Warrant
For
Town Meeting

November 19, 2018
TOWN OF WRENTHAM

The Commonwealth of Massachusetts
Norfolk:

To the Constables of the Town of Wrentham in the County of Norfolk:

Greetings:

You are hereby required in the name of the Commonwealth of Massachusetts, to notify and warn the qualified voters of said Town of Wrentham to assemble at the King Philip Regional High School, 201 Franklin Street, Wrentham, MA, at 7:30 p.m. on Monday, November 19, 2018 then and there to act on the following articles:

**ARTICLE 1:** For the Board of Selectmen to recognize the Town of Wrentham’s 2018 Volunteer(s) of the Year, or take any other action relative thereto. (Board of Selectmen)

**Unpaid Bills**

**ARTICLE 2:** To see what action the Town will take with regard to unpaid bills outstanding, or overdrafts from prior year(s), to vote to raise and appropriate, to appropriate by transfer from unappropriated available funds in the treasury, or appropriate by transfer from funds previously appropriated to other accounts, a sum of money for the same, or take any other action relative thereto. (Finance Committee)

**FY19 Budget – Supplemental Budget Items**

**ARTICLE 3:** To see if the Town will vote to raise and appropriate, appropriate by transfer from available funds in the treasury, or appropriate by transfer from funds previously appropriated to other accounts, a sum of money to supplement the current Fiscal Year 2019 operating budgets, or take any other action relative thereto. (Finance Committee)

**Collective Bargaining Agreement**

**ARTICLE 4:** To see if the Town will vote to raise and appropriate, to appropriate by transfer from available funds in the treasury or appropriate by transfer from funds previously appropriated to other accounts, a sum of money to fund the Wrentham Clerical Union Contract, or take any other action relative thereto. (Finance Committee)

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Ambulance Fund

**ARTICLE 5:** To see if the Town will vote raise and appropriate, appropriate by transfer from available funds in the treasury, or appropriate from ambulance receipts reserved for appropriation, a sum of money to purchase and install a Power Load System for Ambulance A-2.

**Personnel Bylaw Changes**

**ARTICLE 6:** To see if the Town will vote to revise and replace the Personnel By-laws, in accordance with the terms and conditions of a document entitled “Revised Consolidated Personnel By-Law 2018”, a copy of which is available for inspection in the Town Administrator’s office, or take any other action relative thereto. (Town Administrator)

**Amendments to Zoning Bylaws**

**ARTICLE 7:** To see if the Town will vote to delete Article 21 of the Town of Wrentham Zoning Bylaws (Recreational Marijuana Moratorium) in its entirety, or take any other action relative thereto. (Planning Board)

**ARTICLE 8:** To see if the Town will vote to amend the Wrentham Zoning By-Laws by adding the following as Article 21:

**Article 21 Village Zone (VZ)**

21.1 Vision and Purpose

Wrentham Village is recognized as the heart of the Town and as Wrentham’s historic downtown. Anchored by the Common, the Village is a walkable, mixed-use area that fulfills many of the community’s governmental, spiritual, service, residential, and social needs. The purposes of the Village Zone are to:

a. Promote an extension of the historic town center into the former Crosby Valve/Tyco/FMC site by encouraging a master planning process that respects the traditional village street pattern.

b. Promote development of a mix of non-residential and residential uses in downtown Wrentham, particularly on the former Crosby Valve/Tyco/FMC site. These uses should be appropriate to the needs of the community and to the scale of the downtown. Redeveloping this site for all-residential use is not the Town’s vision or goal.

c. Promote an active pedestrian environment and innovative approaches to parking.

d. Provide opportunities for housing, employment and shopping in close proximity to residents, municipal facilities and other services.

e. Maintain a consistently high level of quality design throughout the Village.

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f. Preserve the historic character of the Village and encourage compatible development.

g. Provide a process for predictable and prompt public review and project permitting.

21.2 Establishment of the Village Zone

In addition to the zoning districts listed in Article 3 of this Zoning Bylaw, this Article establishes the Village Zone (VZ), with two sub-districts: Village Zone sub-district A (VZ-A) and Village Zone Sub-district B (VZ-B).

