



Wrentham Village Zoning Planning Board Public Hearing

October 17, 2018



Presentation

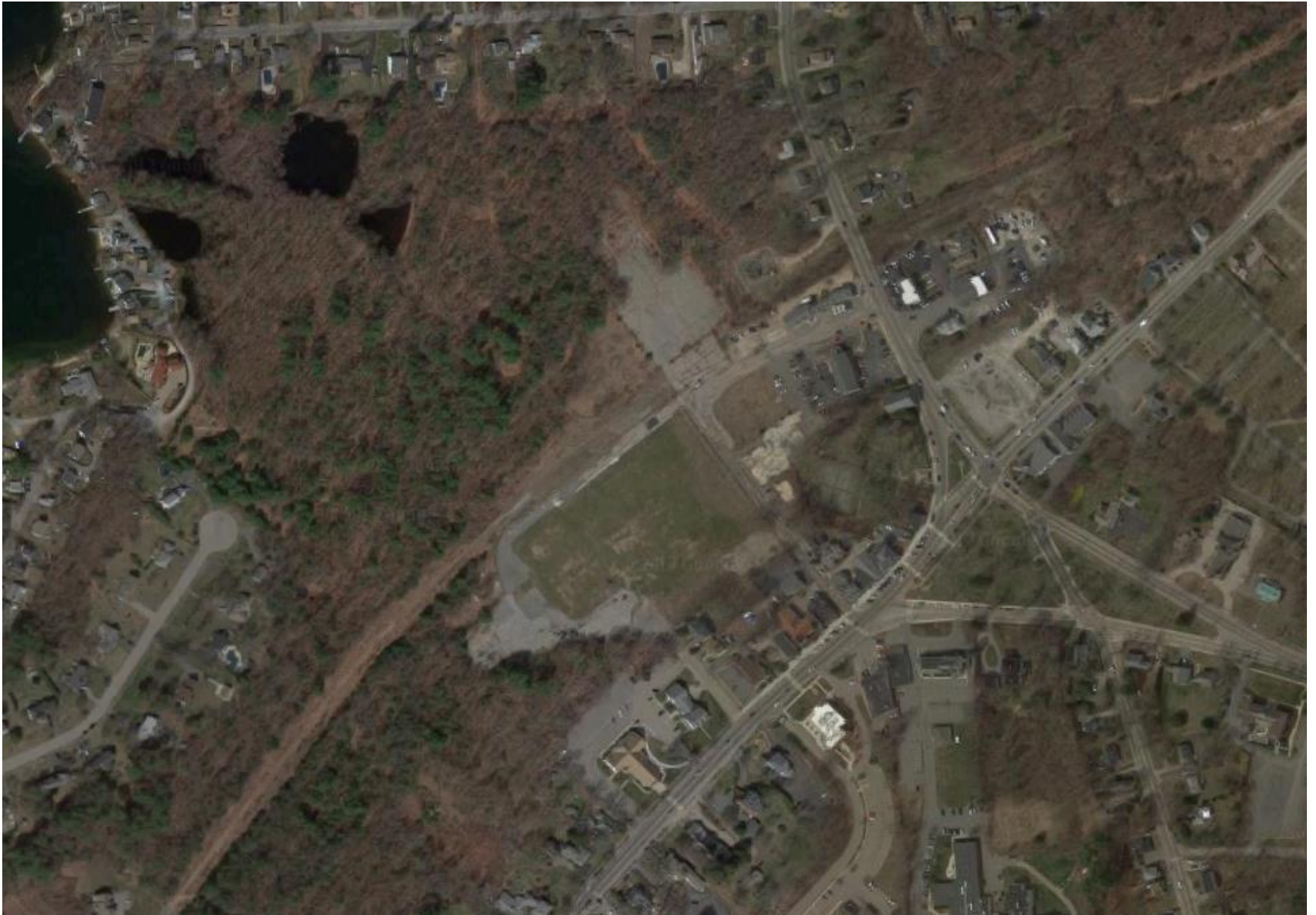
Project Background

New Village Zoning

Questions and Discussion

Town Meeting Vote November 19

Aerial View of the Village





The Future of the Village - What is most important?



Village Zoning Project 2017-2018

Vision \longrightarrow Implementation = Zoning

Why Change the Zoning?

