

Ledbetter, Heather

From: june miller <jjmpdmiller@yahoo.com>
Sent: Sunday, December 11, 2022 7:31 PM
To: Planning; concom@wrentham.gov
Subject: Sheldon Meadow and Sheldon West Living Community

Members of the Planning Board and Conservation Commission:

I am a long-time resident of West Wrentham (40+ years), a retired teacher and real estate agent. I would like to voice my concerns regarding the proposed Sheldon Meadow Senior Living Community and Sheldon West Senior Living Community Development.

1. The Impact to our Water Supply

We have a well on Miscoe Brook Dr. whose static water depth is at 100' and a neighbor whose well failed and had to have it fracked in order to revive. We do not need any further impacts to the aquifer

2. Environmental Impacts

We have had extreme water restrictions over the past years and droughts. This has impacted the well levels in West Wrentham. I understand there is also a Town Well being proposed in this area. How will the development impact these proposed wells and our existing residential wells?

3. Going to Town on West Street is always challenging. The turn from West Wrentham Road onto West Street is extremely dangerous. This development will increase traffic on a small country road in addition to the increased Rhode Island traffic over the years.

4. I thought the Planning Board was interested in preserving the character of the West side of Wrentham? The density of this development is totally contrary to this objective. The similar developments on 140 (a much larger road) in Franklin has created a substantial increase in traffic congestion. Even the development on King Street in Franklin has had a huge impact on the traffic.

5. Affordability

A projected sale price of \$750K for seniors is unrealistic. Being retired myself, we struggle with the rising taxes. We don't know of many retiring people who can easily afford a home and taxes in this town.

6. Changing Real Estate and the Recession

As a former Real Estate Agent, I keep up to date on the real estate outlook and my former colleagues experiences. Real Estate is slowing and the bubble of the last ten years is collapsing. Although our property taxes have not, and will not, reflect this as they were adjusted at the height of the market. When these units do not sell, will the units be marketed differently? For example, low-income housing or general housing with all the associated costs and impacts to the schools and Town infrastructure?

In conclusion, this not the right fit for West Wrentham, not the right time and not right financial burden for the Town.

Respectfully,

June Miller
40 Miscoe Brook Dr.
Wrentham