The Village Zone (VZ) is shown on the Wrentham Zoning Map referenced in Article 3.2 of this Zoning Bylaw. Village A Sub-district is the historic downtown formerly zoned B-1 and is comprised of the parcels identified on the Wrentham Assessors Maps in effect as of the effective date of this bylaw listed as follows: L-9-7-1; L-9-7-2; L-9-7-3; L-9-7-4; L-9-7-5; L-9-7-6; L-9-7-7; L-9-10-13; L-9-10-14; L-9-10-15; M-9-1-9; M-9-1-10; M-9-1-11; M-9-1-12; M-9-1-15; M-9-2-3; M9-2-4; M-9-7-3; M-9-7-4; M-9-9-1; M-9-9-2; M-9-9-3; M-9-9-4; M-9-9-6; M-9-2-1; M-9-2-2; M-9-2-8; M-10-1-1; M-10-2-40; M-10-2-41; M-10-2-42; M-10-5-1.

Village B Sub-district is an approximately 50-acre site adjacent to the downtown, formerly zoned C-1 and is comprised of the parcels identified on the Wrentham Assessors Maps in effect as of the effective date of this bylaw listed as follows: L-9-10-1; L-9-10-17; L-10-4-1; M-9-2-7.

See illustrative map below (this is not the official Wrentham Zoning Map).

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**Village A Sub-district Characteristics:** The historic downtown commercial area of Wrentham and the surrounding residential areas. Generally two and one-half (2.5) to three (3) story buildings from the 19th and early 20th centuries; pedestrian-scale retail frontages; sidewalks connecting businesses, homes, Town Hall and places of worship. The zoning is intended to encourage preservation of existing buildings and uses.

**Village B Sub-district Characteristics:** This is 50 vacant acres of land, primarily the former Crosby Valve/FMC/Tyco site, currently owned by separate entities, located adjacent to the downtown. The legacy opportunity is to continue the downtown street grid to expand Wrentham’s historic downtown by providing additional retail and housing, as well as mixed use development opportunities.

**21.3 Uses, Dimensional and Parking Requirements**

a. Buildings and structures in the VZ District shall be erected or used and premises shall be used only as set forth in the Use Regulation Table below, which is numbered to correspond to the main Table of Uses at § 4.2 of this Bylaw. Any use included in § 4.2 not listed below is not allowed in the VZ district except as exempted by Article 3.4 or by statute. Footnotes to uses included in § 4.2 shall be apply to the table below except where a contrary intent is clearly expressed.

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### A. RESIDENTIAL USES

<table>
<thead>
<tr>
<th>Residential Use</th>
<th>Village Zone A</th>
<th>Village Zone B¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. SINGLE DETACHED DWELLING</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>2. DOUBLE ATTACHED DWELLING</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>3. MULTIPLE ATTACHED DWELLING, pursuant to Article 13.3</td>
<td>N</td>
<td>Y</td>
</tr>
<tr>
<td>4. Conversion of a SINGLE DETACHED DWELLING to DOUBLE ATTACHED DWELLING, pursuant to Article 13.4</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>5. SENIOR LIVING COMMUNITY, pursuant to Article 13.5</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>6. MIXED USE</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>7. COMMUNITY CONGREGATE HOUSING</td>
<td>N</td>
<td>Y</td>
</tr>
</tbody>
</table>

### C. COMMERCIAL USES

<table>
<thead>
<tr>
<th>Commercial Use</th>
<th>Village Zone A</th>
<th>Village Zone B¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. Single or “anchor” RETAIL operations of at least 10,000 sq. ft. selling to the general PUBLIC and/or qualified PUBLIC such as so called “WAREHOUSE or membership” outlets. In addition RETAIL outlets of at least 5,000 sq. ft. may be sited to be complementary to one or more “anchor” stores, provided total square footage of such complementary stores not exceed 50% of the total RETAIL complex</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>7. BANK</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>8. RESTAURANT</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>9. RESTAURANT, FAST FOOD</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>10. RESTAURANT, TAKE OUT</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>11. HOTEL or MOTEL</td>
<td>N</td>
<td>SP</td>
</tr>
<tr>
<td>12. CAMPGROUND</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>13. SOCIAL SERVICE AGENCY</td>
<td>SPA/SP</td>
<td>Y</td>
</tr>
<tr>
<td>14. CHILD CARE FACILITY, DAY CARE CENTER, ADULT DAY CARE FACILITY</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>15. FAMILY DAY CARE HOME</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>16. HEALTH CARE FACILITY, NURSING HOME</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>17. HEALTH CARE FACILITY, outpatient</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>18. Meeting place for membership organizations such as veterans and other public service groups, including function halls and any uses normally incident thereto</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>19. Business, PROFESSIONAL, government or political campaign OFFICE</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>20. Printing and private mail services</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>21. KENNEL, COMMERCIAL</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Village Zone A</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>----------------</td>
</tr>
<tr>
<td><strong>22. KENNEL, PRIVATE</strong></td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td><strong>23. GREENHOUSE, commercial</strong></td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td><strong>24. Temporary storage of discarded materials or JUNK vehicles. Temporary storage area shall be FENCED and shielded and not exceed 400 square feet.</strong></td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td><strong>25. MOTOR VEHICLE SALES, service, repair, or SERVICE STATION, provided that, except for storage of school buses, rental or sales vehicles, and vehicles under repair, there will not be any exterior storage or placement of vehicles, equipment, discarded parts, tires or coin operated machines.</strong></td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td><strong>26. COUNTRY INN pursuant to Section 4.7 (Adopted April 28, 2003).</strong></td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td><strong>27. REGISTERED MARIJUANA DISPENSARY</strong></td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td><strong>28. OFF-SITE MEDICAL MARIJUANA DISPENSARY</strong></td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td><strong>29. PRIVATELY OWNED WASTEWATER TREATMENT</strong></td>
<td>N</td>
<td>Y</td>
</tr>
</tbody>
</table>

