



WRENTHAM 2030
VISION OF TOMORROW
MASTER PLAN

Wrentham Master Plan
Public Forum #2 & Survey #2 Results Summary



Virtual Public Forum #2

- 53 participants
- Presented Economic Development & Housing existing conditions assessments
- Small group discussions
- April 8, 2021

Public Forum: Economic Development comments

- Town Center
 - How to address increased traffic in Town Center
 - Small businesses Downtown, larger businesses on Route 1
 - Provide tax incentives to small businesses to locate on vacant Crosby Valve site
 - Lack of sewer Downtown impedes development
 - Small businesses Downtown frustrated with lack of maintenance, removal of trash cans, and general unresponsiveness from Town
- Attract good jobs, i.e. financial, professional, biotech
- Why is Route 1 developed on either side of Wrentham's borders?
- Federal funding opportunities for transportation improvements?
- GATRA route from Village Center to Outlets, Casino, Patriot Place?
- Rail trail?

Public Forum: Housing comments

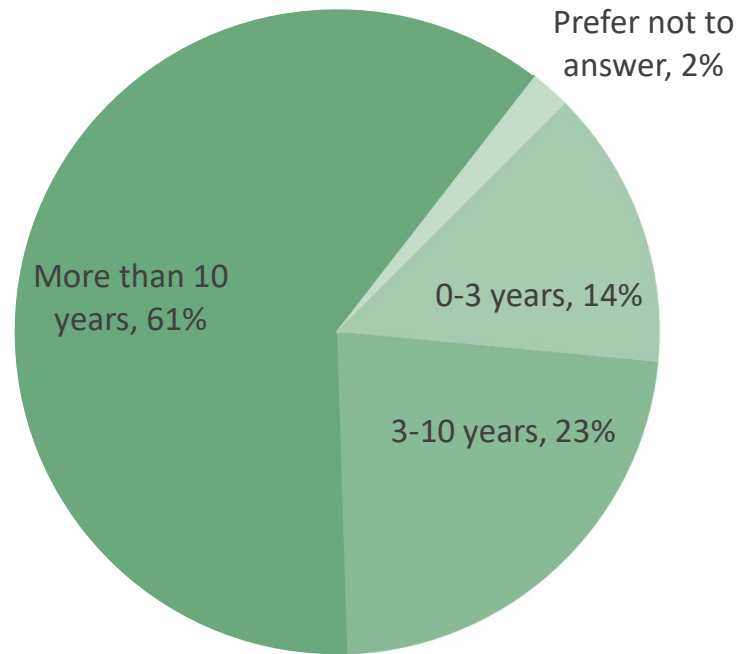
- Housing mix
 - Limited rental options, for example for divorced parents hoping to stay near children
 - Need smaller homes to downsize and stay in Wrentham
 - Single-story homes are appealing to seniors
 - How to encourage 1- or 2-bedroom homes rather than 3- and 4-bedrooms
 - Two-family units or Accessory Dwelling Units in Village Center
 - Balance between allowing Accessory Dwelling Units and retaining high property values
 - Updated infrastructure needed to accommodate more compact development
 - Town sewer would allow for smaller lots
 - Cost of land is prohibitively expensive and results in large homes
- Impacts of new housing on schools and taxes?
- Federal stimulus funds for sewer?
- Property owners have invested \$30,000 in new private septic systems because lack of public sewer
- Clear cutting on Park Street
- Developers should pay for impact fees to cover infrastructure costs, before all of our developable land is lost

Survey distribution

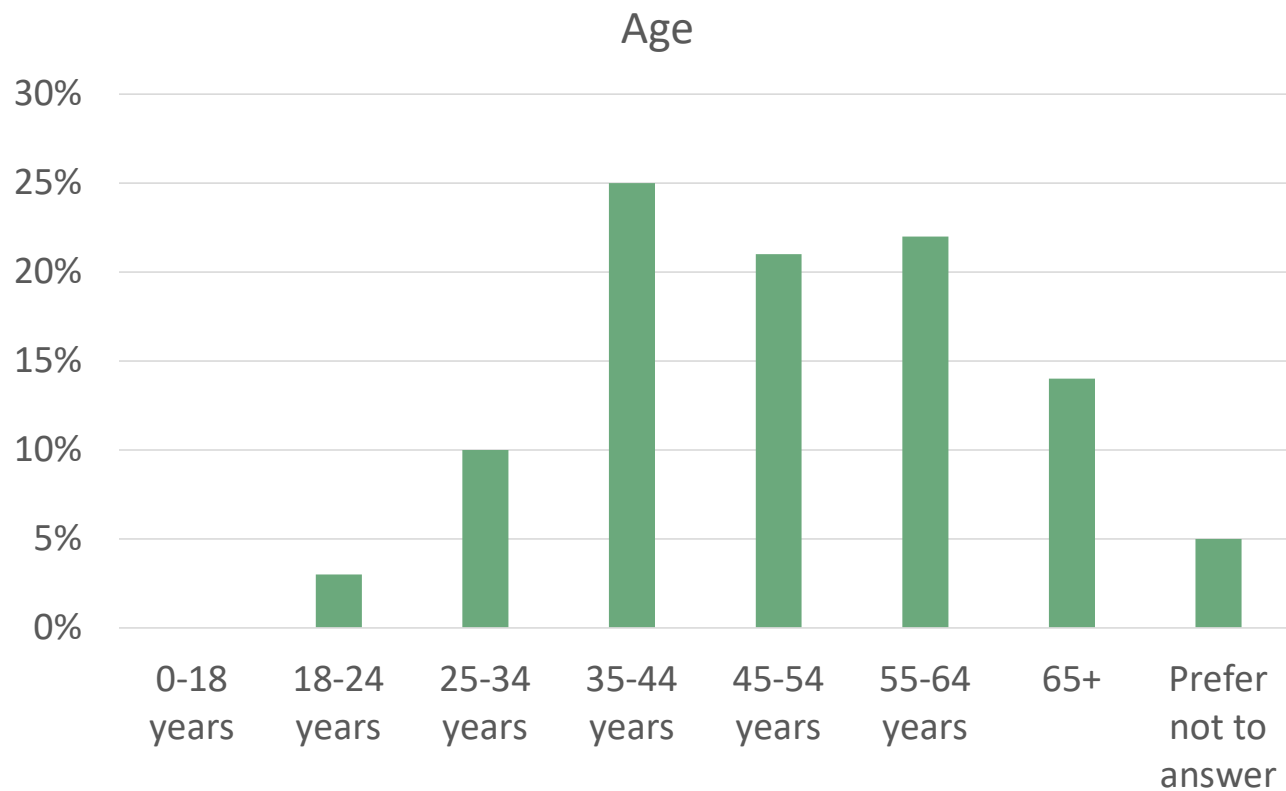
- ~550 respondents!
- Distribution strategies
 - Emails to people who have been involved in Master Plan process, Town staff, and Town boards
 - Press release to local media
 - Paid Facebook advertisement
- Open April 8 - 26, 2021

Who took the survey?

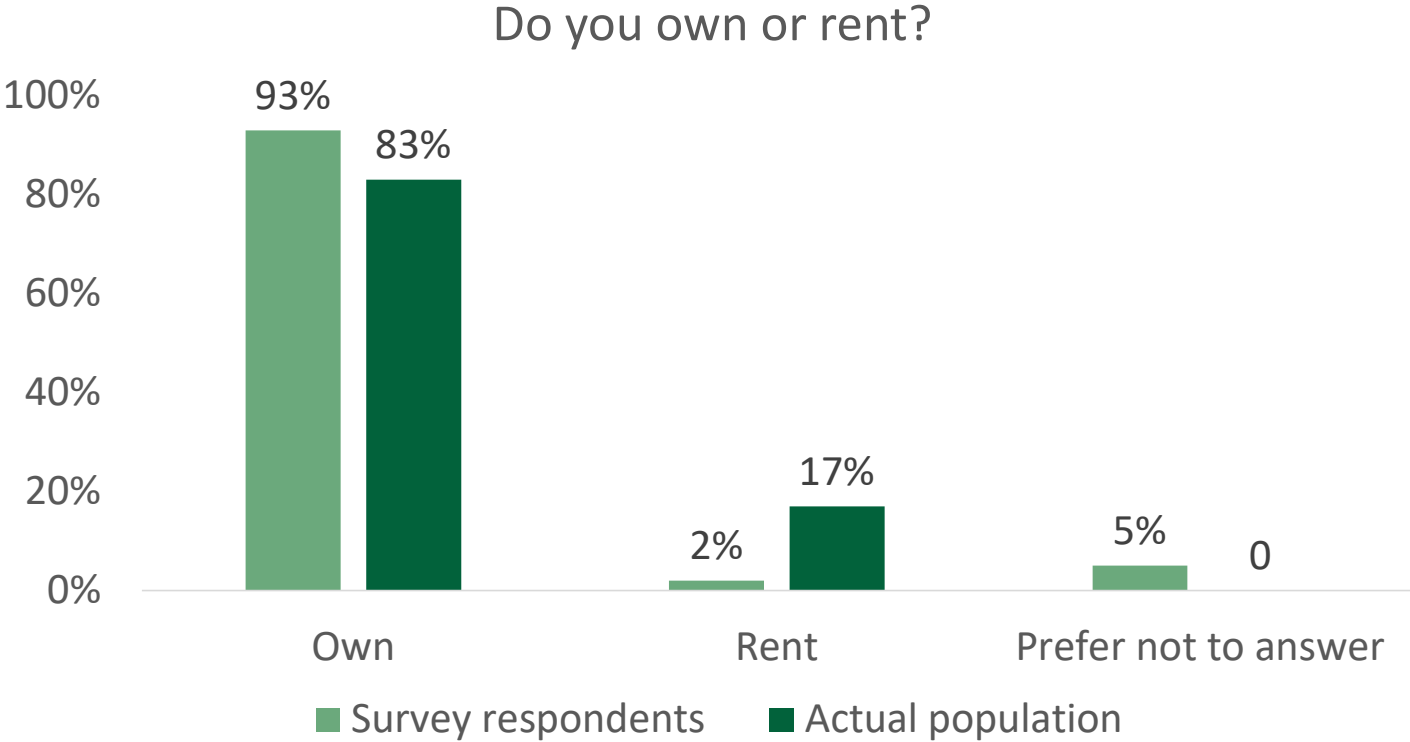
How long have you lived in Wrentham?



