



Massachusetts Gaming Commission
101 Federal Street, 12th Floor, Boston, MA 02110

APPENDIX G

2018 COMMUNITY MITIGATION FUND

**2018 RESERVE PLANNING GRANT / TRIBAL GAMING TECHNICAL ASSISTANCE
APPLICATION**

BD-18-1068-1068C-1068L-22137

Please complete the entire application.

1. Town of Wrentham
NAME OF MUNICIPALITY/GOVERNMENT ENTITY/DISTRICT
2. John Charbonneau, Director of Planning and Development
NAME OF INDIVIDUAL RESPONSIBLE FOR HANDLING OF FUNDS ON BEHALF OF
MUNICIPALITY/GOVERNMENTAL ENTITY (CONTRACT MANAGER)
3. 79 South Street, Wrentham, MA 02093
ADDRESS OF INDIVIDUAL RESPONSIBLE FOR HANDLING OF FUNDS ON BEHALF OF
MUNICIPALITY/GOVERNMENTAL ENTITY (CONTRACT MANAGER)
4. (508) 384-5486 jcharbonneau@wrentham.ma.us.
PHONE # AND EMAIL ADDRESS OF INDIVIDUAL ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY
(CONTRACT MANAGER)
5. John Charbonneau, Director of Planning and Development
NAME OF INDIVIDUAL AUTHORIZED TO COMMIT FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL
ENTITY
6. 79 South Street, Wrentham, MA 02093
ADDRESS, PHONE # AND EMAIL OF INDIVIDUAL AUTHORIZED TO COMMIT FUNDS ON BEHALF OF
MUNICIPALITY/GOVERNMENTAL ENTITY
7. Plainridge Park Casino
NAME OF GAMING LICENSEE

2018 Community Mitigation Fund

1. Impact Description

As a result of the construction of the Plainridge Park Casino at the southeast quadrant of the I-495/Route 1 interchange, the Town of Wrentham is experiencing and increased interest in development along Wrentham's portion of Route 1. For example, the Town has permitted two (2) large projects at the intersection of Route 1 @ Madison Street at the northwest quadrant of the interchange. One (1) project is a 240-unit apartment-style Chapter 40B affordable housing development named Rosegate. The project was approved and is included on the Town's subsidized housing inventory. The second project on the same site is a mixed-use subdivision named Ledgeview at Wrentham that will contain two (2) 80-room hotels, a 140-unit Senior Living Center, a 12,300 square-foot office building, a 58-unit Assisted Health Care Facility, three (3) restaurants, a bank and approximately 22,000 square feet of retail space. The project has been approved by the Planning Board and is under construction. The attached letter (Exhibit A) from the developer of the above projects, Ryan Development, confirms that the proximity of the casino development was a factor in their decision to develop on the Madison Street site. There is also rumored development to take place on the eastern side of Route 1, directly across from the Rosegate/Ledgeview site, in Plainville. The Planning Board also recently approved a three (3)-lot subdivision that will contain an indoor electric go-kart track and trampoline park. The remaining lots will be developed in the future.

2. Proposed Use of Planning Fund

The Town of Wrentham is seeking a grant for \$40,000 to fund work with McCabe enterprises on creating new zoning regulations for the Route 1 Corridor in Wrentham (Exhibit B) that will eventually be accepted at Town Meeting. McCabe Enterprises, along with the Pare Corporation, worked together to conduct a comprehensive Route 1 Corridor Study that is nearing completion. Previous funding from the Gaming Commission in the amount of \$50,000 was used to conduct a comprehensive land use, transportation and marketing study of the corridor. The creation of new zoning regulations is one of the major recommendations in the study. The existing regulations are ill-suited to promote and accommodate the type of development that Wrentham wants to attract to compliment the casino and the current permitted development along Route 1. The construction of the casino has altered the types of development that will occur along Route 1 in Wrentham.

3. Connection to Gaming Facility

As stated above, recent development along Route 1 in Wrentham is a direct result of the proximity of the Plainridge Park Casino, as evidenced in Exhibit B regarding the Rosegate/Ledgeview development at the intersection of Route 1 @ Madison Street. Interest in

development along Route 1 has increased since and is expected to continue to increase and the Town wants to create zoning regulations that will be able to properly accommodate the development that is to come. The existing zoning regulations are not designed to accommodate the type of development that the Town envisions for Route 1 going forward.