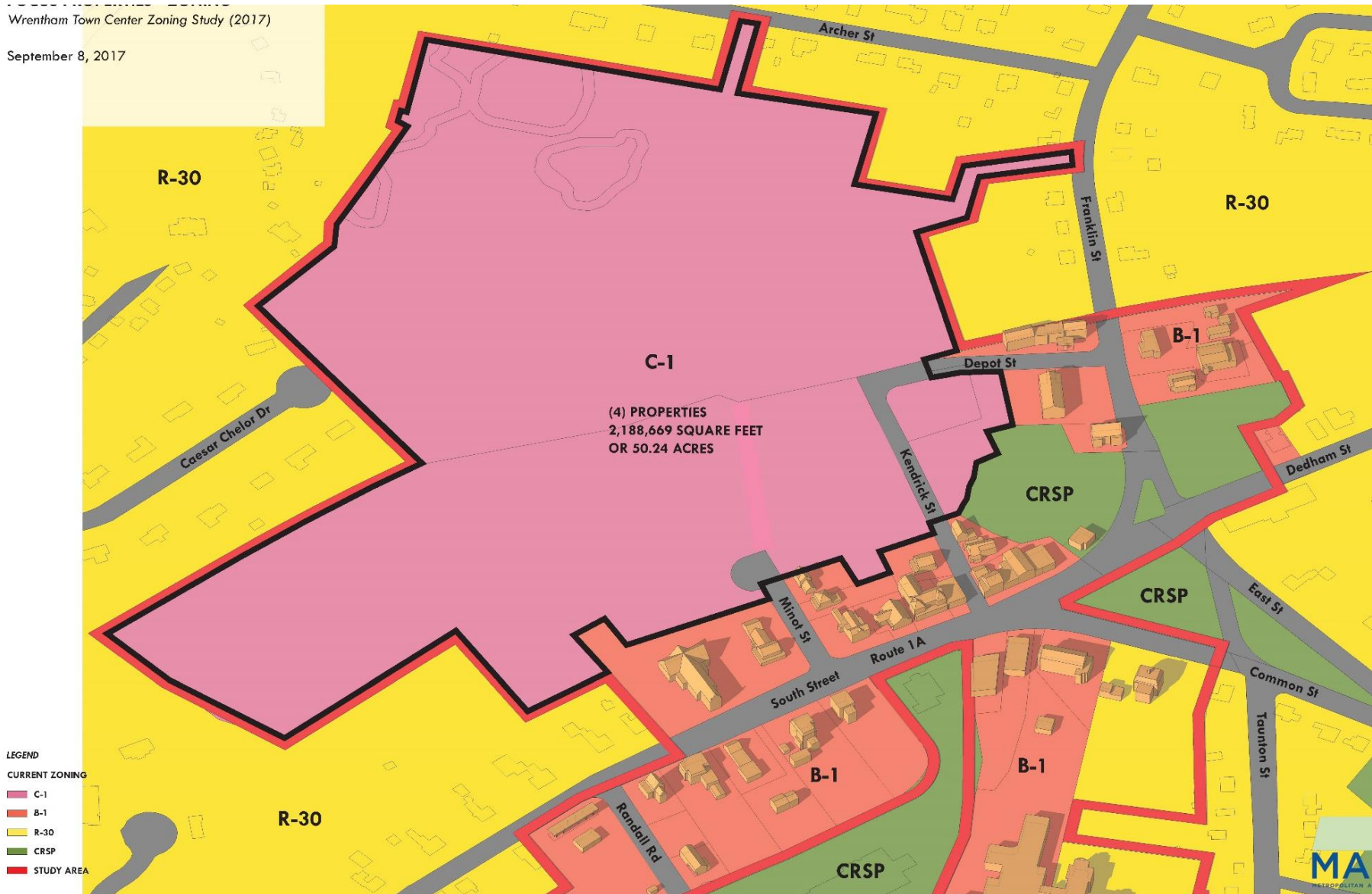
Zoning controls what can be built

- What uses are allowed, where
- How tall the buildings can be
- Influences site layouts
- Encourage connectivity
- Require design standards

Existing Zoning: B-1 and C-1

Wrentham Town Center Zoning Study (2017)

September 8, 2017



What Needs to Change?

