

## Ledbetter, Heather

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**From:** Michelle Gray <michelledianegray@gmail.com>  
**Sent:** Tuesday, December 6, 2022 5:50 PM  
**To:** Planning; ConCom; Bugbee, Elizabeth  
**Cc:** Gallo, Chris; richardtrook@gmail.com; Kate Duggan  
**Subject:** I am opposed to development of: Senior Living Communities/1139 West Street and 20 Hancock Street

Dear Wrentham Planning Board, Conservation Commission and Board of Health,

I am writing to voice my concerns and to let you know that we strongly oppose the initiative and development of the proposed 25 age-restricted single-family units in the field at 1139 West Street (9 units) and in back of the existing home at 20 Hancock Street (16 units.) We are in agreement with Richard Rook's concerns mentioned below and feel that moving forward with this proposal will be a detriment to our community and to the environment. We intend to vote in opposition of the developer's proposal. Thank you for listening and taking our concerns into consideration.

Best regards,  
Michelle & Matthew Gray  
26 Summit Circle, Wrentham

On 5 Dec 2022, at 23:27, Kate Duggan <[kate@bostoniaproperties.com](mailto:kate@bostoniaproperties.com)> wrote:

Please read below and ask any Wrentham resident you know to write an email (cc'ing all 3 boards) saying you're opposed to these projects, because this isn't helping seniors. It's going to make the developer money and we'll pay the price with flooded basements, poor water quality, and a new eyesore in Sheldonville. Thanks for your support.

Here are the new board email addresses:

PLANNING BOARD [planning@wrentham.gov](mailto:planning@wrentham.gov) FAX 508.384.5449

CON COM [concom@wrentham.gov](mailto:concom@wrentham.gov)

BOARD OF HEALTH [ebugbee@wrentham.gov](mailto:ebugbee@wrentham.gov)

Chris Gallo [cgallo@wrentham.gov](mailto:cgallo@wrentham.gov)

Kate Duggan  
(c) 617-418-9882

Begin forwarded message:

**From:** Richard Rook <[richardtrook@gmail.com](mailto:richardtrook@gmail.com)>  
**Date:** December 5, 2022 at 7:44:22 PM EST  
**To:** Richard Rook <[richardtrook@gmail.com](mailto:richardtrook@gmail.com)>  
**Subject:** Senior Living Communities/1139 West Street and 20 Hancock Street

Hello, West Street neighbors and friends,

As you know, the Wrentham Planning Board and Conservation Commission are now considering applications to construct 25 age-restricted single-family units in the field at 1139 West Street (9 units) and in back of the existing home at 20 Hancock Street (16 units). The applications were initially filed two years ago. Because of concerns raised by the permitting Boards, and intense opposition from at least 50 Wrentham households, the proposals were scaled back from the 46 units first proposed, and new applications submitted. That is a big step in the right direction. But in our opinion, it is not enough. While we recognize the need for affordable senior housing, these projects as proposed do not address that need, are completely unsuitable to these wet project sites, make a mockery of our zoning bylaws, and will have devastating consequences for Sheldonville.

Even after plan revisions, the applicant proposes to truck in nearly 70,000 cubic yards of fill (4,250 truckloads by its own estimate) onto the sites, raising some existing grades by at least four feet to accommodate required septic systems. Many of you see all the standing water on those sites after rainfall right now. We expect the situation to become much worse after drainage patterns are altered by severe grade changes, possibly resulting in flooding both on-site and on abutting residences. And if that happens, we also expect that the residents and taxpayers of Wrentham will be left to clean up the mess after the out-of-town developer washes its hands and moves on.

Consider for a moment what 4,250 truckloads of fill over will mean to you, to us, to all of Sheldonville -- the noise, fumes, dust, pollution, damage to infrastructure, traffic disruption, headlight glare, etc. Since the proposed access/egress drive onto West Street is almost next to the Sheldonville Fire Station, many of us will live right on top of it, day after day, month after month and perhaps longer. (The applications estimated up to 12-24 months of construction.) Our friends and neighbors on Hancock Street will suffer the same experience. And those are just the tip of the iceberg as to possible adverse effects of these ill-conceived projects.

The developer is asking both the Planning Board and the Conservation Commission to close the ongoing public hearings as soon as possible and approve the projects. The votes could take place soon, perhaps even this month. Some of you have already expressed your opposition in writing and we thank you for that. But please remember that any written comments filed for the initial applications (46 units) are not part of the present proceedings, because those initial applications were withdrawn. The permitting Boards need and want to hear from us on the re-submitted applications.

Please consider the impacts of these proposals on you and all of Sheldonville. If you have not already done so (or you wish to do so again), let the Planning Board ([planning@wrentham.gov](mailto:planning@wrentham.gov)) and Conservation Commission ([concom@wrentham.gov](mailto:concom@wrentham.gov)) know in writing how you feel. Please visit the Planning Board and Conservation Commission pages on the Town website and review the plans and public comments. The votes might be close and your voice could make a big difference. If you can, attend the Zoom meetings of the Planning Board (next hearing date December 7) and Conservation Commission (December 15). We don't know how soon the Planning Board and Conservation will close the public hearings. There may not be much time left for us to influence the decisions.

If people do not make their opinions known, Boards will assume that they don't care what the outcome will be, or even support the projects. And we should all care very much about what is being proposed here. It will change the character of Sheldonville forever, and not for the better.

Please pass the word along to others if you can. Our collective efforts have made a big difference already, but there is more to do . . .

Thank you, and happy holidays to all! Richard and Dyan Rook (1170 West Street)