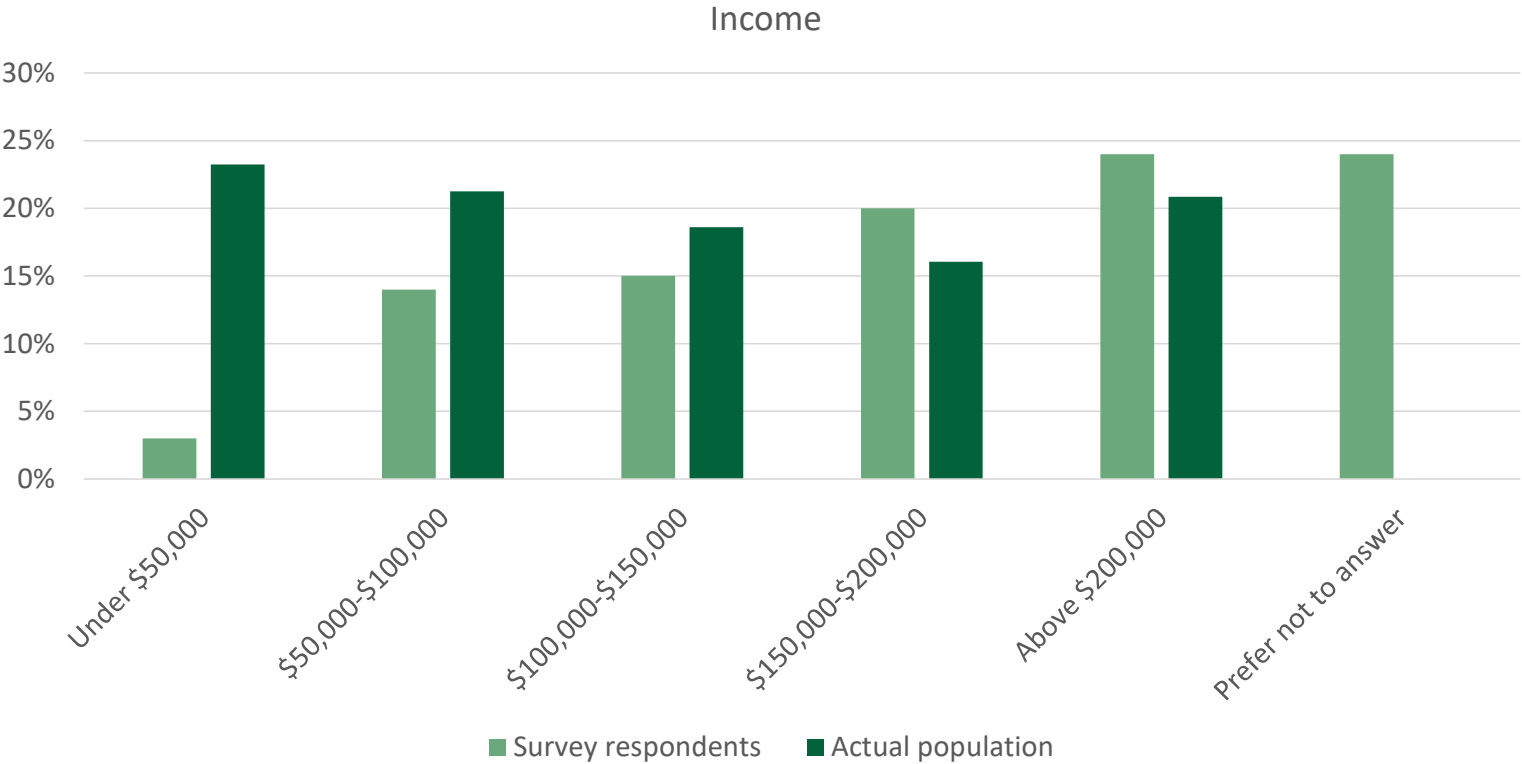
Who took the survey?



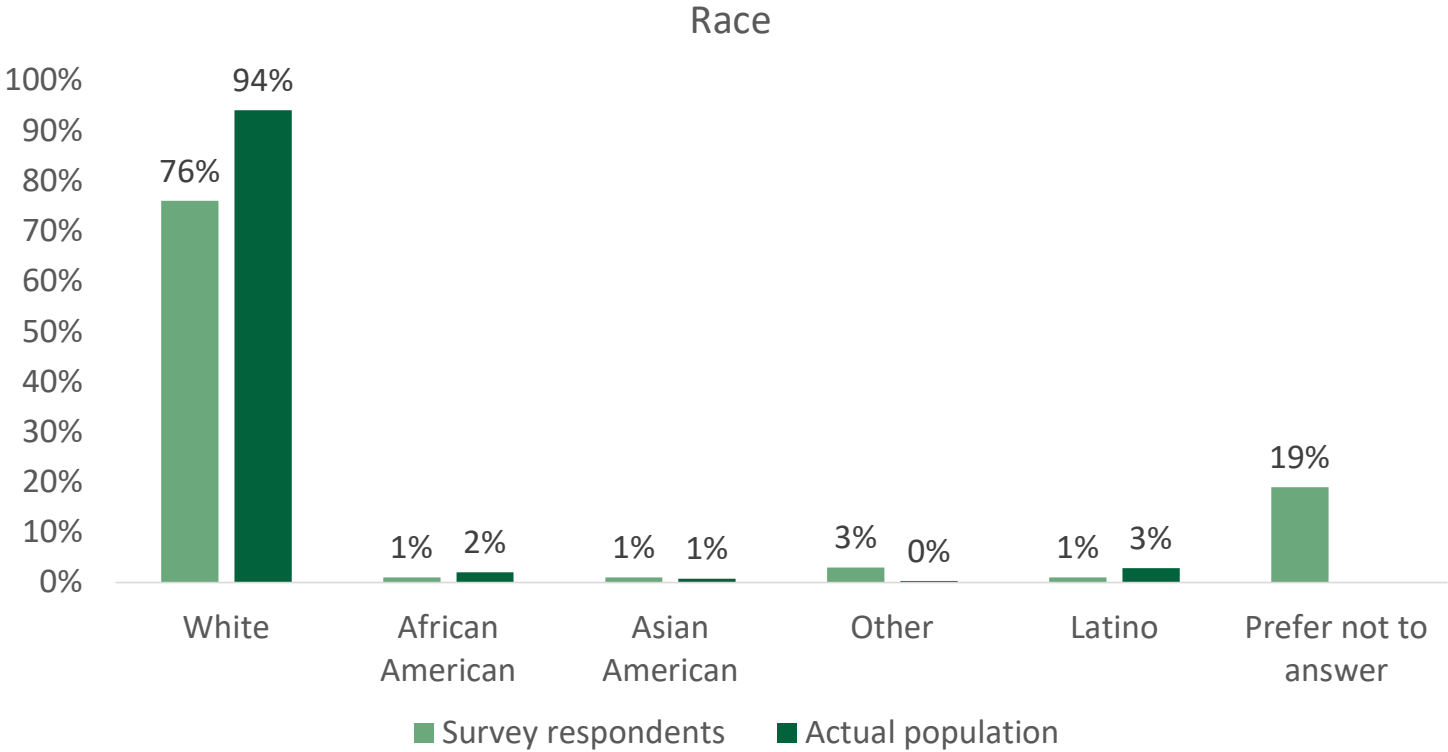
Who took the survey & how do they compare to the Wrentham population?



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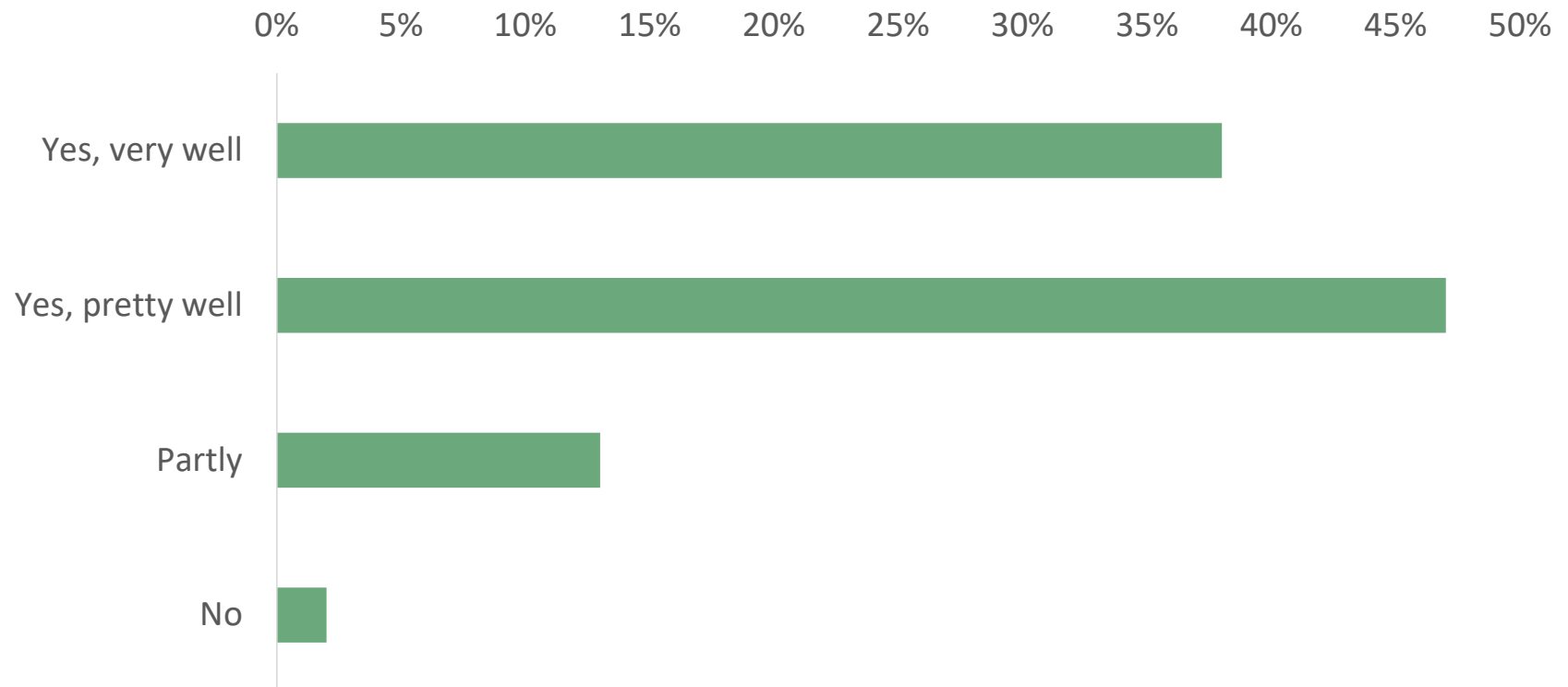


Who took the survey & how do they compare to the Wrentham population?