Current C-1 and B-1 zoning uses and dimensional regulations not compatible with Town's vision

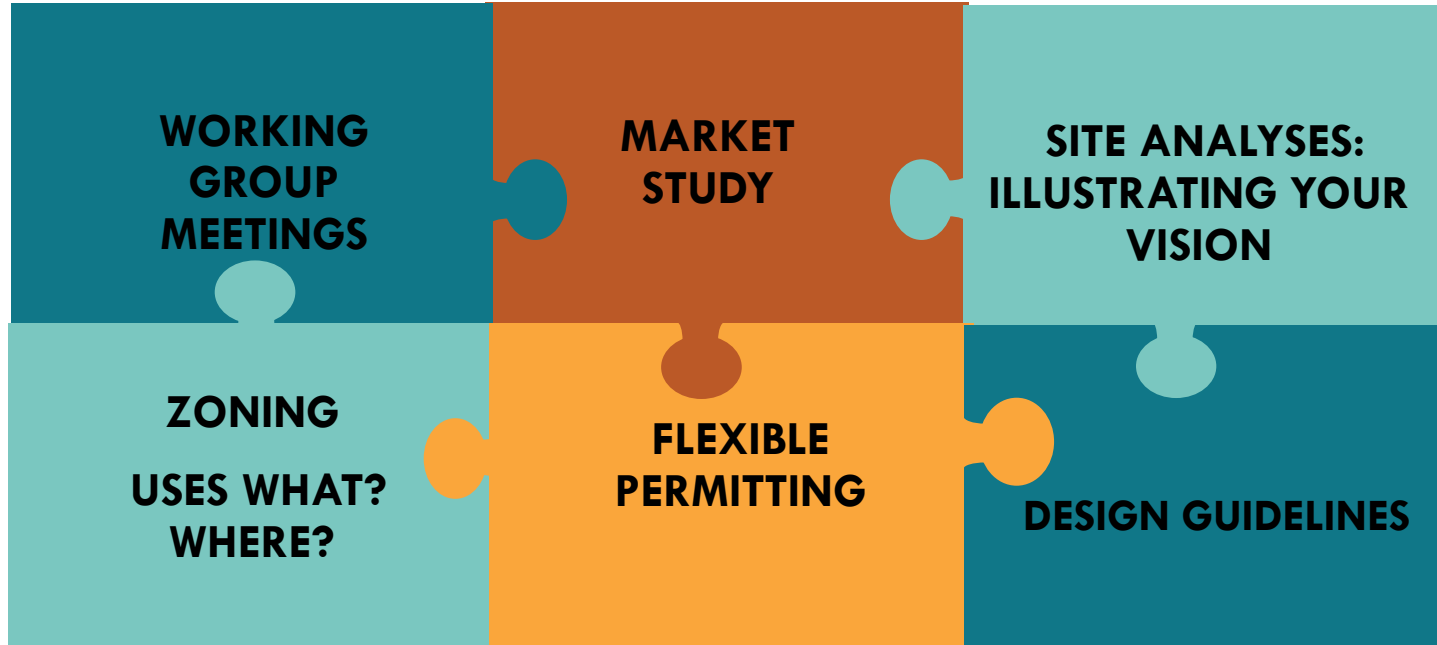
B-1 Zone

- No Residential Uses
- Many Commercial Uses by Special Permit, including Restaurant uses
- No Mixed Use

C-1 Zone (Same zoning as parts of Route 1)

- No Residential Uses
- Industrial Uses by Special Permit
- Most Commercial Uses by Special Permit

How Did We Draft the New Zoning?