### D. RECREATIONAL USES

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>Village Zone A</th>
<th>Village Zone B¹</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. CLUB, COUNTRY CLUB, tennis CLUB, GOLF COURSES</strong></td>
<td>N</td>
<td>SP</td>
<td></td>
</tr>
<tr>
<td><strong>2. CONSERVATION or OPEN SPACE AREA, recreation, common or PARK land</strong></td>
<td>Y</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td><strong>3. STABLES, PUBLIC</strong></td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td><strong>4. HEALTH CLUB or athletic CLUB with indoor/outdoor facility</strong></td>
<td>Y</td>
<td>Y</td>
<td></td>
</tr>
</tbody>
</table>

### E. PUBLIC & SEMI-PUBLIC USES

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>Village Zone A</th>
<th>Village Zone B¹</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. SCHOOL</strong></td>
<td>N</td>
<td>SP</td>
<td></td>
</tr>
<tr>
<td><strong>2. Library</strong></td>
<td>Y</td>
<td>SP</td>
<td></td>
</tr>
<tr>
<td><strong>3. Government BUILDING or facility or complex of government BUILDINGS or facilities.</strong></td>
<td>Y</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td><strong>4. CEMETERY</strong></td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td><strong>5. CHURCH OR PLACE OR RELIGIOUS WORKSHIP, parsonage</strong></td>
<td>Y</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td><strong>6. Funeral Home</strong></td>
<td>Y</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td><strong>7. Post Office</strong></td>
<td>SPA/SP</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td><strong>8. PUBLIC transportation terminal</strong></td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
</tbody>
</table>

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F. INDUSTRIAL USES

<table>
<thead>
<tr>
<th></th>
<th>Village Zone A</th>
<th>Village Zone B¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>RESEARCH LABORATORY (except those designed and intended for the development of nuclear, chemical or germ/biological weapons, or similar activities)</td>
<td>N</td>
</tr>
<tr>
<td>2.</td>
<td>LIGHT MANUFACTURING facility within a TOTALLY ENCLOSED STRUCTURE, including, but not limited to: printing or publishing plants, bottling works, food processors or bakeries not operated at RETAIL, electronics industries, electroplating, light metal FABRICATION or finishing (excluding heavy punch presses and drop hammers), products assembled from previously processed materials such as bone, ceramic, cloth, glass, leather, metals, plastics, paper, rubber (except tires) wood (except planing mills), electric and mechanical instruments and appliances, optical goods, cosmetics, toiletries and pharmaceutical products.</td>
<td>N</td>
</tr>
<tr>
<td>3.</td>
<td>Construction business, heavy vehicle storage</td>
<td>N</td>
</tr>
<tr>
<td>4.</td>
<td>WAREHOUSE and storage facilities other than a facilities for storage of so-called JUNK vehicles and other SCRAPPED materials reprocessing</td>
<td>N</td>
</tr>
<tr>
<td>5.</td>
<td>Oil, coal, gas or propane FUEL BUSINESS</td>
<td>N</td>
</tr>
<tr>
<td>6.</td>
<td>PUBLIC OR MUNICIPAL UTILITY FACILITY related solely to the control of, or transmission and/or distribution of a utility</td>
<td>N</td>
</tr>
<tr>
<td>7.</td>
<td>PLANNED INDUSTRIAL/OFFICE PARK (PI/OP)</td>
<td>N</td>
</tr>
<tr>
<td>8.</td>
<td>Facilities used to generate electrical or steam or other power (for commercial purposes other than that required by the operator of said plant for on-site needs). Nothing in this section shall prohibit the sale of excess power during nonpeak periods from time-to-time to an existing utility</td>
<td>N</td>
</tr>
<tr>
<td>9.</td>
<td>ROOF-MOUNTED/BUILDING-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATION⁸</td>
<td>N</td>
</tr>
<tr>
<td>10.</td>
<td>GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATION⁸</td>
<td>N</td>
</tr>
<tr>
<td>11.</td>
<td>PRIVATELY OWNED WASTEWATER TREATMENT FACILITY (PWTF) designed and approved in accordance with 314 CMR 5.00, as amended.</td>
<td>N</td>
</tr>
</tbody>
</table>