Vision Statement

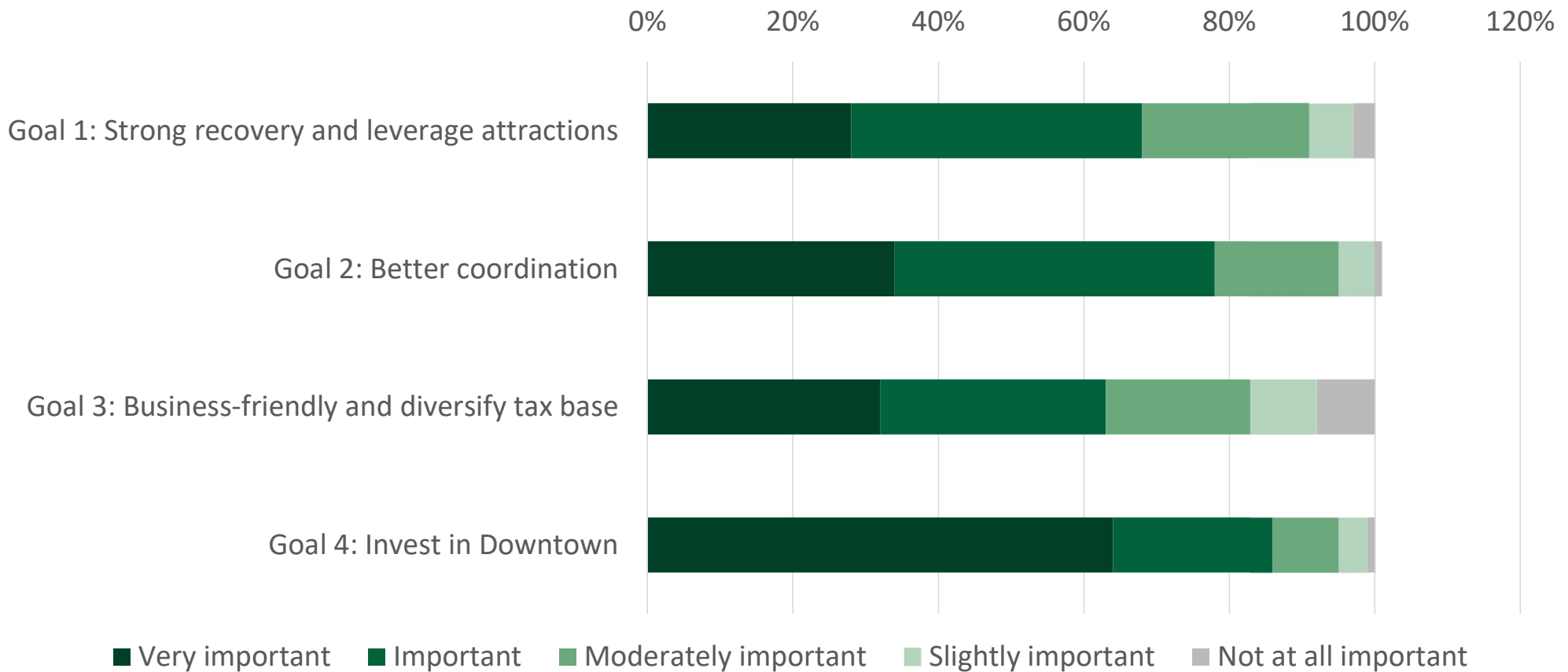
Does this Vision Statement capture your hopes for the future of Wrentham?



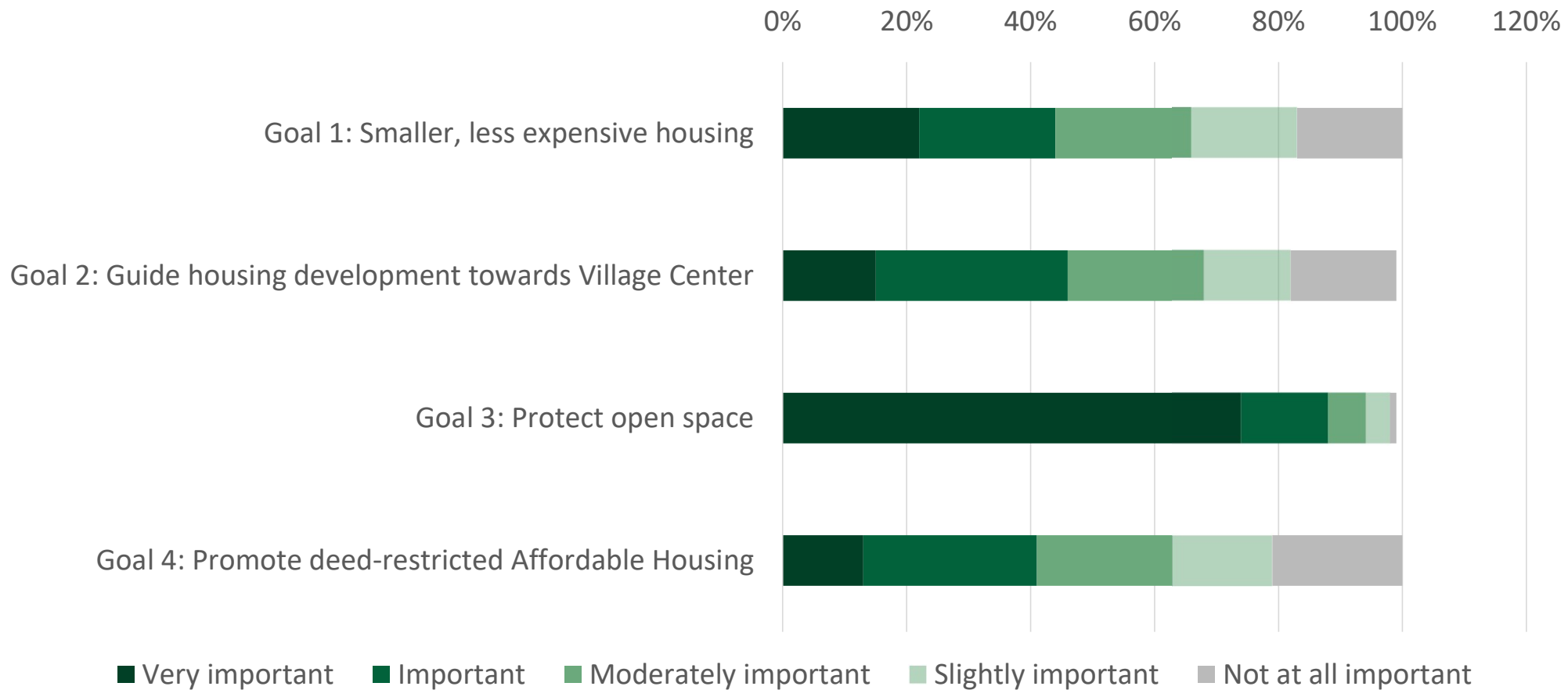
Comments on Vision Statement

- Themes:
 - Concern about loss of open space; traffic and crowding in schools; large housing developments; lack of implementation in the past; water supply
 - Support for more sidewalks
 - Conflicting desires: several comments opposed market-rate housing on smaller lots and Affordable Housing, while there were also several comments expressing concern about housing being too expensive
- Suggested additions to the Vision:
 - Economic development to create jobs and strengthen tax base
 - “Gender” and “sexual orientation” to first line on being welcoming
 - Arts and cultural events
 - Support for strong schools
 - “Restaurants” to line about strengthening Downtown

