



# Town of Wrentham Planning Update

Issue #1

September 2018

## Special points of interest:

- CVS/Cumberland Farms
- The Preserve at Mill Pond
- NasKart
- Ledgeview/Rosegate
- Town Center Forum
- Route 1 Rezoning
- Columbia Gas
- Senior Living Community

## Inside this issue:

CVS/Cumberland Farms	1
Preserve at Mill Pond	1
NasKart	2
Ledgeview/Rosegate	2
Town Center Zoning	2
Route 1 Rezoning	3
Columbia Gas & Senior Living Community	3

## CVS/Cumberland Farms Begins Construction

In February of 2018 the Planning Board granted Special Permits and Site Plan Approval for the construction of a CVS Pharmacy with drive through and a Cumberland Farms convenience store with gas pumps at sites known as 630 & 650 South Street (Route 1A) at Wampum Corner. The project went through a thorough review and multiple public hearings that was well attended by residents and carefully considered all aspects of the project from traffic circulation to lighting to hours of operation. Despite challenges presented by the site and its location, not one resident voiced opposition to the project. Residents expressed a unanimous desire to have a pharmacy in Wrentham and commended the Planning Board on the thorough review it conducted. It is anticipated that the CVS Pharmacy will open by the spring of 2019 and the Cumberland Farms will open in the fall 2019.



## The Preserve at Mill Pond (Formerly Park Place) Phase I

In September 2017 the Planning Board approved an Open Space Preservation Development off of Park Street that will contain up to 92 single family homes. The project is proposed to be constructed in four (4) phases over a period of approximately 5 1/2 years. Part of the mitigation for the project will be a minor widening of the Park Street approach to Route 140 at Nicky's Restaurant. To date construction has begun on the roadway for Phase I and the two (2) model homes.



## NasKart Breaks Ground

In November 2017 the Planning Board granted approval of a three (3) lot commercial subdivision off of Route 1 (Washinton Street) across from Luciano's Restaurant. In addition, the Board also granted Special Permits & Site Plan Approval for construction of an approximately 116,000 SF building on Lot 2 that will contain an indoor electric go-kart facility and trampoline park to be known as NasKart. Future development on the other lots may include a storage/distribution warehouse and a restaurant. Site work and construction have begun



## Ledgeview/Rosegate Construction Continues.....



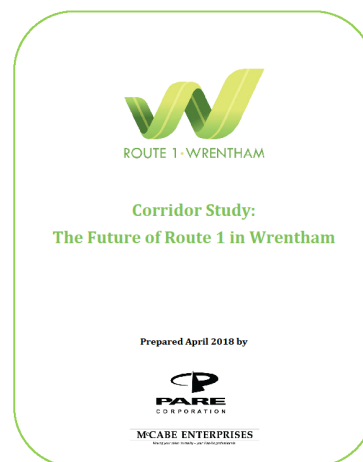
Construction continues on the mixed-use subdivision entitled Ledgeview/Rosegate at the intersection of Madison Street and Route 1 (Washington Street). Rosegate was approved by the Zoning Board of Appeals in April of 2016 and will contain 240 apartment-style residential units once completed. Ledgeview is the mixed-use portion of the site that was granted approval for Special Permits, Site Plan Approval and Definitive Subdivision Approval in June of 2017 and will contain an 80-room hotel, three (3) restaurants, an assisted care facility, a self storage facility and retail space once completed. The roadway has been substantially constructed and many of the structures are nearing completion or have begun vertical construction. The timeline for completion of the 110 Grill is October 2018 and rest of the retail on Lot 2 by the end of 2018. The assisted care facility will open by November of 2018.

## Town Center Zoning Forum

On Thursday, September 13, 2018 there will be a Community Forum held at 7:00 pm at the Fiske Public Library to solicit public feedback regarding the new Wrentham Village Zoning in preparation for approval at the November Town Meeting. A committee made up of local board representatives, the Director of Planning, MAPC staff and local business owners has been working diligently for approximately 1 1/2 years on the new regulations intended to encourage mixed-use, pedestrian-friendly development in the Town Center of Wrentham. The first public forum held in December of 2017 was well-attended and received a positive response from the public, who expressed excitement with the draft regulations.

## Route 1 Rezoning Begins

Through separate grants from the Massachusetts Gaming Commission, the Town was able to hire consultants to conduct a comprehensive study of the Route 1 (Washington Street) corridor. Completed in June of 2018, the study analyzed traffic flow and safety, land use and zoning, environmental and other physical constraints to development and market factors and offers recommendations for improvement to each of these aspects of the corridor. One such recommendation was to establish consistent use and dimensional regulations for the corridor as well as design stands that will discourage the type of development not desired by residents and encourage the type of development that residents desire to increase tax revenue and improve the aesthetic look of the corridor. McCabe Enterprises has been retained to help the Town with the rezoning effort. The goal is to bring new regulations to the June 2019 Town Meeting for acceptance.




---

## Columbia Gas (604 Thurston Street) Nearly Complete

In February 2018 the Planning Board granted Site Plan Approval for the construction of an approximately 12,354 SF building to serve as offices and warehouse storage for Columbia Gas. The site will serve as a regional maintenance hub for the company in order to facilitate repairs to facilities in the region. The project is anticipated to be completed by the fall of 2018.

---

## Senior Living Community Under Review

The Planning Board is currently reviewing a proposal for development of a 55-unit Senior Living Community to be located to the north of the Serenity Hill Nursing Home off of Route 1A (Dedham Street). The public hearing was opened on August 1, 2018. Once completed the project will generate approximately \$370,000 in annual tax revenue for the Town.

***For more information on any of the above projects or if you have any questions, please contact John Charbonneau, Director of Planning & Development at (508) 384-5486 or [jcharbonneau@wrentham.ma.us](mailto:jcharbonneau@wrentham.ma.us).***