4. Impact Controls/Administration of Impact Funds

The funds will be used to retain a consultant for the purpose of providing technical assistance in creating new zoning regulations for the Route 1 corridor in Wrentham that will eventually be accepted by Town Meeting. As such, the Planning Department, in coordination with the Town Administrator, Board of Selectmen and the Economic Development Committee, will be responsible for administering the funds and working with the consultant to ensure that the funds are allocated appropriately and that the Town secures the agreed-upon product. The consultant will be responsible for coordinating with these Town officials/boards as well as conducting public outreach in the development of the new zoning regulations to present at a future Town Meeting.

5. Consultation with Regional Planning Agency (RPA) / Nearby Communities

The Metropolitan Area Planning Council (MAPC) will be consulted on the project and made aware of the proposed changes. The neighboring communities will be involved in that the existing zoning regulations in Foxborough to the north and Plainville to the south will be referenced during the development of the new zoning regulations to ensure some form of consistency through these portions of the corridor. Also, the RPA and ALL adjacent towns will be notified of the proposed Zoning By-Law amendment when the public hearing is scheduled before the Planning Board prior to Town Meeting.

6. Matching Funds from Governmental or Other Entity

The Town of Wrentham will provide in-kind services towards the proposed project in the form of staff and local board/committee time. The Director of Planning & Development will provide guidance and technical support to the consultant and will coordinate communication between the consultant preparing the study and local boards/committees. The Board of Selectmen and the Economic Development Committee will provide in-kind services by offering guidance to the consultant as well. This will be in the form of in-person meetings, emails and phone conversations, as needed.

7. Relevant Excerpts from Host or Surrounding Community Agreements and Massachusetts Environmental Policy Act (MEPA) Decision

According to the "Market Analysis and Projections for Plainridge Racecourse – Traffic Generation Report" dated May 28, 2013, Wrentham was identified as a town of high interest

and it was expected that approximately 27,105 visitors per year would come from Wrentham. By 2018, the number is expected to increase to approximately 29,132. In addition Section 4(ii) of the Surrounding Community Agreement states that SF Gaming shall cooperate with the Town in the design and conduct of impact studies to identify, based on empirical evidence, any materially adverse impacts to the Town or its residents and businesses from the construction or operation of the Project that are of magnitude sufficient to make the implementation of project mitigation measures reasonably necessary; and to craft and implement such mitigation measures, as further described in Section 6 of this Agreement. Therefore, the proposed zoning regulations creation is the type of study referred to in this section.

1. IMPACT DESCRIPTION

Please describe in detail the related impact that is attributed to the construction or operation of a gaming facility. Please provide support for the determination that the construction or operation of the gaming facility caused, is causing or may cause the impact.

2. PROPOSED USE OF PLANNING FUND

- a) Please identify the amount of funding requested.
- b) Please identify below the manner in which the funds are proposed to be used.
- c) Please provide documentation (e.g. - invoices, proposals, estimates, etc.) adequate for the Commission to ensure that the funds will be used for the cost of planning to mitigate the impact from the construction or operation of a proposed gaming establishment.
- d) Please describe how the planning request will address the specific impact indicated.
- e) Please attach additional sheets/supplemental materials if necessary.

3. CONNECTION TO GAMING FACILITY

Please provide specificity/evidence that the requested fund will be used to address issues or impact directly related to the gaming facility.

4. IMPACT CONTROLS/ADMINISTRATION OF IMPACT FUNDS

Please provide detail regarding the controls that will be used to ensure that funds will only be used in planning to address the specific impact. If non-governmental entities will receive any funds, please describe what reporting will be required and how the applicant will remedy any misuse of funds.

5. CONSULTATION WITH REGIONAL PLANNING AGENCY (RPA) / NEARBY COMMUNITIES

Please provide details about the Applicant's consultation with the Regional Planning Agency serving the community and nearby communities to determine the potential for cooperative regional efforts regarding planning activities.

6. MATCHING FUNDS FROM GOVERNMENTAL OR OTHER ENTITY

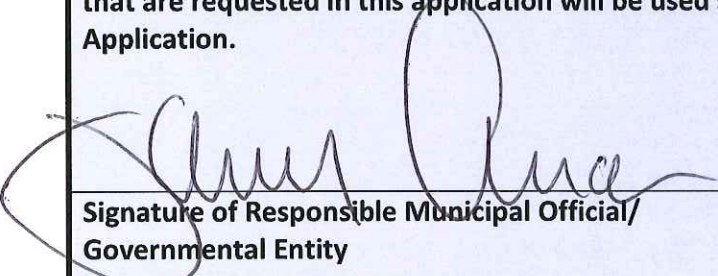
Please demonstrate that the governmental or other entity will provide significant funding to match or partially match the assistance required from the Community Mitigation Fund. Please provide detail on what your community will contribute to the planning projects such as in-kind services or planning funds.