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### G. PUBLIC/MUNICIPAL UTILITIES

<table>
<thead>
<tr>
<th></th>
<th>Village Zone A</th>
<th>Village Zone B¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. PUBLIC OR MUNICIPAL UTILITY FACILITY but not including electricity generating units, new utility rights of way, or oil, gas, or propane storage tanks in excess of 5,000 gallons.</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>2. PUBLIC OR MUNICIPAL UTILITY FACILITY but not including generating units in excess or 10 megawatts, new rights of way, or oil, gas, or propane storage tanks in excess of 5,000 gallons.</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>3. WIRELESS COMMUNICATIONS FACILITY incidental to an existing PUBLIC OR MUNICIPAL UTILITY FACILITY</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>

### H. ACCESSORY USES

<table>
<thead>
<tr>
<th></th>
<th>Village Zone A</th>
<th>Village Zone B¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. ENCLOSED WIRELESS COMMUNICATION TRANSMITTER/RECEPTOR WITHIN A NON-RESIDENTIAL BUILDING OR STRUCTURE</td>
<td>SP</td>
<td>SP</td>
</tr>
<tr>
<td>2. HOME OCCUPATION (See Article 4.5)</td>
<td>SP</td>
<td>SP</td>
</tr>
<tr>
<td>3. HOME OCCUPATION: Antique shop, beauty parlor, barber shop, real estate OFFICE (See Article 4.5)</td>
<td>SPA/SP (PB)</td>
<td>N</td>
</tr>
<tr>
<td>4. BED AND BREAKFAST HOME (see Article 4.5)</td>
<td>SP</td>
<td>SP</td>
</tr>
<tr>
<td>5. ACCESSORY USES on the same LOT such as GARAGES, stables, BARNs, tool sheds, FARM BUILDINGS and enclosures, FARM equipment, TENNIS COURTS, and swimming pools for personal USE</td>
<td>SP</td>
<td>SP</td>
</tr>
<tr>
<td>6. COMMON DRIVEWAY</td>
<td>SP</td>
<td>SP</td>
</tr>
<tr>
<td>7. ROOF-MOUNTED/BUILDING-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATION</td>
<td>SPA/SP (PB)</td>
<td>SPA/SP (PB)</td>
</tr>
<tr>
<td>8. GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATION.</td>
<td>SPA/SP (PB)</td>
<td>SPA/SP (PB)</td>
</tr>
<tr>
<td>9. Function Hall</td>
<td>N</td>
<td>Y</td>
</tr>
</tbody>
</table>

Footnote to USES Table.

1. Provided that the GROSS FLOOR AREA (GFA) of any building is not greater than **48,000 square feet in a Village Zone Sub-district B** except as approved by the Planning Board within a PLANNED BUSINESS DEVELOPMENT (PBD) pursuant to Article 4.2. The GFA of any building allowed in a PBD shall not exceed 95,000 square feet.

**Location of Uses**

For developments in the Village Zone, the Town envisions uses arrayed according to the diagram below. The goals are to preserve and strengthen the Village Center; to

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provide flexibility for new development, while concentrating additional commercial and a mix of uses near to the existing Village; to provide residential development (townhouses, smaller multifamily dwellings) in the Mixed Use and Residential Development zones; and to transition to less dense residential uses further from the Village, near to the existing residential neighborhoods. Retail uses are not contemplated in the Compact Residential Buffer.

Uses shall be generally developed as follows: Compact Residential Buffer Area: 100 % residential. Compact Residential/Mixed Use Area: up to 70% residential. Mixed Use Area: a minimum of 40% commercial uses. The Town wishes to concentrate additional commercial uses near to the existing retail uses on South Street. Percentages are for gross square feet of development.

b. Dimensional Requirements in the VZ District

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>Minimum LOT Dimensions</th>
<th>Minimum YARD Dimensions</th>
<th>Maximum Height of BUILDING</th>
<th>LOT Coverage (impervious)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area (sq. ft.)</td>
<td>Continuous FRONTAGE (feet)</td>
<td>FRONT (feet)</td>
<td>SIDE (feet)</td>
</tr>
<tr>
<td>VZ Subdistrict A</td>
<td>10,000</td>
<td>50</td>
<td>0</td>
<td>5-15</td>
</tr>
<tr>
<td>VZ Subdistrict B</td>
<td>25,000</td>
<td>200</td>
<td>0-25</td>
<td>5-15</td>
</tr>
</tbody>
</table>

NOTE: Within the Village zone, all dimensions shall be specified in an approved site plan pursuant to Article 7.

