

Brenda and Thomas Ihley  
125 Burnt Swamp Road  
Wrentham, MA 02093

July 14, 2022

Wrentham Planning Board  
Wrentham Board of Health  
Wrentham Conservation Commission  
79 South Street  
Wrentham, MA 02093

**RE: Sheldon Meadow and Sheldon West (20 Hancock Street and 1139 West Street)**

Dear Board Members,

We are writing this letter to outline some observations and potential issues we see with the application for the Senior Living Community projects proposed at 20 Hancock Street and 1139 West Street. I would like to call attention to the amount of fill that is being proposed to be brought into site. We note that the peer review conducted by Beals and Thomas raises several notable concerns including the lack of clarity on how much fill will be brought into the site based on the Earth Removal Permits. As stated in the peer review notes for Sheldon Meadow, 20 Hancock Street, Comment #9:

*“The documentation provided by the Applicant is unclear. It states that 124 CY of material will be excavated within the site; however, 32,965 CY of material will be transported from the site (cumulative for the Sheldon Meadow and Sheldon West Projects).”*

A similar comment is made for 1139 West Street “Sheldon West” peer review. The amounts stated on each Earth Removal Permit application can be summarized as follows:

	<b>1139 West St. Sheldon West</b>	<b>20 Hancock St. Sheldon Meadow</b>
Estimate of material to be excavated within site	124 cubic yards	21 cubic yards
Estimated Earth to be transported from site	32,965 cubic yards	35,640 cubic yards

Unfortunately, the Earth removal information section of the application lacks clarity because there is no location to record fill coming INTO the site. On the application, it appears that the fill is being transported FROM the site. The peer review also notes the cumulative amount for both sites as 32,965 when in fact it is **68,605 cubic yards total**. This is a significant amount of fill to be brought into this site. As abutters noted during the call, the amount of fill will likely change the hydrology of the site due to the high water table and could be detrimental to their properties by causing flooded basements and ponding on their land. The applicant seems very

confident that there would be no detrimental effects to abutters or the water quality in the aquifer protection district. However, it is not clear how this can be assured by the applicant nor is it clear **who** would be responsible if the amount of fill and change in topography results in damage to abutting properties (septic systems, basements, structures, etc.) and/or contaminates water supplies.

During the Planning Board meeting on June 1, the question was raised regarding any similar projects within Wrentham that had large amounts of fill brought **into** the site. The example provided by the Planning Board was the Park Street project. It could be argued that this is not a relevant example since the 112 acre Park Street project had earth removal **within** the site as follows: 425,000 cubic yards cut, 285,000 cubic yards fill with net cubic yards (removed) 140,000. The total earth removal was 140,000 cubic yards FROM the site. The Sheldon West and Sheldon Meadow site has fill being brought TO the site which will have very different impact due to the aforementioned change to hydrology of this area.

We also want to call attention to the amount of truck traffic that will be required for this project. It is estimated that it will be about 4500 dump truck trips to bring the fill into this site. We think is excessive and unfair to expect a neighborhood to absorb this level of traffic for such an extended period of time. It also would appear this amount of fill and required truck traffic to bring the fill into this neighborhood **does not comply** with the Earth Removal bylaw, especially Parts B and C of the General Requirements as follows (<https://ecode360.com/35948167#35948167>).

*B. That the earth removal will not produce unreasonable noise, dust, or other effects observable as detrimental to the normal use of adjacent land;*

4500 dump trucks will most definitely cause unreasonable noise and dust in this neighborhood, particularly to the adjacent parcels. In addition, the traffic on Route 121/West Street and Hancock Street caused by these dump trucks will be a hazard and cause wear and tear on Wrentham roadways.

*C. That the earth removal and change in topography may be accomplished without adverse effect to abutting land by reason of surface water drainage nor to the recharge of the water table nor to the pumping rate of any nearby Town well site;*

The topography will be changed drastically – in some areas the changes to the topography will be over 6 feet higher. As stated above, the applicant has not shown any compelling evidence that adjacent properties will not be adversely impacted by this project and result in basement flooding, damage to foundations, ponding in yards where there is none currently.

During the Board of Health meeting on July 10, the amount of water that flows through this area has been raised numerous times along with debate as to whether this area is truly an aquifer protection district. This area is part of the Abbott Run Watershed which feeds into the Diamond Hill Reservoir and Arnold Mills Reservoir just to the south of this site. On the EPA map (see link), it can be seen that Burnt Swamp Brook is labeled “impaired”. Septic systems

and run off from landscape and snowmelt chemicals will not improve this situation. Reference: <https://mywaterway.epa.gov/community/010900030207/overview>

Thank you for your thorough review of the application and considering the comments from the public.

Respectfully,

Brenda and Thomas Ihley

Cc: Wrentham Planning Board ([planning@wrentham.gov](mailto:planning@wrentham.gov))

Cc: Wrentham Conservation Commission ([concom@wrentham.gov](mailto:concom@wrentham.gov))

Cc: Wrentham Board of Health ([ebugbee@wrentham.gov](mailto:ebugbee@wrentham.gov))