



TOWN OF WRENTHAM PLANNING BOARD

WRENTHAM TOWN HALL
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Meeting Minutes April 3, 2024

Members Present: Michael McKnight, Alfred Bou-Assi, Robert English, James Lawrence, Thomas Maloney, Norman Orban, Charles Woodhams
Members Absent: None
Staff: Rachel Benson, Director of Planning & Economic Development

7:00 pm Call to Order / Agenda Overview by Board Chair

Chairperson McKnight commenced the meeting with a roll call attendance. Mr. McKnight stated that the meeting was being held remotely and read the COVID-19 Open Meeting Protocol, noting votes to be by roll call.

MOTION by Mr. Woodhams, SECOND by Mr. Maloney, to open the April 3, 2024 Planning Board meeting. By roll call vote: Mr. Bou-Assi – Aye, Mr. English – Aye, Mr. Lawrence – Aye, Mr. Maloney – Aye, Mr. McKnight – Aye, Mr. Orban – Aye, Mr. Woodhams – Aye. Motion passes 7-0.

Mr. McKnight welcomed the three new members – Alfred Bou-Assi, Thomas Maloney and Norman Orban. Each member briefly introduced themselves.

1.c Board Reorganization: MOTION by Mr. Woodhams, SECOND by Mr. Maloney, to nominate Mr. McKnight as Chair, Mr. Woodhams as Vice-Chair, and Mr. Lawrence as Clerk. By roll call vote: Mr. Bou-Assi – Aye, Mr. English – Aye, Mr. Lawrence – Aye, Mr. Maloney – Aye, Mr. McKnight – Aye, Mr. Orban – Aye, Mr. Woodhams – Aye. Motion passes 7-0.

2.c. Continued Public Hearing: ATM Zoning By-law Amendments

MOTION by Mr. Skinner, SECOND by Mr. Woodhams, to open the continued public hearing for the ATM Zoning By-law Amendments. By roll call vote: Mr. Bou-Assi – Aye, Mr. English – Aye, Mr. Lawrence – Aye, Mr. Maloney – Aye, Mr. McKnight – Aye, Mr. Orban – Aye, Mr. Woodhams – Aye. Motion passes 7-0.

- MBTA Communities Overlay District

Ms. Benson gave a brief update on the status of potential working session between Select Board, Assessors, School Committee, and MBTA subcommittee. Board discussed continuing the public hearing for MBTA Zoning Amendment to working group session later in the month.

MOTION by Mr. Bou-Assi, SECOND by Mr. Lawrence to appoint Mr. English as an alternate member to the MBTA Communities subcommittee. By roll call vote: Mr. Bou-Assi – Aye, Mr. English – Aye, Mr. Lawrence – Aye, Mr. Maloney– Aye, , Mr. McKnight – Aye, Mr. Orban – Aye, Mr. Woodhams – Aye. Motion passes 7-0.

Board noted that all MBTA public hearings are on the Planning Board webpage, encouraged new members to ask questions and prepare for future working sessions with Select Board and other Town committees.

MOTION by Mr. Lawrence, SECOND by Mr. Maloney to continue the public hearing for the MBTA communities zoning amendment to April 17, 2024, at 7:15 pm. By roll call vote: Mr. Bou-Assi – Aye, Mr. English – Aye, Mr. Lawrence – Aye, Mr. Maloney– Aye, , Mr. McKnight – Aye, Mr. Orban – Aye, Mr. Woodhams – Aye,. Motion passes 7-0.

3.a. Informal Discussion: Downtown Project

Jack Englert of Criterion Development Partners, 70 Wells Ave, Newton was present to speak in front of the Board. Mr. Englert presented a proposed project in the village zone district that is comprised of residential and commercial. He noted some changes since the last time before the Board- replaced larger building with smaller buildings, mix of residential/commercial buildings, access easement.

Board expressed general satisfaction of the changes made to the development concept.

1.b. Action Item: Approval of Meeting Minutes – March 20, 2024

MOTION by Mr. English, SECOND by Mr. Woodhams to approve the meeting minutes of March 20, 2024, subject to typos. By roll call vote: Mr. Bou-Assi – Abstain, Mr. English – Aye, Mr. Lawrence – Aye, Mr. Maloney– Abstain, Mr. McKnight – Aye, Mr. Orban – Abstain, Mr. Woodhams – Aye. Motion passes 4-0-3.

Adjournment

MOTION by Mr. Lawrence, SECOND by Mr. Maloney, to adjourn the April 3, 2024 Planning Board meeting at 8:18 pm. By roll call vote: Mr. Bou-Assi – Aye, Mr. English – Aye, Mr. Lawrence – Aye, Mr. Maloney– Aye, , Mr. McKnight – Aye, Mr. Orban – Aye, Mr. Woodhams – Aye. Motion passes 7-0.

Respectfully submitted by Connor McCordick, Administrative Assistant.

Approved by Planning Board: April XX, 2024

Documents Submitted:

1. Agenda dated 04/03/24, 1 page
2. Meeting Minutes dated March 20, 2024, 3 pages

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