Village Working Group

Joseph Botaish, Wrentham Board of Selectmen

Robert Cass, Wrentham Planning Board

Paul Cataldo, owner, Cataldo Hardware

John Cox, owner, The Gavel

Patrick Doherty, Mid-Point Engineering

Deidre Foley, Wrentham Economic Development Commission

Janet Frye, Member At Large

Michael Johns, Wrentham Economic Development Commission

Jim Lorusso, Property Owner

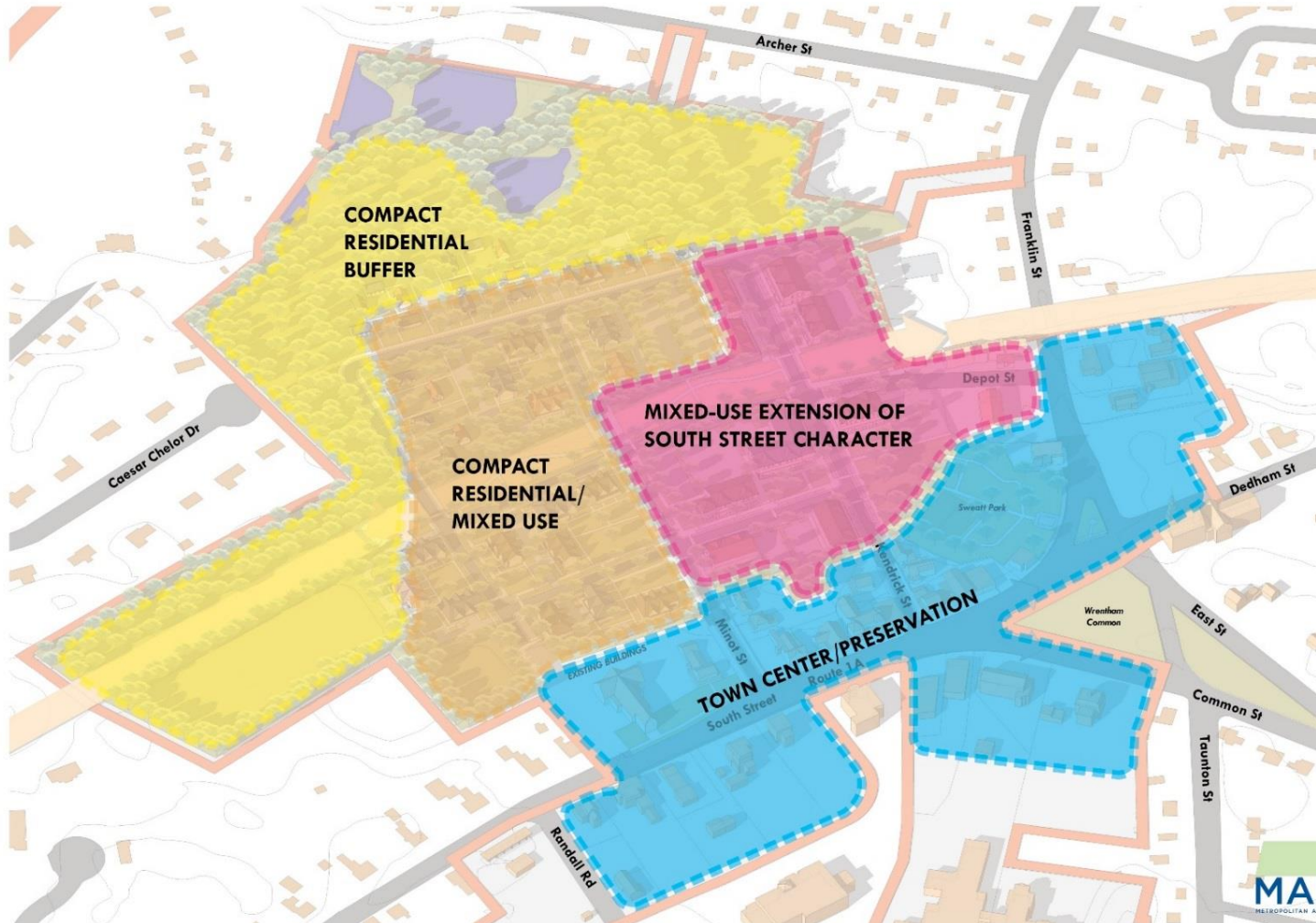
Joanna McFarlane, Wrentham Economic Development Commission



Economic Development

- Healthy downtown is important to the Town's economy
- Live-work-play environments are increasingly desirable in our region
- 86,000 square feet additional retail and food establishments
- Could be 30 +/- businesses, varying in size
- Possibilities include clothing stores, restaurants, convenience stores

