

December 7, 2022

Planning Board

Via email: planning@wrentham.gov

RE: Sheldon Meadow Senior Living Community (SLC) (20 Hancock Street)
Sheldon West Senior Living Community (SLC) (1139 West Street)

Dear Members of the Planning Board:

I want to express my opposition to the above proposed development and call to your attention to why the applicant has not satisfied the intent of the Senior Living Community By-law.

SLC Bylaw 13.5.1.A. mentions affordability. I understand the developer is willing to provide for a percentage of affordable units, but the intent of the bylaw is “To provide housing options for a maturing population that...are more affordable than traditional single-family dwellings;” The average single family home price in Wrentham during the last 12 months is \$667,918. Based on the cost of construction and amount of money already spent, I don’t believe the developer can provide a more affordable housing option that is less than the average single family home price for our town’s seniors. The developer has discussed providing affordable housing units in compliance with 13.5.5.A, but this should be in addition to complying with 13.5.1.A.

The proposed development does meet the requirements of SLC 13.5.1.B in that it does not facilitate a social-cultural, **health care**, and recreational need for its senior residents.

SLC Bylaw 13.5.1.D. mentions “promoting development that is in harmony with the town’s natural features and resources, its historic and traditional landscapes..” The proposed development posted architectural drawings showing the proposed house with 2,054 square feet of living area and 330 - 366 Sq. ft. of unfinished area. Below please find the average single family house size and lot size for the properties directly abutting the proposed development. The average house size is 1,536 located on an average 1.26 acre house lot. The proposed house structures will be up to 2,870 SF (including unfinished area since it will be part of the structure). This is 1,334 SF bigger than the surrounding single family homes. In addition, the surrounding houses are located on an average lot size of 1.26 acres. This proposed development does not comply with the by-laws traditional and historic landscape requirement.

Single Family Properties Actually Abutting the Proposed SLC

Address	Living Area	Lot Size (SF)	Lot Size (acres)
1171 West St	1,602	38,181	0.88
1211 West St.	1,474	39,840	0.91
58 Hancock St.	732	87,148	2.00
1187 West St.	2,078	98,021	2.25
46 Hancock St.	1,734	9,932	0.23
40 Hancock St.	1,239	20,239	0.46
1129 West St.	1,896	91,922	2.11
Average living area & Lot Size	1,536	55,040	1.26

- Source – Tax Assessor records

The applicant is trying to maximize density in a small area, because the large area surrounding the development is wetlands. Although the By-law encourages cluster development, it has to fit in with the surrounding neighborhood in accordance with traditional landscapes as cited in 13.5.1.D.

SLC Bylaw 13.5.2.B. mentions “vistability” I understand this word to mean - when developing new housing a design approach should be used that will allow anyone who uses a wheelchair or mobility device to have access around the development. The proposed amenity structure does not meet the “vistability” requirement. The pergola structure is not an amenity that is user friendly to someone in a wheelchair. Further, no matter how you interpret 13.5.4.K, the pergola does not meet the requirements. A pergola does not provide, “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.”

Further, the 13.5 Bylaw speaks at length in various places about assisted living facilities, skilled nursing facilities, medical clinics, physical rehabilitation facilities, adult day care, memory care units, common dining facilities, and indoor or outdoor recreation facilities, etc. The intent of the By-law is to truly help aging seniors, not create a cluster development for anyone over 55.

I’d like to respectfully ask the board to vote in opposition to this proposed developments for the reasons cited above. Thank you for your time, and consideration.

Thank you for your time,

Katherine Duggan

Kate Duggan
58 Hancock Street

CC: concom@wrentham.gov
ebugbee@wrentham.gov
cgallo@wrentham.gov