Support for Economic Development Goals

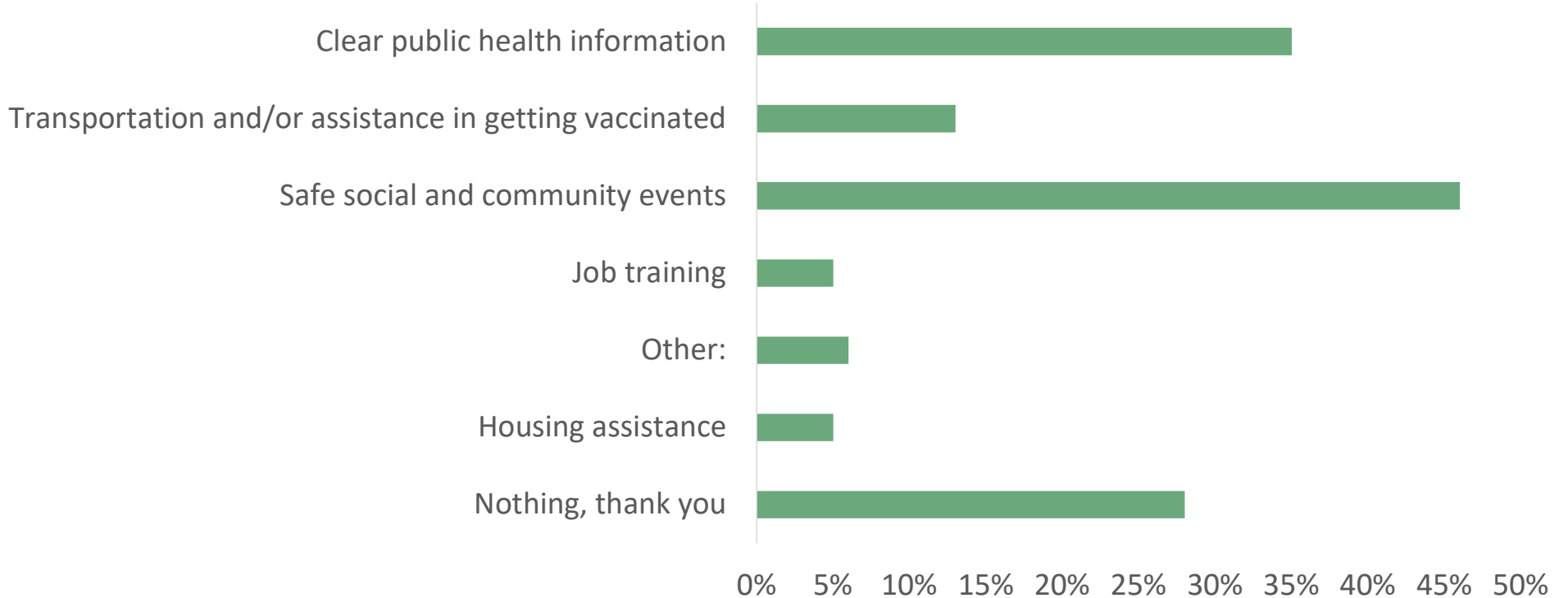


Support for Housing Goals



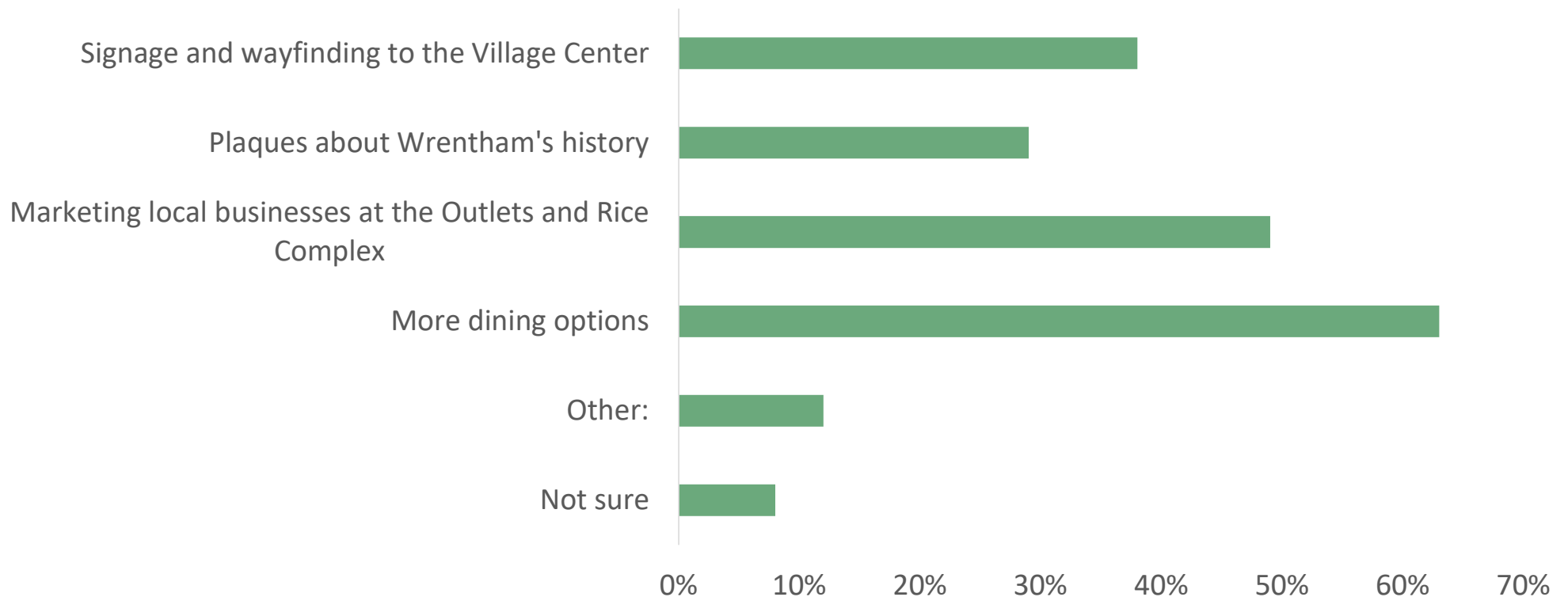
Well-being after COVID

What would be most helpful to you in supporting well-being after year of COVID?



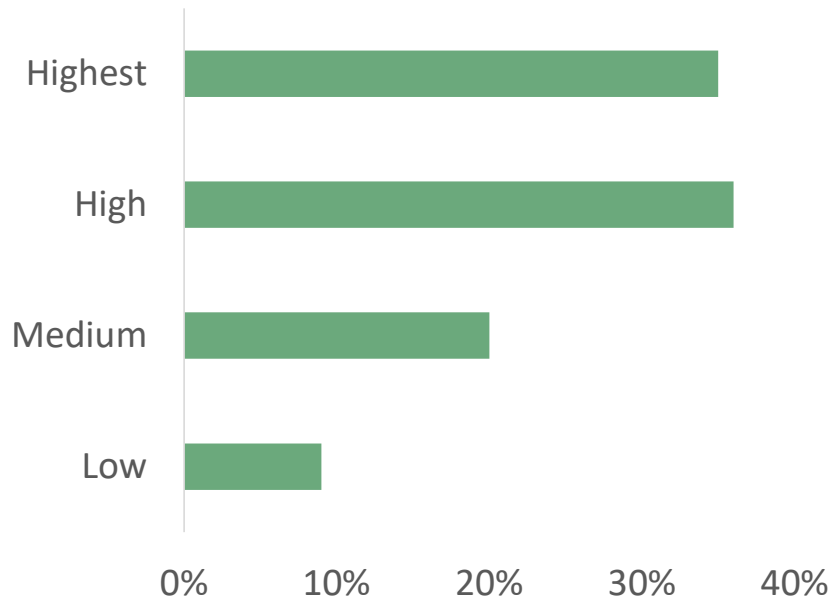
Economic development strategies

Which strategies would you support to encourage visitors to support local businesses?

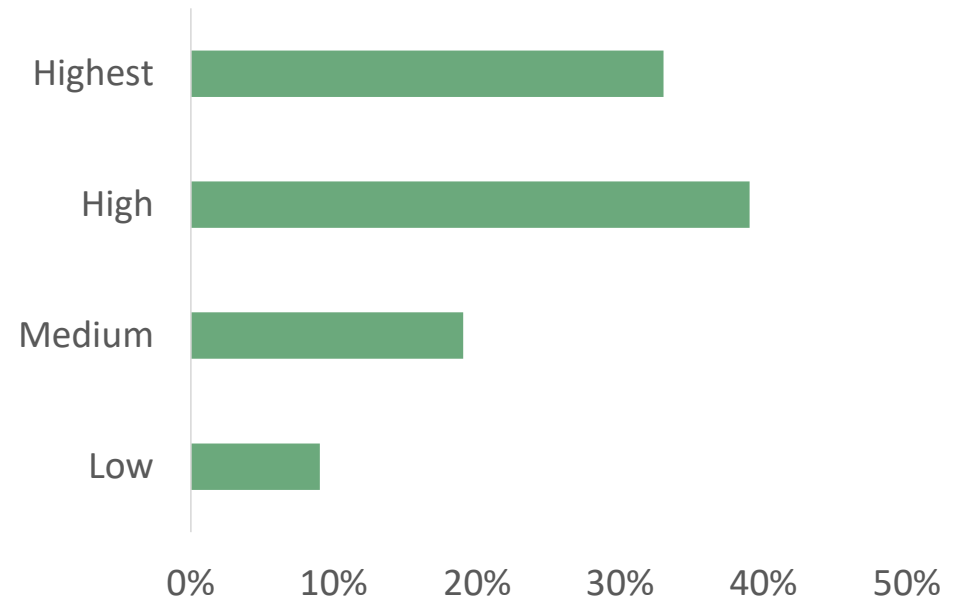


Economic development strategies

Support for pedestrian & transportation improvements
Downtown?

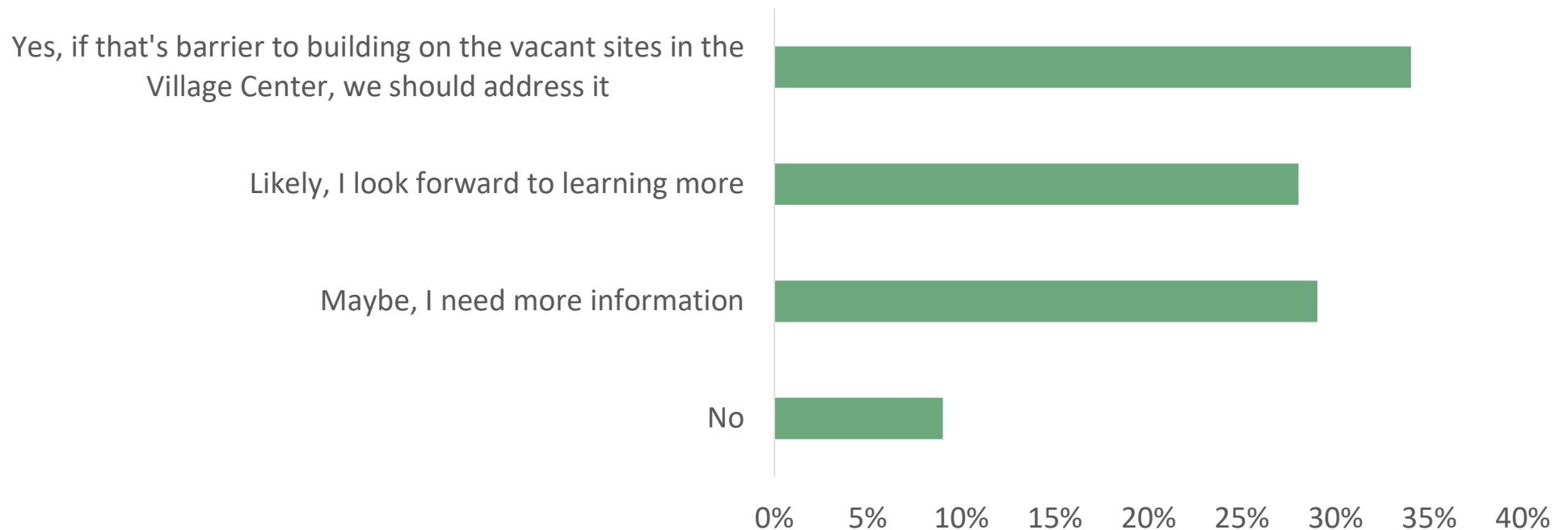


Support for addressing barriers to development of vacant Crosby site
Downtown?