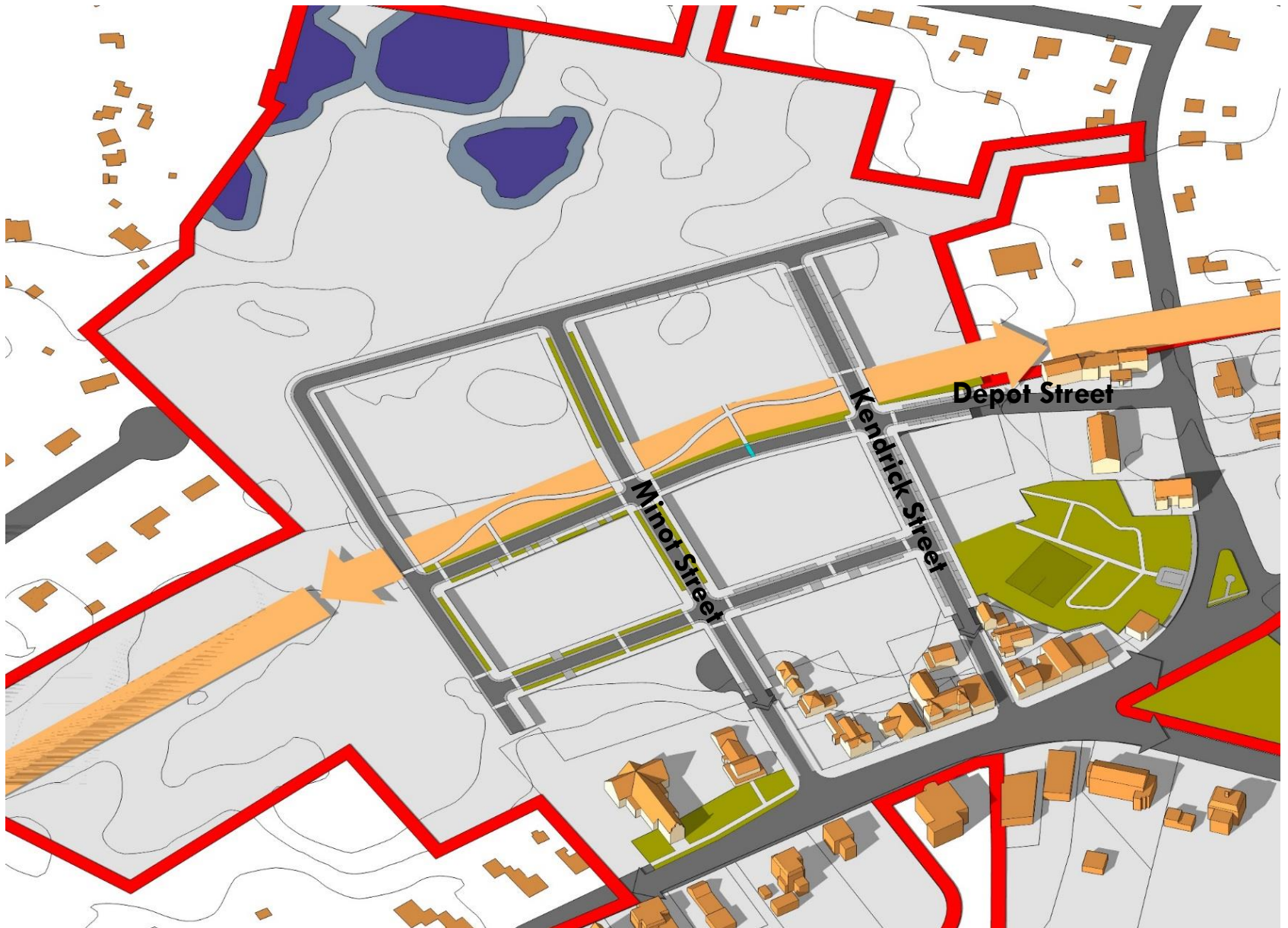
Development Potential



Extend Walkable Blocks and Open Space



Extend Walkable Blocks and Open Space





Franklin Street

Depot Street

Kendrick Street

Minot Street

Sweatt Park

Common

South Street

B-1 Zone

- No Residential Uses
- Many Commercial Uses by Special Permit, including Restaurant uses
- No Mixed Use

C-1 Zone (Same zoning as parts of Route 1)

- No Residential Uses
- Industrial Uses by Special Permit
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Proposed Uses

Sub-Area A Zone

- More uses allowed retail store, bank, restaurant, outpatient health care, country inn, business office
- Mix of uses allowed, such as retail and housing

Sub-Area B Zone

- Encourages complimentary retail and restaurants uses
- Townhouses and community congregate housing developments (over 55)
- Shopping Center (ltd in size) and hotel by Special Permit
- Mix of uses also allowed



Permitting Process

Allows a range of compatible uses by right, some other uses by special permit

Provides a clear and flexible approval process allows for phased construction.

A Concept Plan approved at a public hearing shows the entire project.

A Village Zone Special Permit is required before building.

