



## WRENTHAM BUSINESS PARK WRENTHAM, MA

Client: WBH, LLC

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WBH, LLC proposes to construct a planned development mixed-use business park on the easterly side of Route One just north of the intersection of Route 495. The project includes the construction of associated infrastructure improvements to support the proposed development. The proposed design is to develop a "clustered approach" within the concept of a planned development. We envision the Wrentham Business Park as a Commercial/Industrial/Distribution center comprised of multiple buildings totaling a Gross Floor Area in excess of 1,000,000 square feet similar to both the Forge Hill Park and the Franklin Business Park, which have been built in the neighboring town of Franklin. With the proximity to Route 1, Route 495 and Route 95, the location provides good access and highway availability.

Bay Colony Group, Inc. was the lead consultant and civil engineer for the project and was responsible for site design and permitting through the local, state and federal government. The project had to go through the full MEPA process and BCG was able to obtain a Phase 1 waiver to permit and construct the first two buildings. Storm water management plans and a Traffic Management Plan were developed and approved by the permitting authorities. Phase I was the construction of the first 800' of roadway and associated infrastructure on the east side of Route One and was completed in 2003. The project was put on hold at that point while the proponent investigated the possibility of changing the uses from largely warehouse to more retail on the Route One side of the brook. At this time this project is still on hold, though all of the permits are still active.