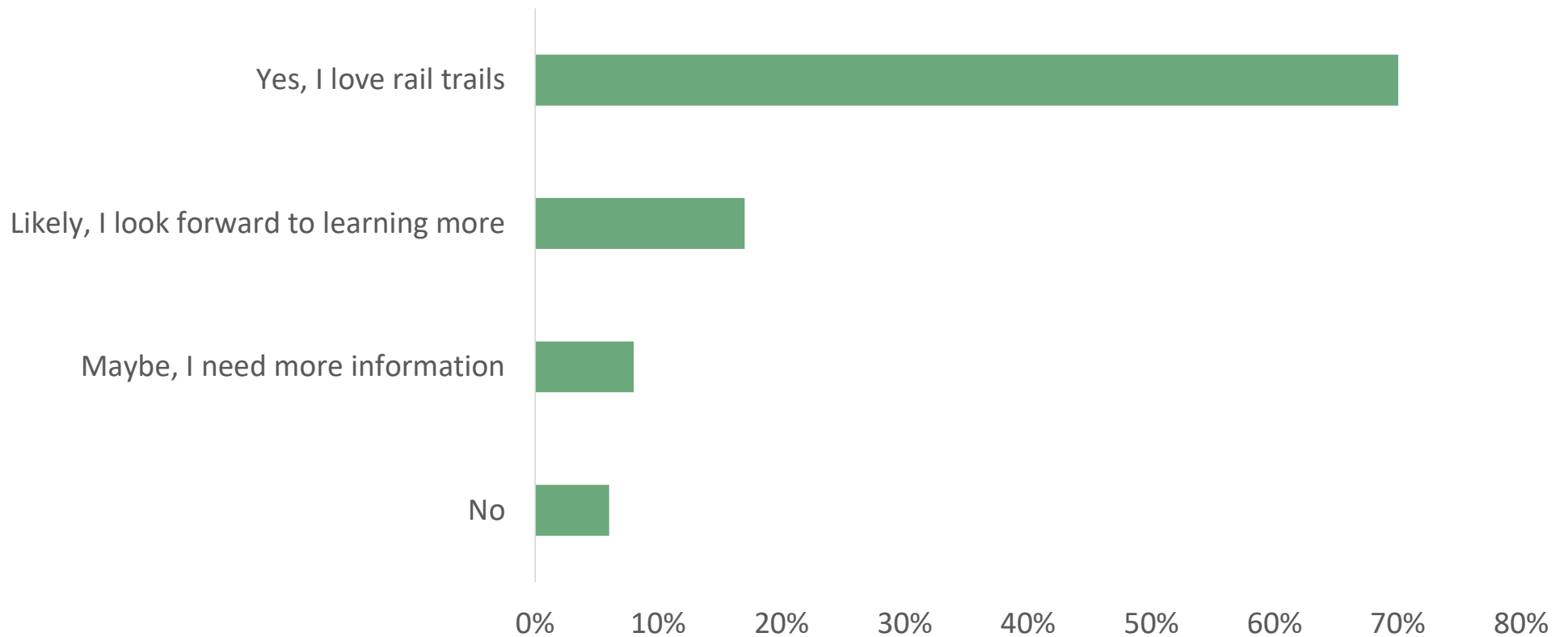
Economic development strategies

If one of the barriers identified is the lack of sewer, would you support the Town pursuing a public/private partnership to install sewer in the Village Center?



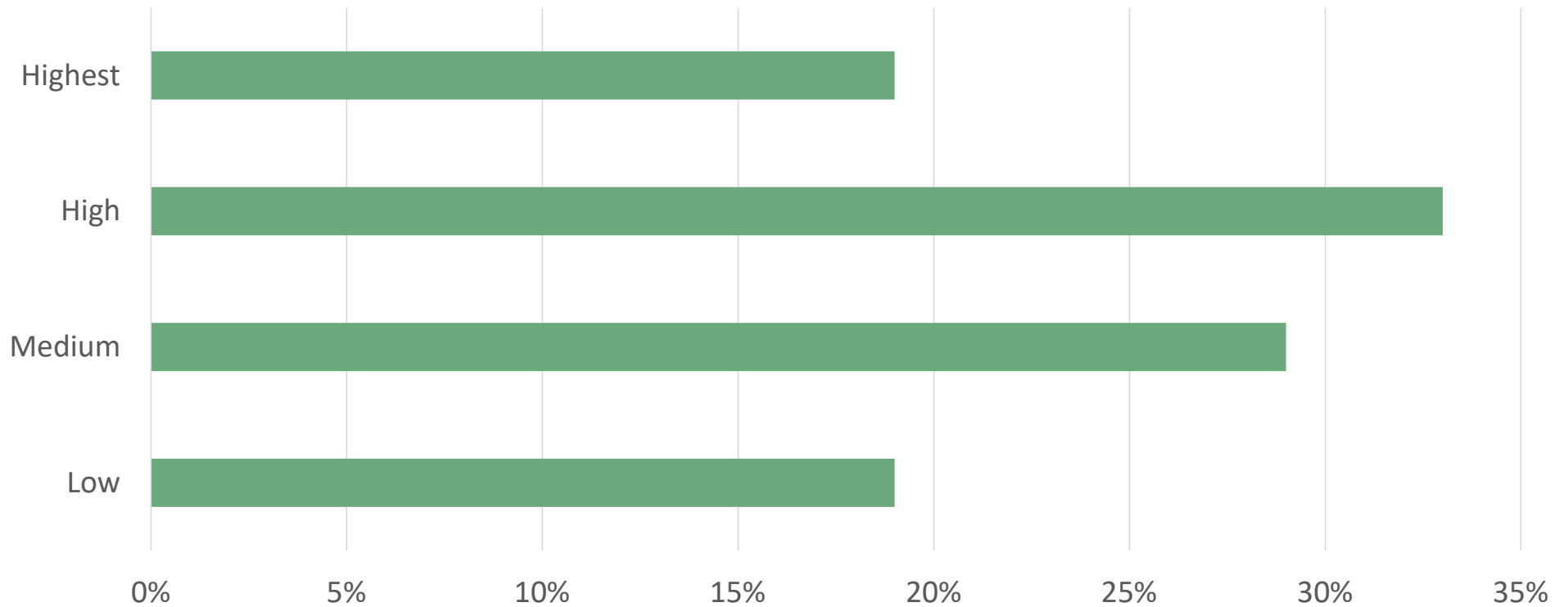
Economic development strategies

Support creating a walking/biking trail on old rail bed?



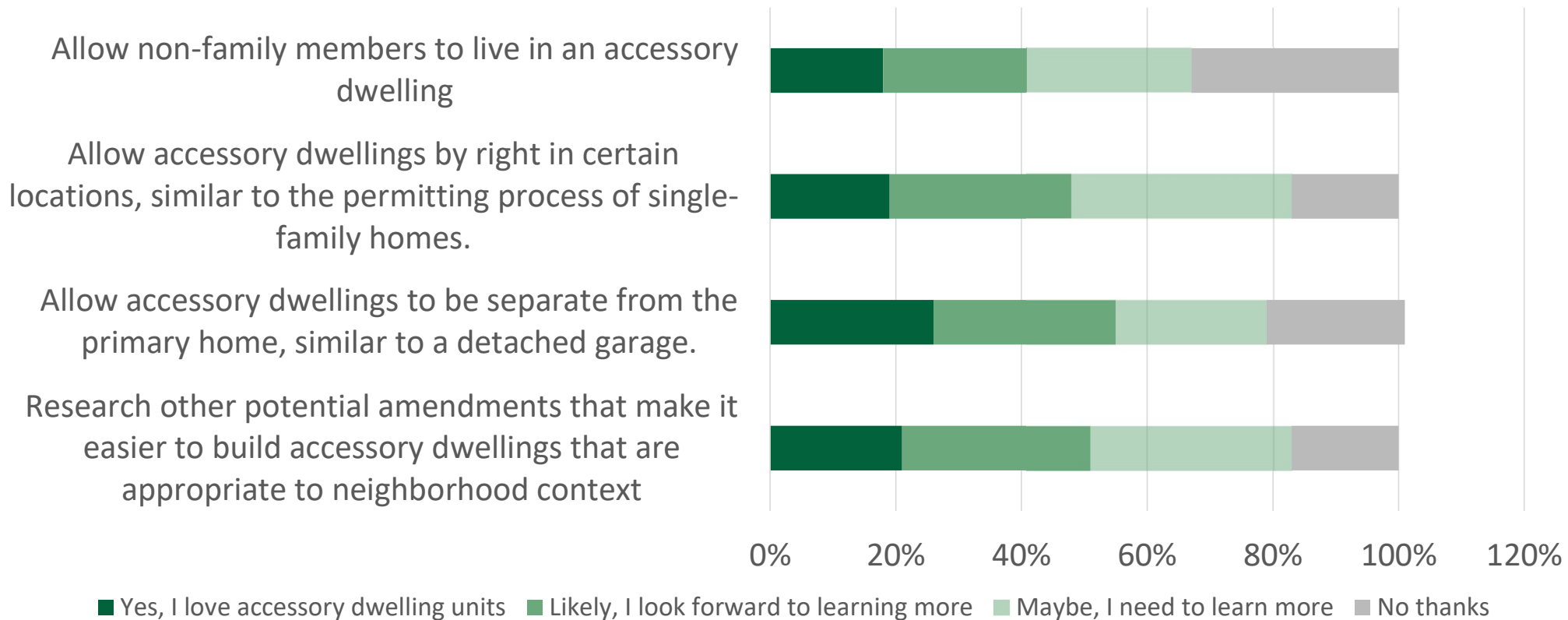
Housing strategies

Support for encouraging new subdivision developments to cluster homes and conserve open space?



