



TOWN OF WRENTHAM
PLANNING BOARD
WRENTHAM TOWN HALL
79 SOUTH STREET
WRENTHAM, MASSACHUSETTS 02093
P 508-384-5441 | F 508-384-3174
www.wrentham.gov | planning@wrentham.gov

RECEIVED
TOWN CLERK'S OFFICE
WRENTHAM, MA

2023 DEC -7 PM 2:34

December 07, 2023

Cynthia Thompson, CMC/CMMC
Town Clerk
Town of Wrentham
79 South Street
Wrentham, MA 02093

Re: Franklin St, 13 – Repetitive Application, Planning Board Finding

Dear Ms. Thompson:

At a regularly scheduled meeting on Wednesday, December 06, 2023, the Planning Board considered the Repetitive Application requested by Beth Ferrari-Bryson (the "Applicant") for 13 Franklin St, Wrentham, MA, as detailed in the Application received on September 6, 2023. A copy of this has already been provided to your office.

The Applicant received a Denial from the Zoning Board of Appeals (ZBA) on June 14, 2023, recorded in Norfolk County Registry of Deeds Book 41394, Page 418. The ZBA denied the Applicant's request to increase the building height to 45' except at the elevator shaft where 37'-3" existed and 35' is allowed in the Village Zone A District.

Massachusetts General Law, Chapter 40A, Section 16 notes, "No appeal, application, or petition which has been unfavorably and finally acted upon by the special permit granting authority or permit granting authority shall be acted favorably upon within two years after the date of final unfavorable action...". This section goes on to state an Applicant may refile to the ZBA within the two years only upon the Planning Board finding that the Applicant has made "...specific and material changes in the conditions upon which the previous unfavorable action was based...". The Applicant's Attorney, Patrick Sullivan, PC, presented the changes to the original application, stating that they had recalculated the building height using the method described in the Zoning Bylaw Definitions and added dormers to the third floor.

After review of the submitted testimony, the Planning Board voted 6-1 (Mr. McKnight-Nay) to find that specific and material changes had been made to the Applicant to allow them to resubmit to the Zoning Board of Appeals before the two years.

Sincerely,

Rachel Benson
Director of Planning & Economic Development

cc: Building Commissioner, Zoning Board of Appeals, Applicant, file