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Additional dimensional requirements:

1. No single structure in the Sub-district B shall exceed 48,000 square feet.

2. Every building shall have frontage on a street, and every building shall be oriented toward the street.

3. Residential density shall be a minimum of 5 units per acre.

c. On Site Parking Requirements

Parking requirements shall be in accordance with the provisions of Article 6.4 of the Wrentham Zoning by-laws. By grant of a special permit by the Planning Board, parking requirements may be varied, including reductions as provided in the “Shared and Off-Site Parking” provisions, Section 6.4.12

21.4 Conflicting Provisions

If the provisions of this by-law are in conflict with any other section of the Wrentham Zoning Bylaw, the regulations of the VZ shall govern. Projects in the Village Zone shall be subject to Article 7, Site Plan Approval and Article 8 Community and Environmental Assessment.

21.5 Administration

Within the Village Zone, the Planning Board shall conduct and coordinate the permitting process and serve as the Special Permit Granting Authority (SPGA) and will conduct site plan review and design review as described in Article 21.4.

a. Supplemental Materials

The Planning Board may adopt rules and regulations and/or design guidelines to advance the purposes, and to assist with the implementation, of this bylaw.

b. Appointment of a Design Advisory Team (DAT)

The Planning Board may, at its option, appoint a Design Advisory Team (DAT) to assist in the review of any project in the Village Zone that requires Site Plan Review pursuant to Article 7. Members of the DAT shall include, as appropriate to the project, one or more architects, civil engineers, landscape architects/designers, design related professionals, persons with training or experience in historic preservation, and property/business owners. At least one Planning Board member and the Planning Director shall serve on any Design Advisory Team.

The DAT will provide advisory professional design review assistance to the Planning

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Board.

The DAT may also submit a written report to the Planning Board. The DAT will be appointed at a regularly scheduled meeting where public notice has been provided.

At the direction of the Planning Board, a project applicant may be required to meet with the DAT to discuss resolution of design concerns.

21.6 Pre-Application Meetings

All applicants for projects within the Village Zone are required to contact the Planning Director to arrange a Pre-Application meeting to review the proposed project. The purpose of the pre-application meetings is to answer questions and concerns in order to streamline the review process for applicants and for the Town. The Planning Director will coordinate, as appropriate, additional pre-application meetings with the Planning Board and/or other Town officials.

21.7 Concurrent Review and Granting of Special Permits

At the proponent’s option, all special permits required for a project may be submitted and reviewed concurrently. The Planning Board encourages concurrent review of all special permit applications.

21.8 Criteria for Special Permit Approval

In addition to the Criteria for Special Permit Decision in Article 9.2 of the Wrentham Zoning Bylaw, the Planning Board shall also consider the following before issuing a special permit within the Village Zone:

a. Degree to which the proposed project complies with the goals of this bylaw, including the Design Standards and Design Guidelines if adopted
b. Adequacy of the site in terms of the size of the proposed use(s)
c. Suitability of the site for the proposed uses(s)
d. Adequacy of the provision of open space, its accessibility to the general public, and/or its association with adjacent or proximate open space areas
e. Adequacy of pedestrian access to buildings and between public spaces
f. Impact on the visual character of the immediate area and surrounding neighborhood
g. Preservation of existing historic assets

21.9 Permitting Process: Village B Sub-district

It is the Town’s goal to develop Sub-district B as a pedestrian-oriented extension of the historic Wrentham downtown. While the build-out may take many years, the Town desires a master plan approach achieved through submission and approval of the Village Zone Concept Plan for this Sub-district. The purposes of the Concept Plan are

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to encourage redevelopment of the land in a manner compatible with the existing historic town center; to provide for the highest and best use of this property; and to avoid fragmented, project-by-project reviews and development. The Village Zone permitting process will ensure that development in Sub-district B meets the Town's development goals for this area.