Requires Design Standards that must be met; Design Guidelines illustrate the Standards

Contents include:

Block Scale

Village Pattern

Network of Open Space

Transition to Neighborhoods

Walking and Biking Connections

Context-Sensitive Building Design

Parking

1. Block Scale



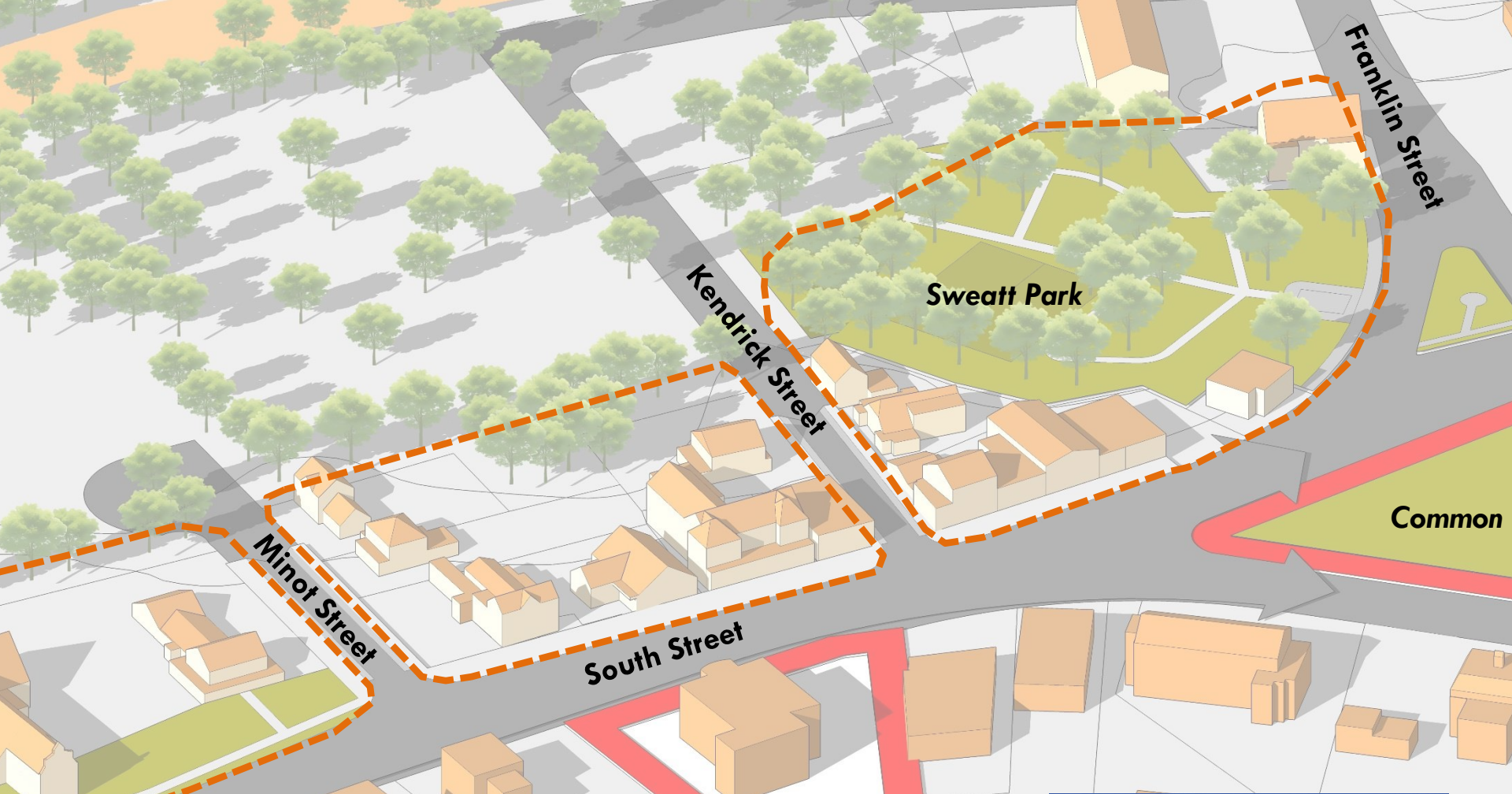
Diagram showing the potential for new blocks scaled appropriately for the historic center

Wrentham Village has been the historic center of the town continuously since its settlement. It is centered around the Wrentham Common, which is framed by a historically intact composition of blocks and buildings. According to the Massachusetts Cultural Resource Information System (MACRIS), the historic structures at the Common's perimeter include the oldest church in Wrentham, the Original Congregational Church. This structure was built in 1834 by its founding congregation and was the fourth structure to be built on the Common.

