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Via Email

March 6, 2024

Mr, Michael McKnight, Chair
c/o Rachel Benson, Town Planner
Town of Wrentham Planning Board
79 South Street
Wrentham, MA 02093

Re: **Wrentham Business Park, 10 Commerce Boulevard**

Dear Mr. McKnight & Members of the Planning Board:

I am writing to provide an update relative to the refiling of the SFEIR and the easement discussions with the abutter, Turnpike Truck Parts (Andrew and Harvey Gordon). It is important to note, as well, that the appeal of the permit issued by this Board to National Development relative to Lot 3 (15 Commerce Boulevard) has been voluntarily dismissed by the plaintiffs.

SFEIR & Signal Design

The SFEIR with updated signal design scenarios was refiled today (March 6, 2024). As a courtesy to this Board, I have excerpted and attached the three signal designs that are a part of that filing. As noted in past correspondence and at past hearings, the design of the signal is within the purview of the Massachusetts Department of Transportation, not this Board. Approval of this project is necessary to achieve the traffic warrants required for the light and we believe it is in the public's best safety interests to signalize this intersection.

Easement & License to Turnpike Truck Stop

We are hopeful for an agreement with the abutter to the south of the development site with regard to providing an easement and a license for access from their property to Commerce Boulevard and the signalized intersection. The agreement is not finalized but the essential terms of the offer formally made are as follows:

- **Access Easement Agreement**
 - The agreement would provide the Gordon group with access easement rights over a 50' driveway area that crosses WBH's 'Lot 1' and connects to Commerce Boulevard. Similarly, this agreement provides the Gordon group with access rights over Commerce

Boulevard in order to access Washington Street. WBH or its successor will design and construct a 24' wide driveway at WBH's expense. Maintenance/repair of the driveway within the driveway easement area will be the responsibility of the Gordon group.

- **License Agreement**

- This agreement provides the Gordon group with a license to utilize a 24' wide area within WBH's 'Lot 1' that can serve as an alternative access route to Commerce Boulevard. Please note that this license agreement is valid so long as the Gordon property remains in its current use but may be revoked should the use of the Gordon property be altered in the future. Maintenance/repair of the driveway within the driveway easement area will be the responsibility of the Gordon group.

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- **Non-Opposition Agreement**

- This agreement notes that in exchange for the easement/license agreements noted above and WBH's commitment to design/construct the driveways (at WBH's sole cost/expense) within the easement/license area, the Gordon group will agree to cooperate with/not oppose WBH/ND's efforts to obtain 'Approvals.' Approvals include (amongst other items) special permits, site plan approval, MEPA permits, MassDOT permits, etc.

In accordance with the foregoing and the evidence previously provided, we request that the Planning Board close the public hearing in this matter with the exception of the receipt of an updated plan reflecting the changes necessary to accommodate the easement and license referenced above, and proceed toward the drafting and approval of the project.

Thank you. We look forward to discussing the project at the upcoming hearing.

