

Heather Ledbetter

From: John Graham <dracofyre@gmail.com>
Sent: Monday, July 11, 2022 12:16 PM
To: Planning; ConCom
Subject: Questions & Concerns regarding 1139 Sheldon West Site

Hello,

My name is John Graham, living at 20 Lantern Ln, Wrentham, MA 02093. I have some questions and concerns regarding the new Senior Living community that is being planned for 1139 West Street. Reviewing the Plans, the location is endangering the wetlands that reside in that area. The Plans located here: https://wrentham.ma.us/files/Wrentham%20Website%20Files/Planning/Apps%20Submit_Decisions/Under%20Review/West%20St,%201139%20Sheldon%20West%20Site%20Plans.pdf show on page 17 that portions of the road and houses overlap the 100FT Wetland Buffer. Isn't the point of these buffer to prevent development and to safe guard the environmental impact that they can have.

In addition this plan sites the use of Bylaw 13.5 for Senior Community living space, but By Law 13.5 Section 1, Item C: To provide for a type of housing development that reduces the demands on municipal services by maximizing energy efficiency, renewable energy opportunities and a cluster design;

How does this reduce the demands on Municipal services where there are no energy provisions in the plan? This includes the use of water supply that will be an additional draw on the communities water.

Bylaw 13.5.10

The Planning Board may grant a Senior Living Community (SLC) special permit with any conditions, safeguards, and limitations it deems necessary to mitigate the project's impact on the surrounding area and to ensure compliance with this article, only upon finding that: i. The proposed SLC will not have adverse effects that outweigh its beneficial effects on either the neighborhood or the Town, in view of the characteristics of the site and of the proposal in relation to that site, considering each of the following: a. Social, economic, or community needs which are served by the proposal; b. Traffic flow and safety; c. Adequacy of utilities and other public services; and d. Qualities of the natural environment

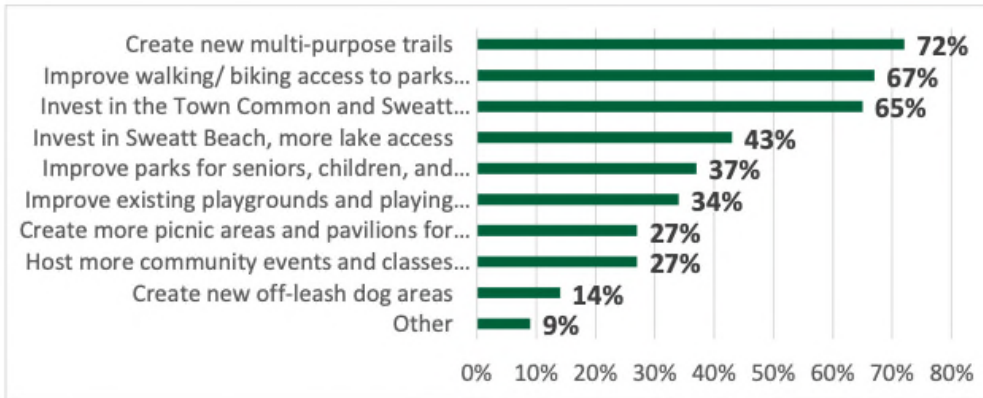
Again, West Street is the main road that is a 2 lane road. How does 26 Units being added to this road that will need to travel on West St not have an adverse effect on the community?

How does this align to the Master Plan?

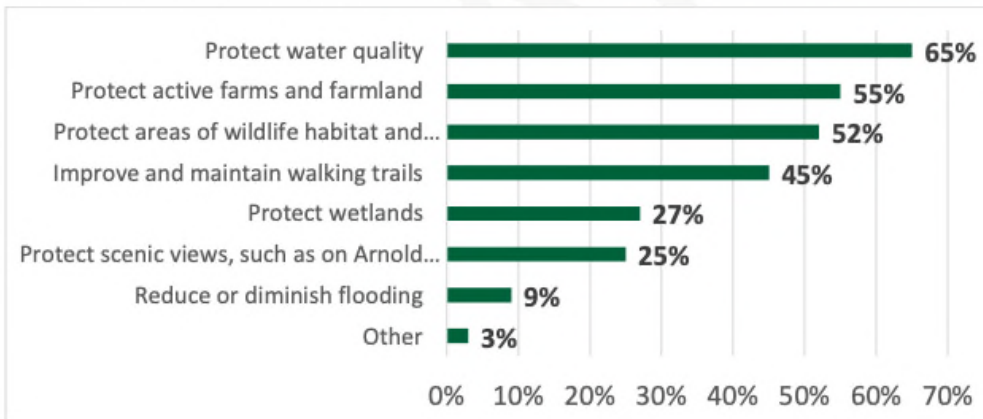
- https://www.mapc.org/wp-content/uploads/2022/03/Land-Use-Zoning-existing-chapter_draft-3-16-22.pdf

- https://www.mapc.org/wp-content/uploads/2022/03/Open-Space-Rec-Natl-Resources-existing-chapter_draft-3-16-22.pdf

Both point to preserving and protecting our Wetlands, and Waterways. They also point to maintaining the historical, and environmental. See second graphic.



Similarly, respondents were asked to choose up to 3 responses with results below, answering: **Over the next 10 years, what are the most important goals for open space?**



Another concern is why another Senior Living Community? There are already 5 residing in Wrentham. This location will add more traffic to West Street that already has quite a bit. The road is a 2 lane road that has cars traveling at 40+ mph with small sidewalks. We are adding more vehicles to an already busy road.

Lastly if we want to grow the Wrentham community wouldn't the addition of dwellings that are open to families and provide more lasting returns to the community be better? Senior Living communities are restrictive and limiting to the community.

Thank you,
John Graham