

August 20, 2022

Planning Board  
79 South Street  
Wrentham, MA 02093

Re: Sheldon West and Sheldon Meadows Amenities Compared to Six Other Senior Living Communities

Dear Members of the Planning Board:

I'm concerned Sheldon West and Sheldon Meadows are cluster developments disguised as senior living communities. Wrentham Bylaw 13.5.1.B is, "To provide a mechanism for development of a range of housing types and facilities that are responsive to the socio-cultural, health care, and recreational needs of senior residents." The proposed developments share a common back yard and a pergola structure. This hardly provides for the socio-cultural and recreational needs of the residents. I was curious to see what amenities other senior living communities offer to their residents so I searched 55 plus communities in Massachusetts on Google. The website [www.55places.com](http://www.55places.com) highlighted 86 communities in Massachusetts. I'm including a summary of the amenities offered for the first 6 communities highlighted on the website. The SLC Bylaw further states,

A SLC shall have an amenity structure designed to allow for a variety of passive and active recreational activities that support the resident of the SLC. Such uses that may be considered are community program spaces, fitness/therapeutic space, educational, recreational and accessory space; areas for neighborhood meetings and event space; and any other amenities and opportunities that are intended to create and promote an integrated neighborhood type environment.

The proposed projects don't offer anything remotely close to satisfying the above Bylaw item. Please review the summary of amenities and compare them to what is proposed at Sheldon West and Sheldon Meadows. Thank you for your time and consideration.

### Sheldon West and Sheldon Meadows Amenities Compared to 6 other SLC Communities

55 Plus Community Amenities (source: <https://www.55places.com/massachusetts>; first six Senior Living Communities listed on website summarized below)

<b>Sheldon Meadow &amp; Sheldon West, Wrentham</b>	<b>Martins Landing, Andover</b>	<b>Oakpoint, Middleborough</b>	<b>Southport, Mashpee</b>
Pergola Common Yard	Clubhouse Multipurpose Room Fitness Center Grilling Stations	Clubhouse Indoor Pool Fitness Center Game Room	Village Center Indoor Heated Pool Fitness Center Aerobics Room

Parks & Natural Space Walking Trails Outdoor gathering areas	Arts & Crafts Studio Billiards Room  Library Ballroom Gym 2 Outdoor Pools Outdoor Patio Picnic & BBQ Area 2 Tennis Courts 2 Bocce Ball Courts 2 Shuffleboard Courts Walking & Biking Trails	Grand Ballroom Sports Lounge  Arts & Crafts Studio Billiards & Darts Room Card Room Sewing Room Woodworking Shop Library Information Room Comuter Center  Catering Kitchen  Face & Nail Salon Barber Shop
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Great Island, Plymouth, MA	Hatter's Point, Amesbury	Regency at Glenn Ellen, Millis, MA	
7,000 SF Clubhouse Fitness Center Indoor Pool & Spa Card Room Billiards Room Catering Kitchen Multi-purpose Room 2 Tennis Courts  2 Bocce Ball Courts  Barbecue Grill Area  Outdoor Patio Walking & Biking Trails 77 - Acre Great Island Pond Parks & Natural Space	Meeting Room Library Garden Courtyard Landscaped River Walk Marina	Clubhouse Fitness Center Multipurpose Rooms Outdoor Pool Outdoor Patio Bocce Ball Courts Tennis Courts Pickleball Courts Walking & Biking Trails Parks & Natural Space	Table Tennis Outdoor Heated Pool & Spa Outdoor Patio 4 Shuffleboard Courts 3 Bocce Ball Courts 2 Tennis Courts Horsehoe Pits Picnic Area 9 Hole Golf Course Walking & Biking Trails  Fishing Pond

Sincerely,

*Katherine Duggan*

Kate Duggan, Abutter at 58 Hancock Street

cc: Board of Health, Conservation Commission, Board of Selectman