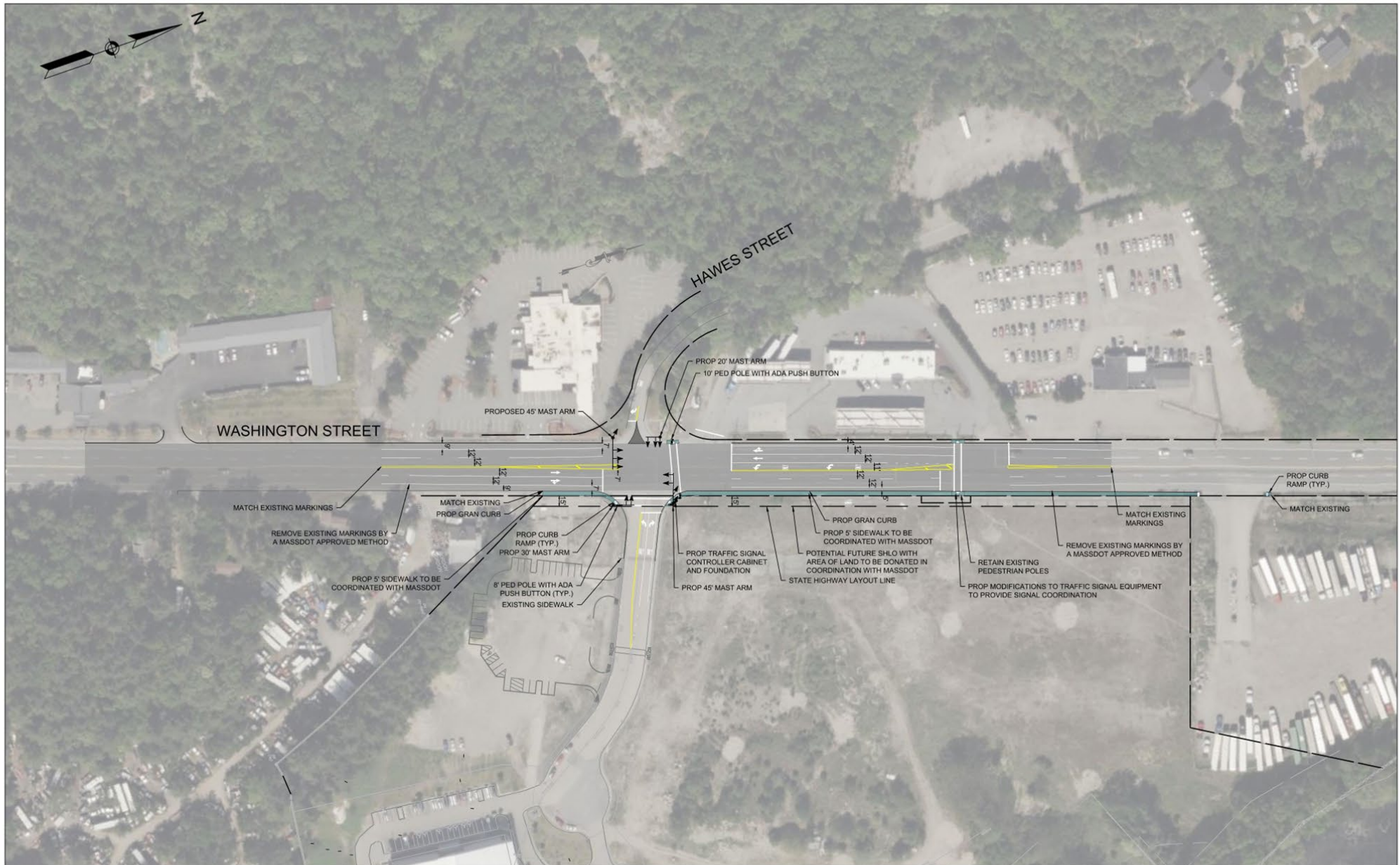
Very truly yours,



Stephen E. Meltzer, Esq.
Vice President of Project Development

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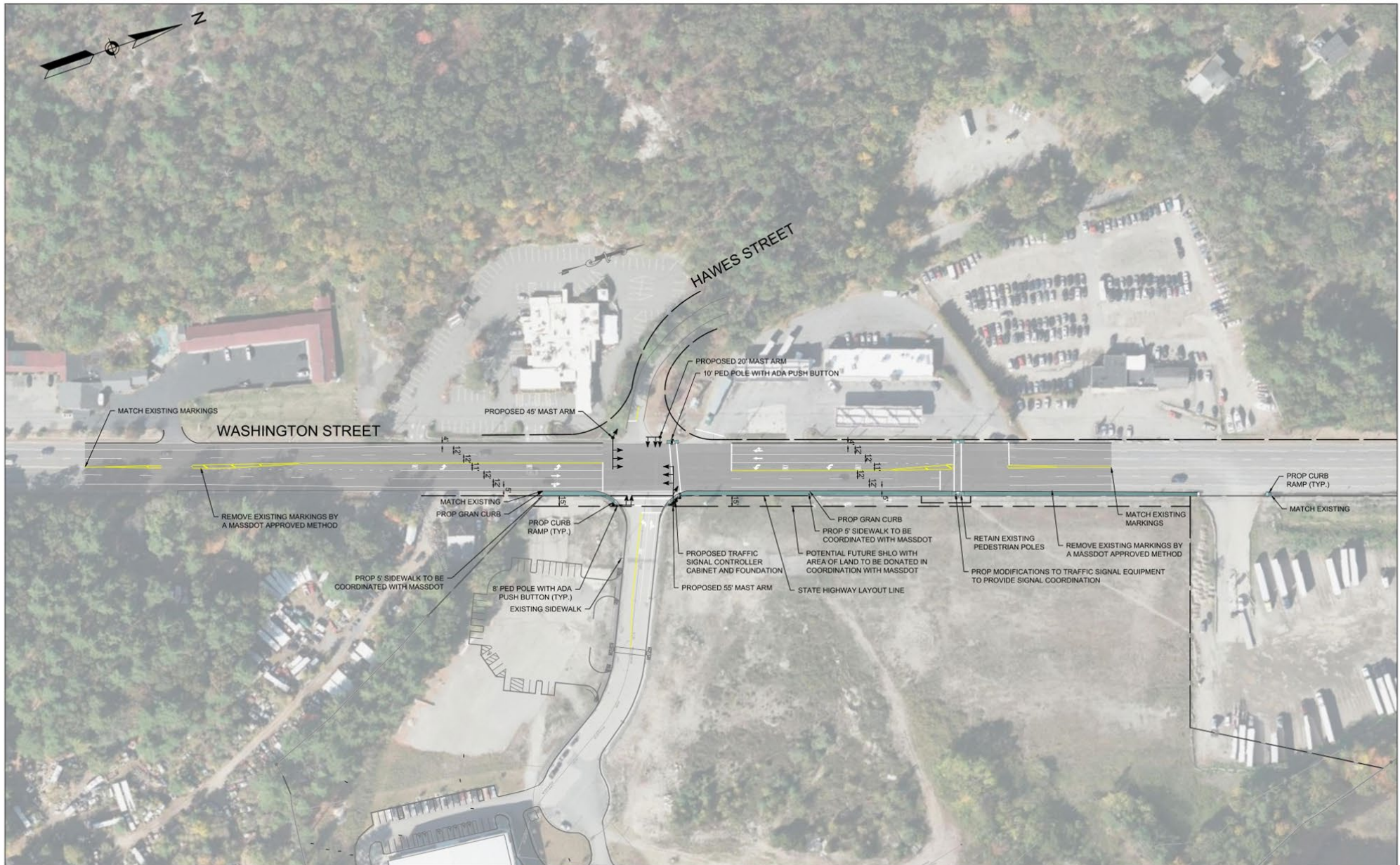


