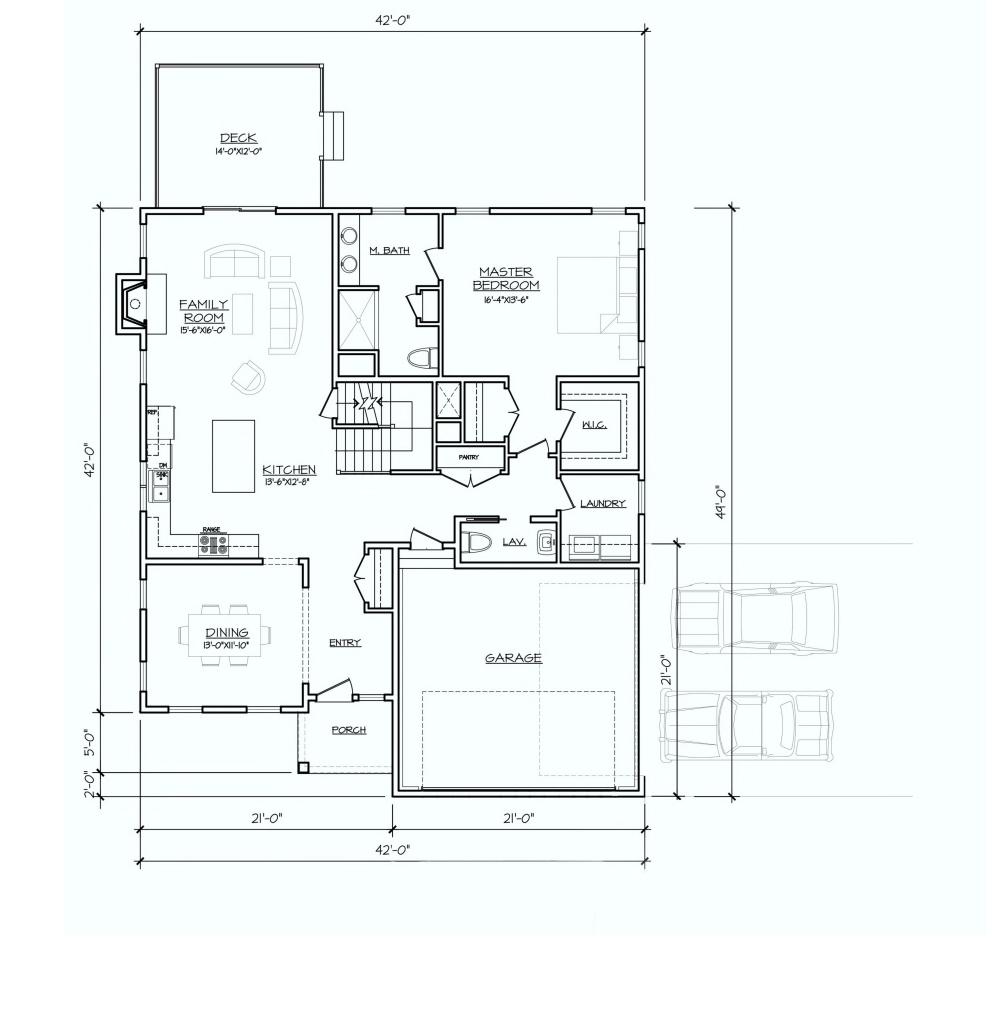
HANDICAP SIGN

VAN-



Drawing No. L-0902





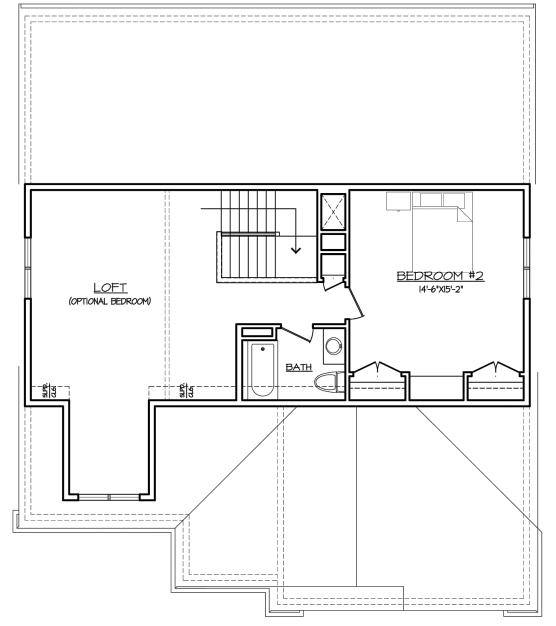


	7
	FLOOR
	FIRST FLOOR
	SECOND FLOOP
	The square footage the exterior face of v porches, garages, v All dimensions and subject to change w no responsibility for inaccuracies or erro
LOFT (OPTIONAL BEDROOM)  BEDROOM #2 14'-6'X15'-2"	EXTERIOR 1
	SIDING
BATH DEATH	SHINGLE SIDING
	ROOF
	WINDOWS
	TRIM
	DOORS
	GARAGE DOOF
UPPER LOFT	