The following process is required prior to applying for a building permit in order to meet the purposes of this zoning bylaw.

a. Pre-Application Meeting(s)
   b. Village Zone Concept Plan Submission and Approval
   c. Village Zone Site Plan Approval/Special Permit

21.10 Village Zone Concept Plan Submission and Approval

After the Pre-Application Meeting, the first step in the permitting process is submission and Planning Board approval of a Village Zone Concept Plan (VZCP). The Concept Plan is intended to provide guidance for the Applicant and the Town. The Concept Plan shows the contemplated full project buildout and the individual elements thereof. The Concept Plan also provides the foundation for all Village Zone Special Permit applications. Approval of a Concept Plan ensures that subsequent development projects meet the purposes of this bylaw before detailed engineering, design and other associated costs are expended.

a. Concept Plan Submission Requirements

1. A statement describing the development project and details on how the project meets the purposes of the Wrentham Village Zone
2. A description of the anticipated build-out time schedule indicating near-term, mid-term and long-term phasing of the project
3. A set of preliminary plans including:
   i. Anticipated lot subdivisions, if any;
   ii. A site development plan (signed by a registered professional) showing the approximate locations of the proposed street and sidewalk layout, including the block lengths;
   iii. Location and proposed size ("footprint") of proposed buildings, including the anticipated uses for each structure
   iv. General site grading with finish floor elevations;
   v. All proposed parking, including provision for on-street parking spaces;
   vi. Landscaped areas, open space and wetlands and proposed buffers from Wrentham is committed to nurturing a high quality of life for all of our citizens and fully serving everyone who has business with the Town. If you have a disability and want to participate at Town Meeting but need assistance, contact the Selectmen at (508) 384-5400.
existing adjacent uses;

vii. Information on snow storage and removal;

viii. Utilities plan, including provision for wastewater and stormwater treatment;

ix. Lighting plan, including information on light poles, bases and fixtures; and

x. Description of general architectural design(s) proposed for the structures, and heights.

The Planning Board may request additional materials, or may waive specific submittal material during its review of the Concept Plan.

b. Concept Plan Approval Process

The Planning Board shall review the submitted Village Zone Concept Plan at one (1) or more public meetings where public comment will be invited. The Planning Board shall have 65 days to determine if the Plan meets the provisions of this Bylaw. Final approval of the Concept Plan shall be at a public hearing. A written communication from the Board will outline how the Plan is (or is not) in substantial conformity with the Bylaw, or what modifications would be required for the Concept Plan to meet the provisions of this Bylaw. The review time may be extended in writing, signed by all parties.

Concept Plan approval is advisory and does not bind either the Applicant or the Planning Board; however, it is the intention of the Town to expedite the permitting process and provide a degree of certainty and timeliness in project approvals, given that an applicant seeks to meet the Town’s vision and goals for the Village, as reflected in the Concept Plan.

21.11 Permitting Process: Village B Sub-district

Any as-of-right proposed development in Village Sub-district B of less than 5,000 total gross square feet that is sited on an existing public way or an approved and constructed layout of a private way, shall be subject only to Site Plan Approval, Article 7, and Community and Environmental Assessment, Article 8, as applicable prior to obtaining a Building Permit. Any proposed development exceeding 5,000 square feet, or not located on such an existing public way or an approved and constructed layout of a private way, shall require a Village Zone Special Permit (VZSP) prior to obtaining a building permit for a project in Village Sub-district B. The VZSP shall govern all future development on the site(s) specified in the Special Permit Application and associated plans; and the layouts and uses of all streets within the site(s) and all streets that provide access between the site(s) and any public way. All construction and associated improvements shall be in compliance with the approved Village Zone Special Permit and accompanying plans.

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The Village Zone Special Permit specifies the street and sidewalk layouts, site improvements, traffic improvements, public amenities, specific location of buildings, uses proposed in the buildings, and the architecture of structures.

The Special Permit application may propose that the parcel(s) be developed in phases, but the submission shall show the full proposed buildout of the entire site.

It is the intention of the Town that the approved Concept Plan provide the foundation for the Village Zone Special Permit application. The Concept Plan and Village Zone Special Permit may be submitted concurrently for Planning Board approval.

a. Village Zone Special Permit Submission Requirements

All of the items noted under “Concept Plan Submission (Article 21.10)” above shall be submitted, except they are not to be considered “Preliminary” for filing the Special Permit application.

Building elevations and perspective renderings shall also be submitted.

The Planning Board may request additional plans and studies as part of the Village Zone Special Permit submission, including but not limited to a traffic impact analysis. The Planning Board may also waive specific submission requirements.