**7. RELEVANT EXCERPTS FROM HOST OR SURROUNDING COMMUNITY AGREEMENTS
AND MASSACHUSETTS ENVIRONMENTAL POLICY ACT (MEPA") DECISION**

- a) Please describe and include excerpts regarding the impact and potential mitigation from any relevant sections of the community's Host or Surrounding Community Agreement.
- b) Where applicable, please also briefly summarize and/or provide page references to the most relevant language included in the most relevant MEPA certificate(s) or comment(s) submitted by the community to MEPA.
- c) Please explain how this impact was either anticipated or not anticipated in that Agreement or such MEPA decision.
- d) If planning funds are sought for mitigation not required under MEPA, please provide justification why funding should be utilized to plan for such mitigation. For example, a community could provide information on the significance of potential impacts if the impact exceeds projected estimates.

CERTIFICATION BY MUNICIPALITY/GOVERNMENTAL ENTITY

On behalf of the aforementioned municipality/governmental entity I hereby certify that the funds that are requested in this application will be used solely for the purposes articulated in this Application.



Signature of Responsible Municipal Official/
Governmental Entity



Date:

Exhibit A

RYAN DEVELOPMENT LLC

February 17, 2016

John Charbonneau
Town Planner
Town Hall
79 South Street
Wrentham, MA 02093

Re: Ledgeview at Wrentham

Dear Mr. Charbonneau,

I hope that this letter finds you well. As you are aware, Ryan Development LLC ("RDLLC") is currently in the process of pursuing the permitting of an exciting, large scale mixed use development that will include approximately 658,000.s.f. of new hotel, retail, restaurant, healthcare, housing and office space on land located on Rte. 1 in Wrentham and Plainville, Massachusetts. During the process, RDLLC has discussed a number of economic factors with your office as well as with various other Town departments detailing what has led RDLLC to determine that Wrentham was a suitable location for such a dynamic project. As we discussed, some of the major driving factors for this project's viability are the recent improvements and developments in and around Wrentham and Plainville, including the recent Plainridge Park Casino located at 301 Washington Street, Plainville MA. If we can be of any further assistance, please do not hesitate to contact us directly. Thank you again.

Sincerely,
Ryan Development, LLC



Kevin S. Eriksen
General Counsel

Exhibit B

McCABE

January 25, 2018

Mr. John Charbonneau
Wrentham Town Hall
79 South Street
Wrentham, MA 02043

Dear Mr. Charbonneau:

McCabe Enterprises is pleased to submit a proposal for services to update the zoning for the Route 1 Corridor. Based on our work assessing the land use and economic development potential with Pare Corporation for Route 1, there is a clear need for updating Wrentham's Zoning Bylaw.

The regulatory analysis found that the current zoning significantly restricts Wrentham Route 1's economic development potential, and inadvertently results in low-value and undesired uses, such as junk yards. With the opening of the Plainridge Casino immediately south of the Plainville/Wrentham town line, Wrentham has an opportunity to capitalize on nearby destinations, such as Plainridge and Gillette Stadium with future development along Route 1, provided that the zoning framework is updated to meet the Town's twenty-first century goals.

We foresee the assignment of updating and revising the zoning along Route 1 to entail three key components, namely:

- Reviewing & Affirming the Development Vision & Goals for Route 1;
- Zoning Update and Re-Write;
- Public Engagement.

Reviewing and Affirming the Development Vision and Goals for Route 1 will entail an initial kick-off meeting with the stakeholders group to review findings and the build-out analysis from the Route 1 Corridor Study, affirm the vision for Route 1, and discussion of key development focus areas along Route 1 to take advantage of the nearby Plainridge Casino immediately south of Wrentham on Route 1. We foresee the development focus areas also capitalizing on the Town's and Commonwealth's recent investments in sewer and planned transportation improvements. Based on our work and analysis along with input and direction from the Town, the McCabe Enterprises team will prepare a map identifying development focus areas and desired future land uses along the Route 1 corridor.