Housing strategies

Support for amending ADU bylaw



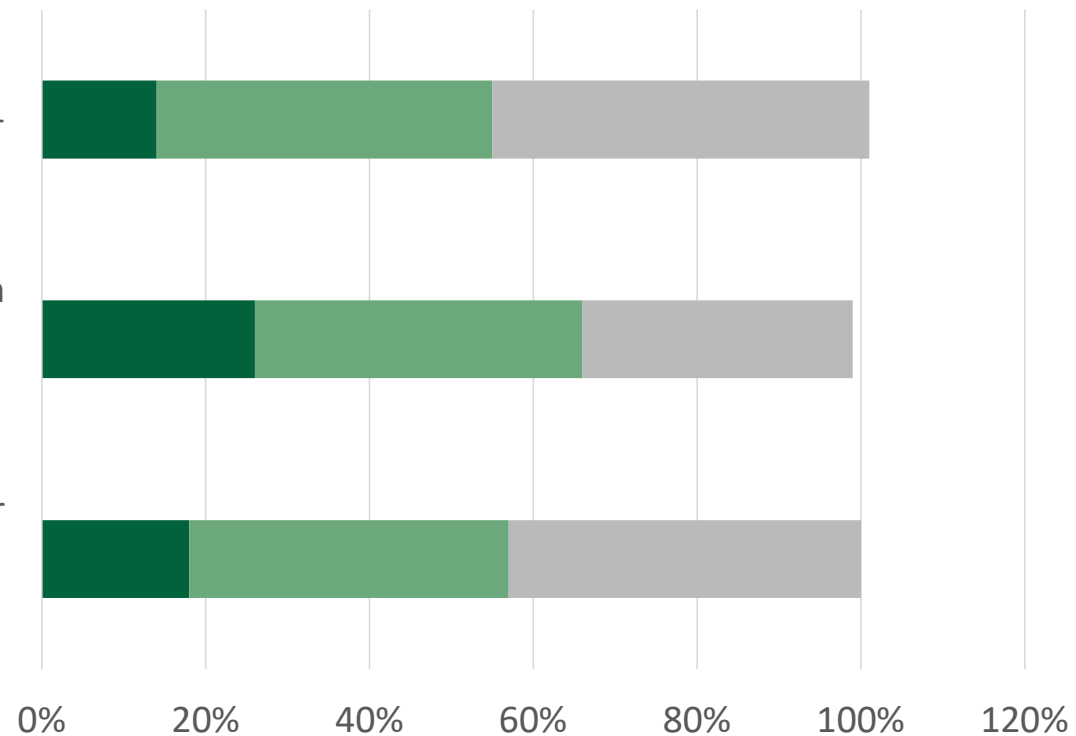
Housing strategies

Support for converting single-family to two-family

Allow single-family homes to be converted to two-family homes by right, similar to the permitting process of single-family homes.

Add a bylaw that specifically encourages the preservation of large, historical homes by allowing careful conversion and renovation into more than one home.

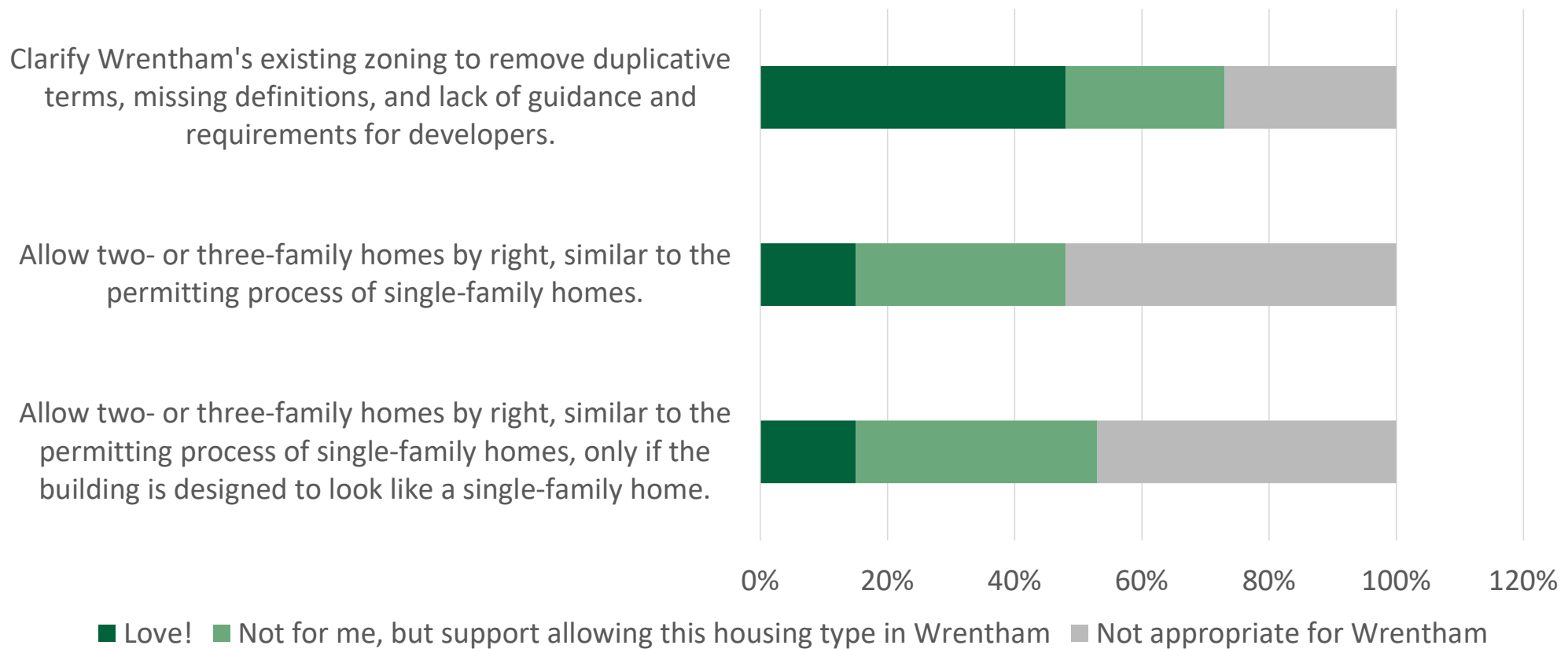
Research other potential amendments that make it easier to convert single-family homes to two-family homes that are appropriate to neighborhood context



■ Love! ■ Not for me, but support allowing this housing type in Wrentham ■ Not appropriate for Wrentham