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NOT FOR CONSTRUCTION



Bowman

SIGNALIZATION CONCEPT PLAN A
WASHINGTON STREET AT HAWES STREET
WRENTHAM, MA

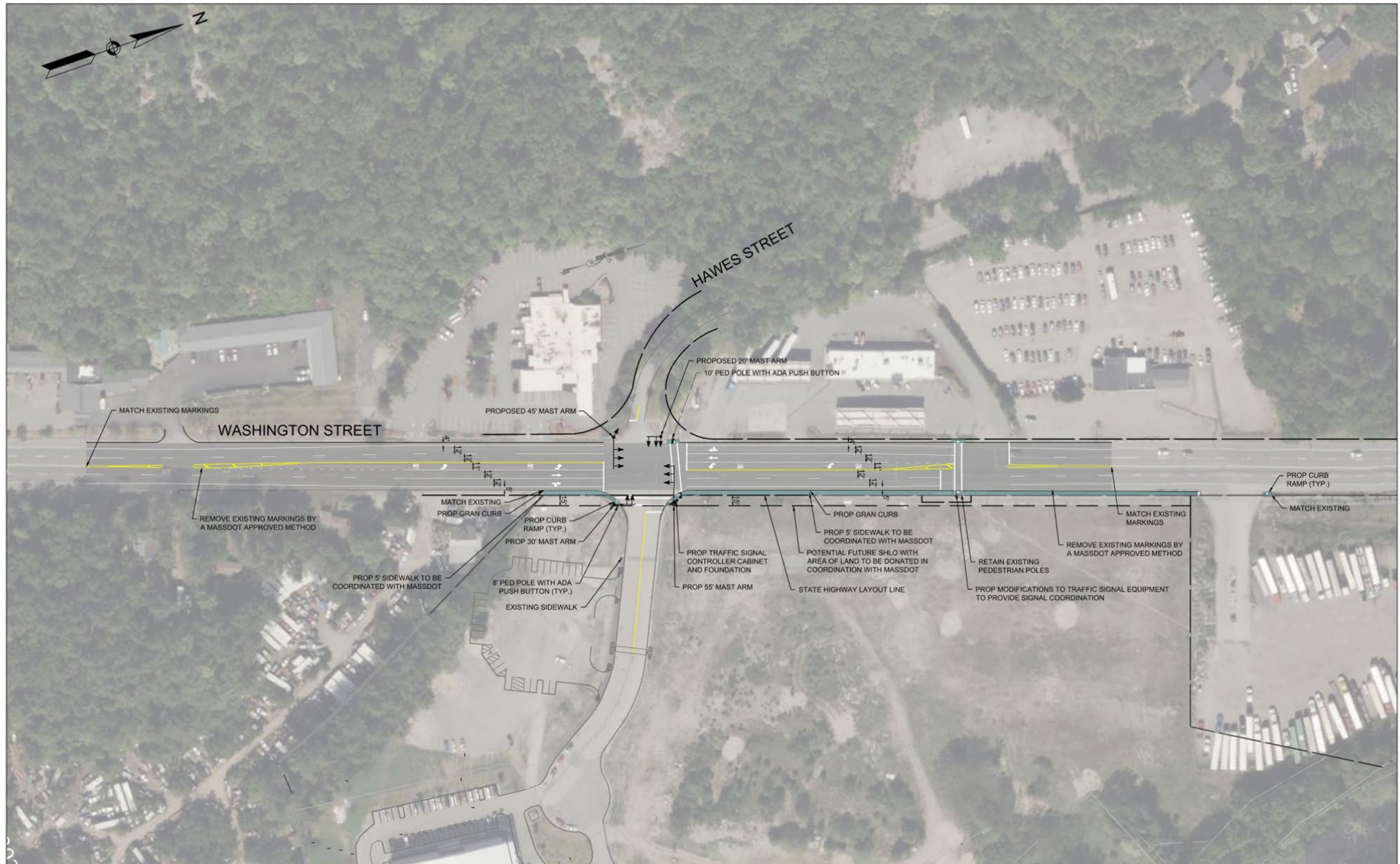


DRAFT
NOT FOR CONSTRUCTION

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SCALE: 1" = 60'

Bowman

SIGNALIZATION CONCEPT PLAN B
WASHINGTON STREET AT HAWES STREET
WRENTHAM, MA



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NOT FOR CONSTRUCTION

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SCALE: 1" = 60'

Bowman

SIGNALIZATION CONCEPT PLAN C
WASHINGTON STREET AT HAWES STREET
WRENTHAM, MA