Applicant shall reference any other special permit(s) being requested, or contemplated to be requested, in conjunction with the VZSP, as well as any exceptions from the Wrentham Subdivision Rules and Regulations, as applicable.

b. Village Zone Special Permit Review

The Wrentham Planning Board will review all Village Zone Special Permit applications consistent with MGL Chapter 40A, Section 9, and Section 11, including the advertising for and holding of a public hearing. The Planning Board will take final action on the Village Zone Special Permit within 90 days of receipt of the Application, unless mutually extended in writing by all parties.

c. Site Plan Approval and Community Environmental Assessment

Site Plan Approval, Article 7; and the Community Environmental Assessment, Article 8, shall be conducted concurrently with the Village Zone Special Permit Review, and within the 90 day special permit review period unless mutually extended in writing by all parties. The Planning Board may agree to a phased Site Plan Approval process for development projects that are identified in the Special Permit application as proposed to be constructed at a later time.

Specific submission requirements will be coordinated with the Planning Director and Planning Board for the Special Permit, Site Plan Approval and Community

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Environmental Assessment to eliminate duplicative and redundant submission requirements.

d. Village Zone Special Permit Approval

The Planning Board as SPGA may grant a Village Zone Special Permit if it finds the following have all been met:

1. Criteria for Special Permit Approval, Article 9.2 and Article 21.8 (above)
2. Design Standards, Section 21.13 below;
3. Site Plan Approval, Article 7

The project shall also be consistent with any Design Guidelines approved by the Planning Board in conjunction with this Bylaw (See Section 21.5. A. above).

The Special Permit may include approval of both a schematic development plan, including phasing, and the proposed mix of uses in the development. If the project proponent elects to utilize Concurrent Review of Special Permits (Section 21.7 above), the findings must be met for each special permit requested.

The decision of the Planning Board for Village Zone Special Permit applications projects may be approval, approval with conditions, or denial of the requested Special Permit(s). The Village Zone Special Permit shall also specify phasing timelines if applicable.

21.12 Permitting Process: Village A Sub-district

Projects proposed in the Village A Sub-district will be subject to Site Plan Approval, Article 7 and Community and Environmental Assessment, Article 8 as applicable prior to obtaining a Building Permit. Site Plan Approval will not be required for any as-of-right (Allowed) project less than 5,000 square feet in the Village A Sub-district. Site Plan Approval will be conducted concurrently with any Special Permit applications, and for projects 5,000 square feet or larger.

21.13 Design Standards for the Village Zone

The Planning Board shall consider the following Design Standards in reviewing any Village Zone Special Permit, other Special Permits in the Wrentham Village Zone, and in conducting Site Plan approvals, consistent with Article 7.

The design standards are intended to promote quality development emphasizing the Town's sense of history and desire for contextual, pedestrian-scaled projects. All applications made pursuant to this bylaw shall be subject to the following Design Standards.

Context

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To ensure development that is in harmony with historic downtown, the Design Standards for the Highway Commercial District (Article 19.9) for proportions, roof design, scale of structure, facades, etc. should be addressed.

**Entrances**
For visibility and accessibility, all primary commercial building entrances shall be visible from the right-of-way and the sidewalk, and shall have an entrance directly accessible from the sidewalk.

Directional signage to the building entrance(s) shall be installed. All entrances are to have sufficient illumination at night time.

**External Materials and Appearance**
External building treatments shall relate to and be in harmony with surrounding structures.

Ground floor commercial building facades facing streets, shall contain transparent windows encompassing a minimum of 35% of the facade surface.

**Landscaping and Sidewalk Amenities**
To the extent possible, projects shall provide pedestrian-friendly amenities, such as outdoor seating, patios, porches or courtyards. Window boxes are encouraged. Large windows that open up to provide the experience of “open air dining” are encouraged for restaurant uses. Site landscaping shall be maximized and to the extent possible, native plant materials should be utilized.

**Pedestrian Connectivity**
Pedestrian passages/sidewalks designed to connect developments within the former Crosby Valve/Tyco/FMC site and to the historic downtown are required to promote walkable neighborhoods. These connections may be utilized to decrease the amount of required parking up to 5% at the Planning Board’s discretion as part of a Special Permit approval.

Surface parking lots and parking structures shall provide pedestrian walkways and connections to the sidewalk system.

**Vehicle and Bicycle Parking**
Parking areas shall be located behind or beside buildings wherever possible. On-street parking is encouraged. Clear and attractive pedestrian access shall be provided between rear parking areas and building entries.

Parking structures shall be designed to be compatible with adjacent buildings and architecture.

Bicycle parking shall be provided for all new developments.

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Any property owner required to have bicycle parking may elect to establish a shared bicycle parking facility with any other property owner within the same block to meet these requirements.