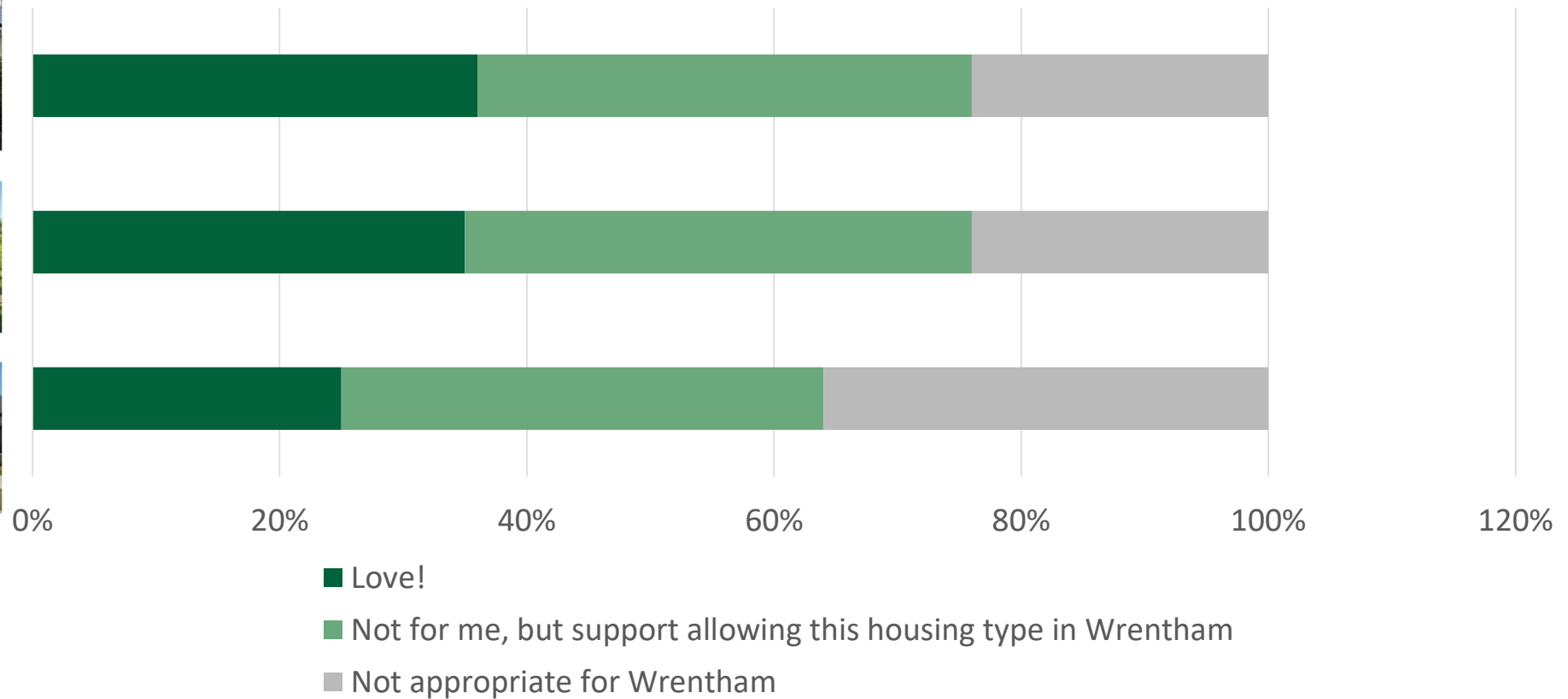
Housing strategies

Support for development of two- or three-family homes



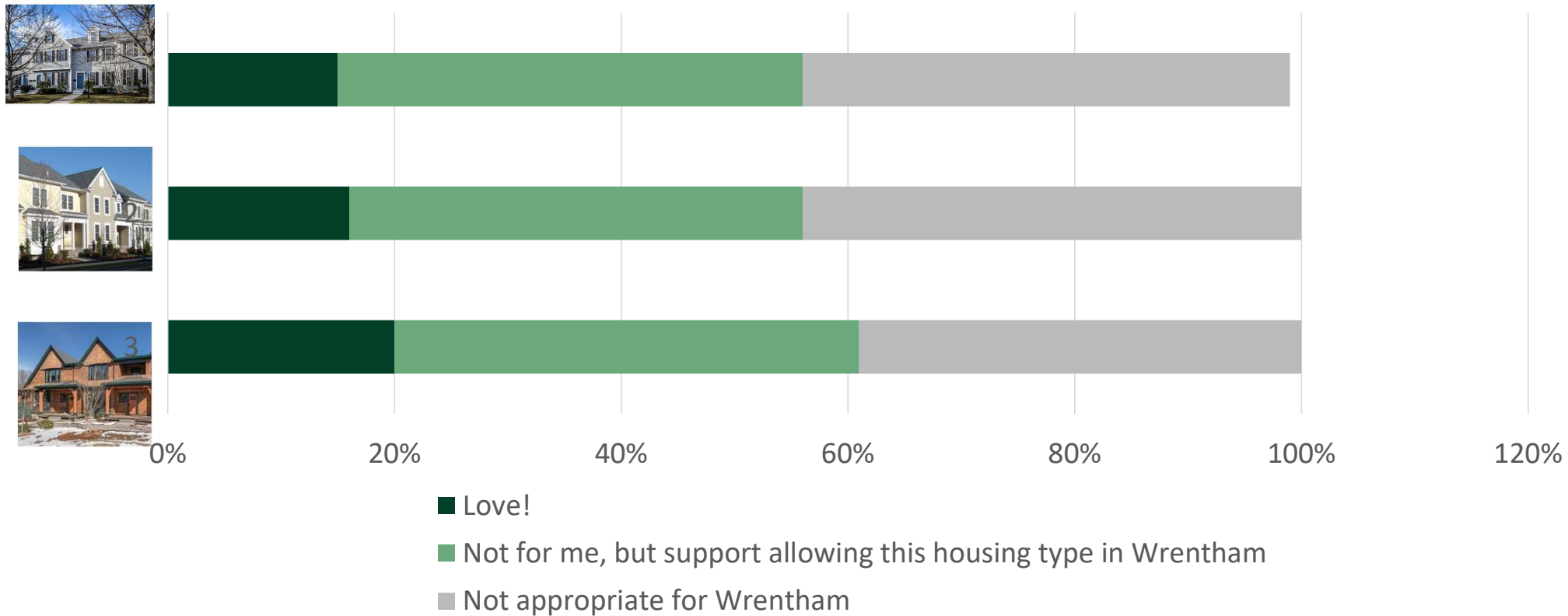
Housing strategies

Support for cottage clusters



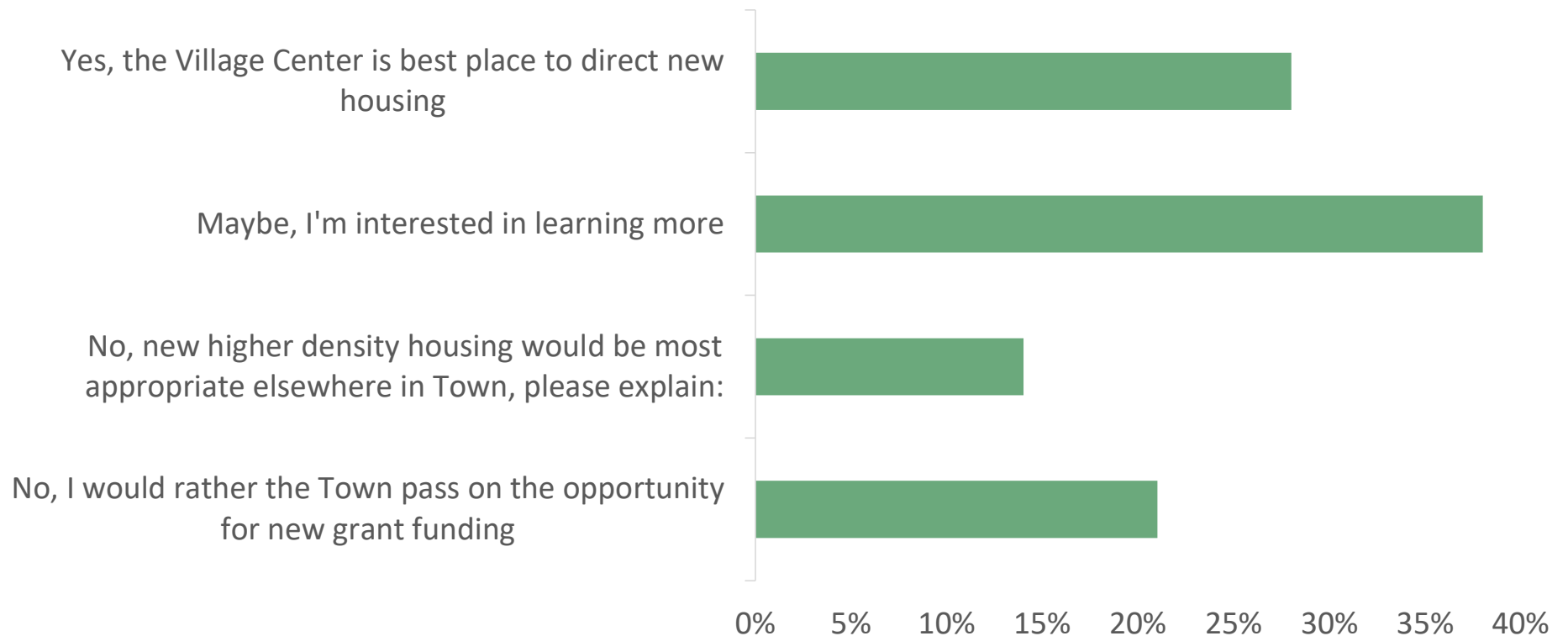
Housing strategies

Support for four or more attached single-family homes (Townhomes)



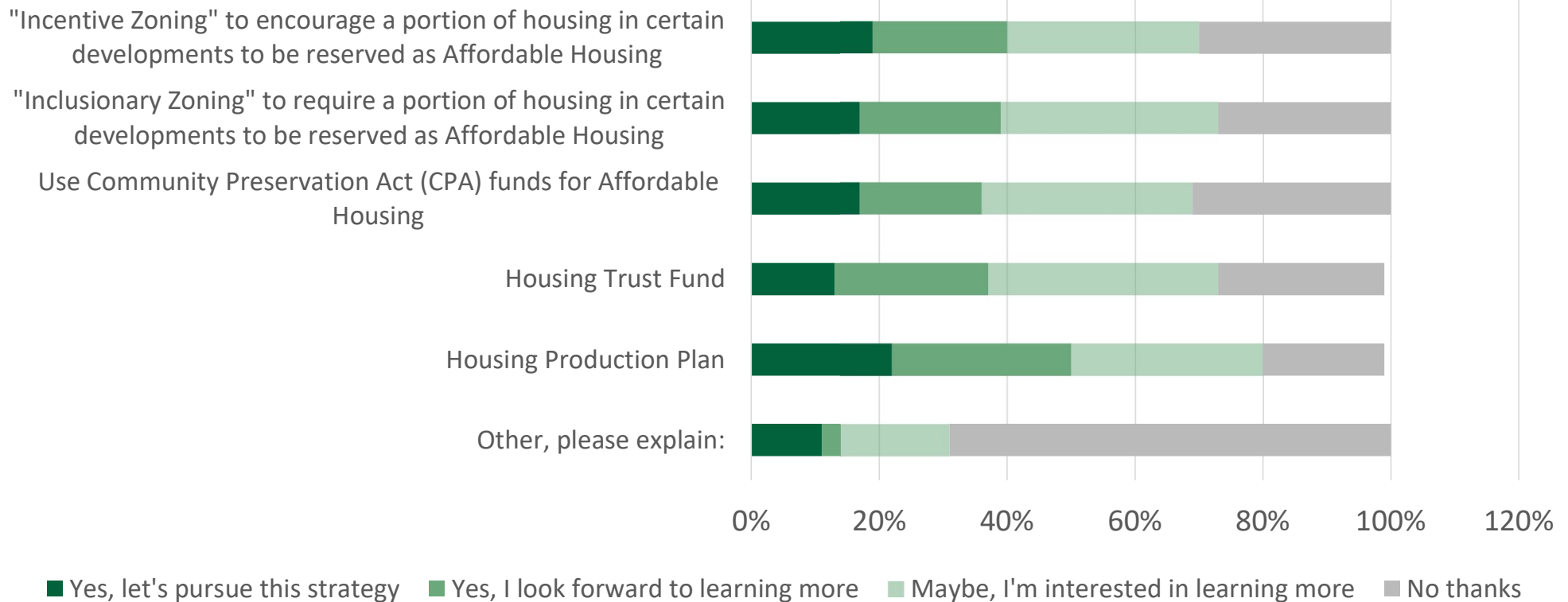
Housing strategies

Support for amending Village Center zoning to make housing easier to build to meet State's new requirements for funding?