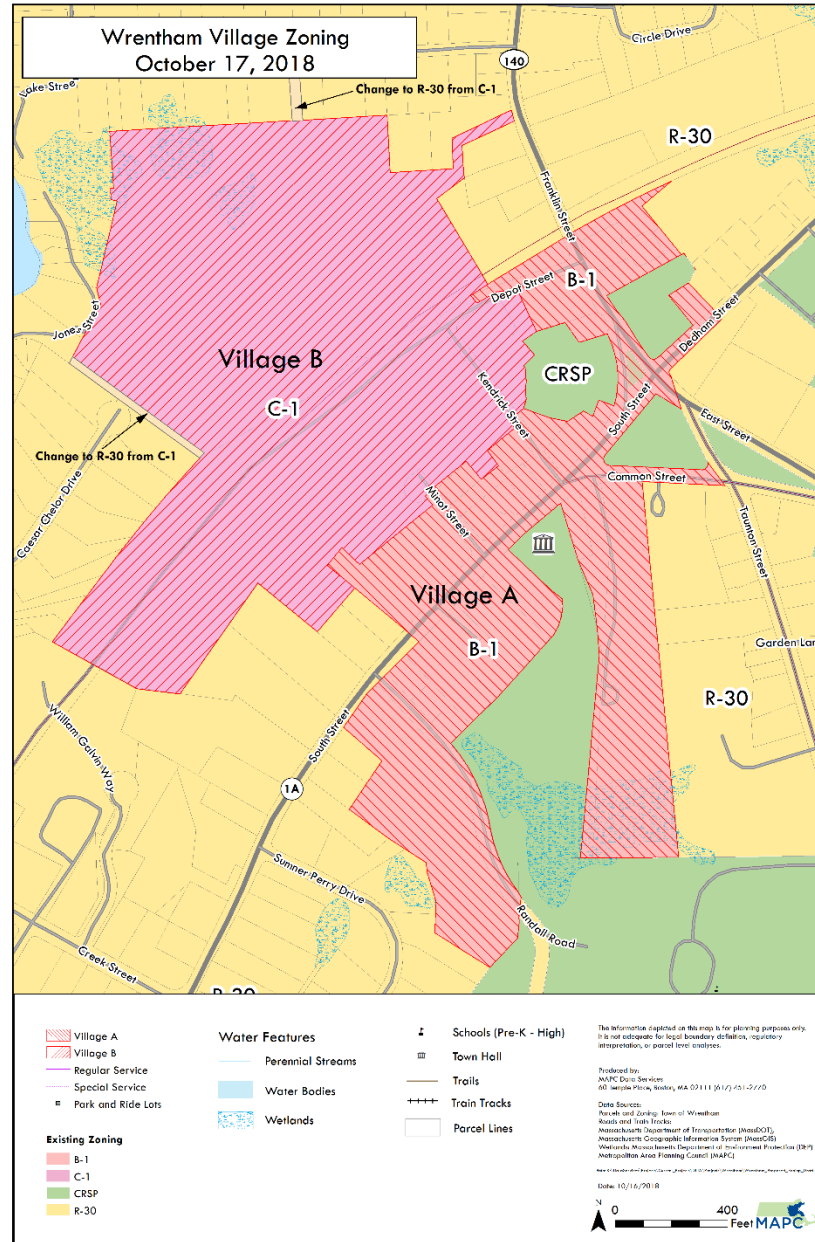
The blocks and buildings on South Street, Common Street, East Street, Dedham Street,

Franklin Street, Bank Street, Depot Street, Kendrick Street, and Minot Street include mostly historic structures. Many of these buildings are commercial structures that have been used as small owner-operated stores since the mid 19th century.

The historic blocks and buildings of Wrentham Village represent a relatively consistent approach to the scale that should be integrated into future site plans. For example the block with South Street frontage, between Minot Street and Kendrick Street is about 350 feet. The block between Kendrick Street and Bank Street is also about 350 feet at the South



Proposed Village Zone



Zoning Key Points

- Purpose is to promote an extension of the historic center by allowing residential, non-residential and a mix of uses
- Provide opportunities for housing, employment and shopping
- Promote an active pedestrian environment
- Maintain quality design
- Predictable and prompt public review and project permitting



TOWN MEETING NOV 19

Thank you!

Illustration of Potential Development