Zoning Update and Re-Write. The heart of this assignment is the updating and re-writing of the zoning for Route 1. Currently, Wrentham has seven different zoning districts along the

McCABE Enterprises

Mr. John Charbonneau
Route 1 Zoning Update/Re-Write Proposal
January 25, 2018
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Route 1 corridor. The goal, as we understand it, is to both simplify the zoning and develop a balanced approach that encourages desired development with appropriate protection of the water supply, conservation lands and state forests. The current dimensional and use requirements in Wrentham's Zoning By-law preclude the Town from effectively capitalizing on patron visitation at the nearby Plainridge Casino on Route 1. There has also been interest in fostering appropriate use of conservation and wetlands areas for economic and recreational purposes, which could offer a strategy for extending visitors' stay in the area who are also patronizing Plainridge. The zoning update/rewrite task will examine alternative zoning approaches, including introduction of a new Route 1 zoning district; consolidation/reuse of existing Wrentham zoning districts; use of a zoning overlay; as well as an exploration of transfer development rights in the Route 1 corridor.

Key issues include development of dimensional requirements (setbacks, frontage requirements, minimum lot size, lot coverage ratios, height requirements, etc.) and use regulations. McCabe Enterprises will draft new Route 1 regulations based on Wrentham's preferred approach to rezoning, and incorporating the desired dimensional and use requirements to guide new development. In addition, we will develop design principles for Route 1 to enable Wrentham to have a guidance document describing the desired forms and types of development the community seeks along Route 1. We will also prepare a visual graphic depicting desired development with the proposed zoning for a key focus area, such as Madison Street and Route 1, as well as a zoning district map.

Drafting the new Route 1 zoning bylaw will include a legal review by Mark Bobrowski, Esq. of Blatman, Bobrowski & Haverty, LLC. Attorney Bobrowski is the author of the Handbook of Massachusetts Law of Land Use and Planning Law and has extensive knowledge and experience working with Massachusetts municipalities on zoning issues.

The McCabe Enterprises team will incorporate the edits and suggestions of the Town into a final version of the recommended zoning bylaw update for Route 1. We will also prepare a recommended timeline and outline of the zoning approval process, so that the Town can secure the needed two-thirds vote for approval by Town Meeting.

Public Engagement. Successful zoning updates require the engagement of the public. McCabe Enterprises is suggesting that there be a stakeholders' working group established with representatives of the Town's leadership, Planning Board, Economic Development Committee, property owners, and key staff to provide input and assist with the development of a new zoning bylaw for Route 1. We foresee four meetings with the

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stakeholder working group throughout the process, including the initial meeting to fine-tune the vision and development priorities for Route 1. Future meetings would review alternative zoning approaches, dimensional and use requirements, and the text of the proposed zoning changes. We anticipate that the stakeholder working group meetings will include presentations, discussion of options and review of zoning specifics.

In addition to the meetings with the working group, McCabe Enterprises is recommending two general public meetings. The first public meeting would be a midpoint meeting to brief the general public about the direction the Town is taking on the zoning rewrite and to get early feedback on the approach, and desired uses, dimensional requirements and design principles. A final presentation of the recommended zoning update and design principles would be the agenda for the second at large public meeting at the conclusion of the assignment.

Deliverables. The deliverables to the Town of Wrentham for the Route 1 Zoning Update/Re-Write assignment include the following:

- Report on Zoning Rewrite Process & Recommendations for how Wrentham can capitalize on its propitious location near the Plainridge Casino;
- Draft Zoning By-law;
- Final Recommended Zoning By-law;
- Design Principles;
- Desired Future Land Use Map for Route 1;
- Zoning Map for Route 1 (to correspond and accompany zoning re-write);
- Preferred Vision Graphic;
- 4 Stakeholder Meetings;
- 2 Public Engagement meetings;
- Handouts and Presentation Materials for meetings.

Fee. Professional Services: \$37,500.00, plus \$1,250 for reimbursables. Total fee would be \$38,750.00. Reimbursables will likely include printing and reproduction costs

McCABE Enterprises

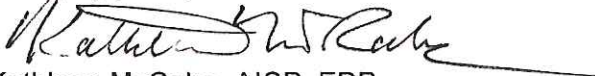
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for two to three display boards plus five copies of the final report; postage; travel.
Additional meetings are \$1,200 per meeting.

The McCabe Enterprises team includes Kathleen McCabe, AICP, EDP; Jennifer Mecca, registered architect; Mark Bobrowski, Esquire and Pare Corporation, who will assist with GIS and mapping, as needed.

We look forward to the opportunity to continue working with you on this important project for Wrentham.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Kathleen McCabe', with a long horizontal flourish extending to the right.

Kathleen McCabe, AICP, EDP
for the McCabe Enterprises team