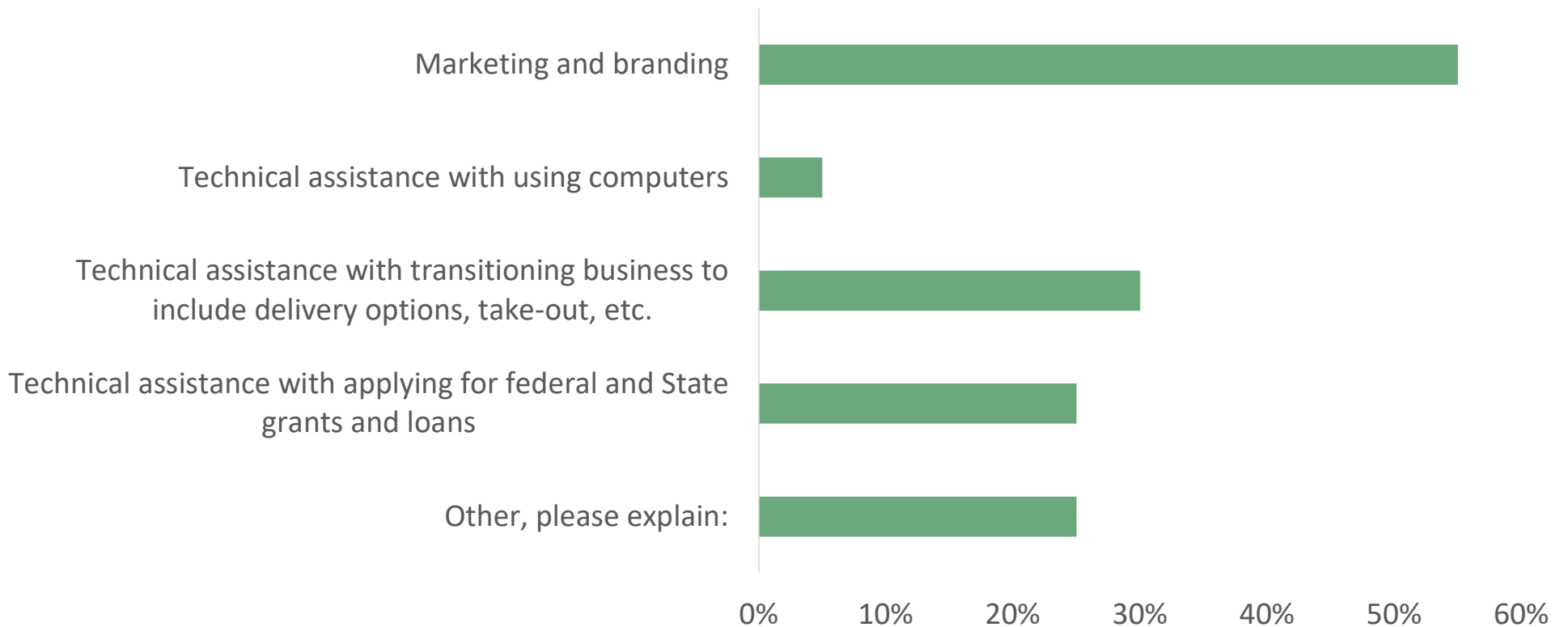
Housing strategies

Support for Affordable Housing strategies



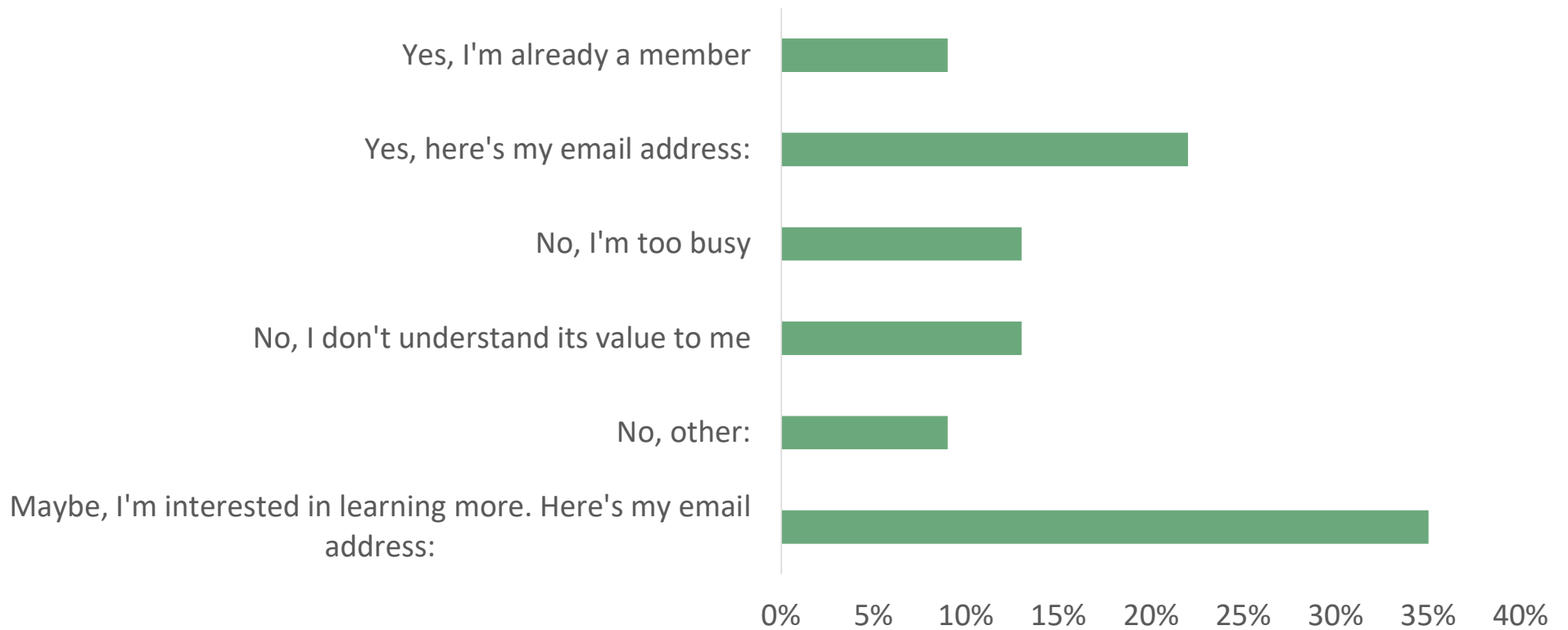
Questions for businesses

How can Town help support economic recovery?



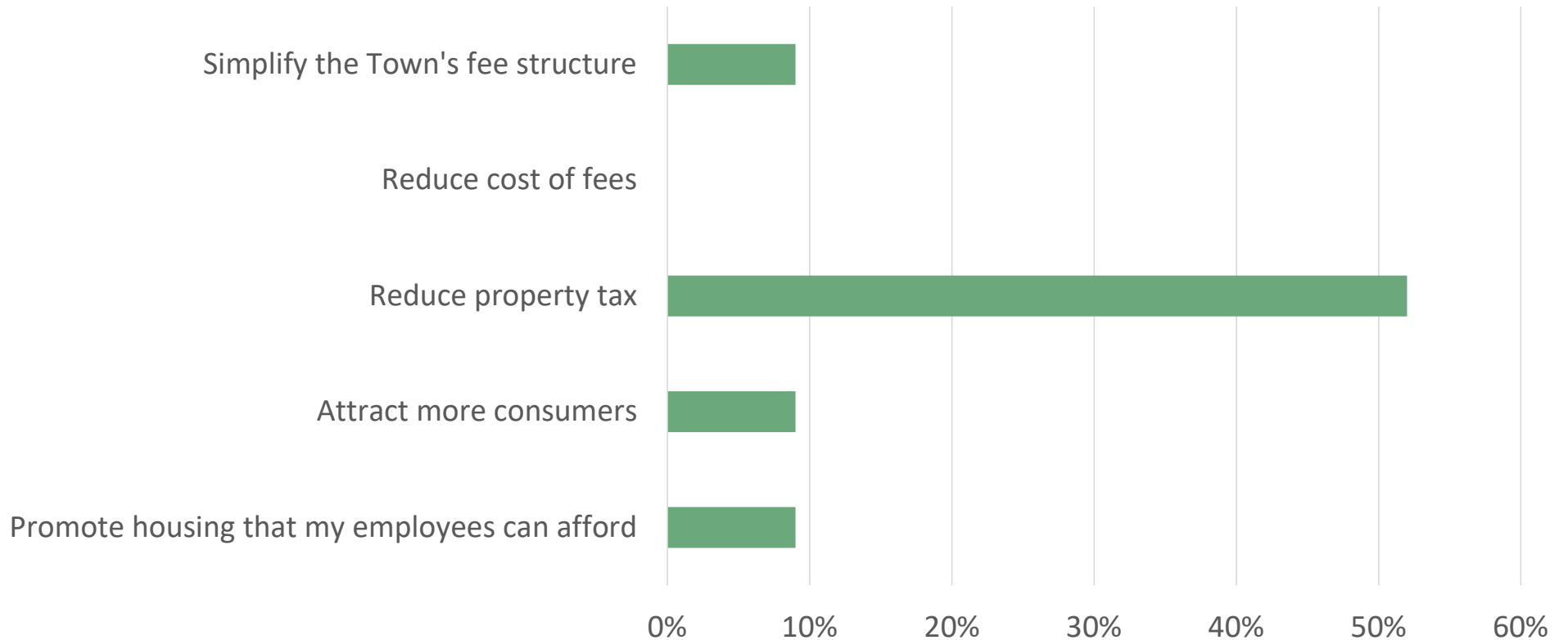
Questions for businesses

Interested in joining Wrentham Business Collaborative?



Questions for businesses

How can Town support success of your business?



Questions for businesses

How can Town best support new commercial development?