**Sustainable Building Design**
It is desirable that new buildings incorporate green building techniques (such as those outlined by the U.S. Green Building Council) to the maximum extent feasible.

**Environmentally-Friendly Design/Low Impact Development (LID)**
It is desirable that site design incorporate Low Impact Development (LID) techniques to the maximum extent possible in order to achieve the following goals: maintain water balance on the site, reduce impervious cover, preserve natural areas, treat storm water locally and integrate wastewater treatment into the site design.

**Historic Structures**
Existing historic structures on the site shall be preserved and renovated for use as part of the development.

Any alteration of or addition to an existing historic structure shall employ materials, colors and textures as well as massing, size, scale and architectural features that are compatible with the original structure. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. Awnings and canopies shall be compatible with the architectural style of the building.

or take any other action relative thereto. (Planning Board)

**ARTICLE 9:** To see if the Town will vote to amend Article 2 – Definitions of the Zoning By-Laws by deleting the definition of “Row House” (as shown strikethrough), adding new definitions for “Mixed Use” and “Community Congregate Housing” and amending the definition for “Dwelling, Multiple Attached” (shown in bold italic) as follows:

**ROW HOUSE:** A MULTIPLE ATTACHED DWELLING which is designed to contain two or three DWELLING UNITS, where each unit is attached one to another, and where no unit is entirely above the first floor.

**MIXED USE:** A combination of Commercial and Residential uses, arranged vertically (in multiple stories of a structure) or horizontally (adjacent to one another in one or more buildings on a lot. Uses shall be limited to those designed “Y” or “SP” in the Use Regulation Table for the Village, and included as part of this zoning article.

**COMMUNITY CONGREGATE HOUSING:** Living accommodations and communal facilities for persons over age 55. In addition to individual and/or shared residential apartments for persons living independently, communal facilities may include, but are not limited to kitchens, dining facilities retail and service establishments for residents of

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the housing community, game and crafts rooms, a pool, library, and place of worship. This use differs from SENIOR LIVING COMMUNITY because there are no Nursing or Assisted Living components.

DWELLING, MULTIPLE ATTACHED: An attached residential BUILDING containing two or more separate DWELLING UNITS. This includes Townhouse-style DWELLING UNITS comprised of two or more STORIES. A garage may be included as part of the Townhouse either underneath or as a first floor use.

or take any other action relative thereto. (Planning Board)

**ARTICLE 10:** To see if the Town will vote to amend the Zoning Map referenced in Article 3.2 to rezone the entirety of the existing Retail Business DISTRICT1 (B-1) located in the Town Center to Village Zone A (VZA), and the entirety of the existing Commercial–INDUSTRIAL DISTRICT 1 (C-1) located in the Town Center to Village Zone B (VZB), with the exception of two small portions of the parcel known as 55 Kendrick Street (Assessors Map L, Block 10, Parcel 4-1) which will be rezoned to Residence DISTRICT (R-30), and to amend Article 3.2 to refer to the updated Zoning Map reflecting those changes, or take any other action relative thereto. (Planning Board)

Please see the map on the following page for reference.
Article 11: To see if the Town will vote to raise and appropriate, appropriate from the treasury, including but not limited to the Community Preservation Fund, appropriate by borrowing, including but not limited to borrowing against anticipated Community Preservation revenues, appropriate from one or more gift funds, or appropriate from funds previously transferred to other accounts, a sum of money for the acquisition of the property at 2545 West Street, Assessors Parcel ID B-02-1-2-0. And further, to authorize the Board of Selectmen to enter into an agreement to purchase said property, along with any existing easements or restrictions, and to direct the Board of Selectmen to grant a permanent conservation restriction on said property pursuant to MGL Ch.44B, §12 and Ch. 184, §§31-33, or take any other action relative thereto. (Community Preservation Committee)
Given under our hands and seal of the Town of Wrentham this 30th day of October in the year two thousand eighteen:

WRENTHAM BOARD OF SELECTMEN

Joseph F. Botaish, II  Stephen J. Langley

James E. Anderson  Jerome P. McGovern

Gerard J. Nolan

A true copy.

Constable’s Certificate of Services:

By virtue of the within warrant, I have notified the inhabitants of the Town of Wrentham qualified to vote at elections and town affairs to meet as within commanded by posting attested copies of the Warrant, one at the Town Offices and five other places in said Town, being not less than fourteen (14) days at least before the day appointed for holding said meeting, as directed by the Bylaws of the Town of Wrentham.

This ___ day of November 2018. Constable [Signature]

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