

## Ledbetter, Heather

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**From:** Cheri <cherihl@comcast.net>  
**Sent:** Sunday, October 23, 2022 2:47 PM  
**To:** ConCom  
**Subject:** 20 Hancock St/1139 West St Comments

To: The Wrentham Planning Board  
The Wrentham Conservation Commission  
The Wrentham Board of Health

RE: 20 Hancock St/1139 West Street

October 23, 2022

Thank you for the opportunity to express our concern about the proposed developments on West and Hancock Streets in West Wrentham.

We have lived here for 50 years. We are the demographic this development purportedly aims to attract. We have watched the increasing development of the land around us and in neighboring towns and not always for the good of the area. What once was a beautiful rural area is disappearing and being turned into cookie cutter clusters of housing that meets whatever the latest fad is felt to be.

--The proposed housing for the West and Hancock Street area is just another attempt at cramming "cluster" "over 55" housing into an increasingly smaller area that will just meet (maybe) the obstacles this area presents. With every meeting the developer appears to "improve" their plan by trimming down or moving things around. In reality there is very little green space, little "recreational" space, and the "amenity structure" is a joke given the climate of New England and the >55 age target. A space with a roof is essentially unusable in snow and rain and cold, with no bathrooms or running water. Why bother? There is no sense that any consideration has been made for the target age group. This is also apparent in the quaint anecdotes provided by some of the engineering presenters. No, most older citizens don't want to sit outside in the cold with a firepit even if it does sound like fun. Trying to back out of anywhere (a garage, a parking space in a lot) is challenging for many and worse if you cannot see traffic or pedestrians coming. Just because an urban area has garages that sit on a sidewalk, doesn't mean we cannot do better.

-- suggesting that the town be responsible (e.g. no sidewalks on Hancock St) or that the development's HOA can be left to deal with whatever the developer does not want to do or "fix" is just an open ended money pit for the taxpayers of Wrentham ( requiring the town to provide compliance enforcement of the HOA )

--We already are without a separate source of water for the West of Wrentham which is critical just to provide water for the current residents that live here. It is part of the Master Plan for Wrentham. At the recent Select Board meeting 4 areas were identified as meeting the criteria for a new well-- 3 areas (180 Burnt Swamp road and two areas at 200 Burnt Swamp Rd) about the proposed West and Hancock development. The 4th area is at Joe's Rock and is not accessible for a well. Two of the areas belong to the Pawtucket Water Supply Board. The PWSB have provided their own concerns regarding these proposed developments and it's potential effect on their water source. Those same issues and more will easily effect any new well that Wrentham develops on this property.

--The DOT preference is NOT to put a sidewalk in on West Street but put a crosswalk at the egress to the property on West. This means crossing busy West Street not once, but twice if the destination is the store or post office. Right now that crosswalk is a danger to use as drivers often don't stop or if they stop, someone passes them. To avoid this danger, residents can drive the short distance which is really not a responsible "green" solution

--Finally the nightmare of the too many (23/day) fill hauling trucks traveling and dumping for eight months. That any development would require THAT MUCH FILL certainly paints a graphic picture of how much will change in rural historic West Wrentham.

Thank you for your time,

Cheri and Alex Leonard

1996 West St Wrentham MA