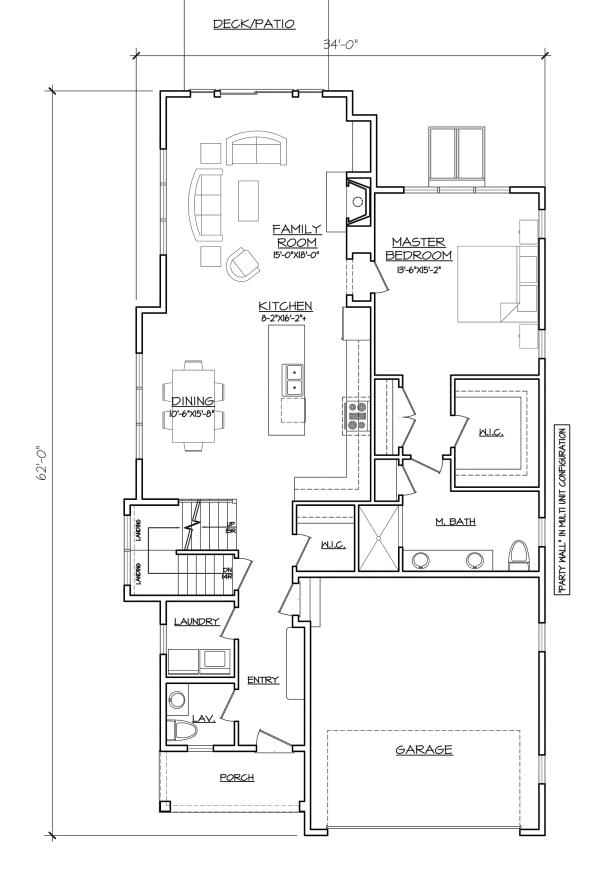
	SECOND FLOOR	837+/- sf		
The square footage indicated is living space calculated from the exterior face of wall stud. It does not include decks, porches, garages, volumes, uninhabitable & unconditioned spaces. All dimensions and square footages are approximate and subject to change without notice. HPA Design, Inc. assumes no responsibility for technical, typographical, and/or other inaccuracies or errors. © 2017HPA Design, Inc.				
	EXTERIOR MATERIALS			
	SIDING	CERTAINTEED CLAPBOARD		
ı	SHINGLE SIDING	CEDAR IMPRESSIONS		
	ROOF	CERTAINTEED LANDMARK ARCH.		
	MINDOWS	HARVEY / VINYL w/GBG		
	TRIM	VINYL & COIL STOCK		
	DOORS	THERMA-TRU, SMOOTH STAR SHAKER		
	GARAGE DOORS	CLOPAY		

LIVING SPACE

1498+/- sf



FLOOR	LIVING SPACE		
FIRST FLOOR	1498+/- sf		
SECOND FLOOR	837+/- sf		
The square footage indicated is living space calculated from the exterior face of wall stud. It does not include decks, porches, garages, volumes, uninhabitable & unconditioned spaces. All dimensions and square footages are approximate and subject to change without notice. HPA Design, Inc. assumes no responsibility for technical, typographical, and/or other inaccuracies or errors. © 2017HPA Design, Inc.			
EXTERIOR MATERIALS			
SIDING	CERTAINTEED CLAPBOARD		
SHINGLE SIDING	CEDAR IMPRESSIONS		
ROOF	CERTAINTEED LANDMARK ARCH.		
MINDOMS	HARVEY / VINYL w/GBG		
WINDOWS TRIM	VINYL & COIL STOCK		



FIRST FLOOR (UNIT A)- 1415 SF+/-

UNIT TYPE A - FRONT GARAGE ENTRANCE

UNIT TYPE A - SIDE GARAGE ENTRANCE





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WRENTHAM PLANNING BOARD SIGNATURE DATE

SPECIAL PERMIT APPLICATION	GS	TK	07.11.19
PEER REVIEW REVISIONS	GS	TK	11.25.18
PLANNING BOARD REVISIONS	GS	TK	09.25.18
SPECIAL PERMIT APPLICATION	GS	TK	09.07.18
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Permit-Seal

SPECIAL PERMIT APPLICATION SENIOR HOUSING DEVELOPMENT

635 DEDHAM STREET

Wrentham, MA

ARCHITECTURAL PLAN

Scale Project No.

Drawing No.

A-0001