

December 24, 2022

Town of Wrentham, Planning Board

Town of Wrentham Conservation Commission

Town of Wrentham Board of Health

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

Sheldon West Senior Living Community (SLC) (1139 West Street)

Dear Mr. McKnight and Members of the Planning Board,

My name is William Jones and I am writing this letter on behalf of myself and my wife, Joudrie. We live at 32 Hancock Street and are direct abutters to the 20 Hancock proposed Senior Living Community (SLC).

To begin, we want to thank the Board for the work and efforts you have all put into reviewing this project and its sister proposed SLC at 1139 West Street. The last two years of memos, zoom meetings and several of the Applicants revisal's to the submitted plans, as well as the tremendous out pouring of letters from not only abutters, but several other residents of the Town of Wrentham, which has been all in the negative.

While we express our gratitude, we feel that we have **not been properly answered to a question we asked in our letter (Exhibit #12), dated May 2, 2022, that being:**

How did the two parcels of land, one being 15 acres and the other being 22 acres, become a total acreage of 40?

Oh, yes, there was a Surveyor's Report, submitted by Howard Stein Hudson, exhibit #17, dated May 4, 2022, that states, after a long detailed explanation of what they found on the Town Records and what they found when they concluded their survey with the statement:

The total area of the subject lots at 20 Hancock Street and 1139 West Street was determined to be 40.5 acres as a result of the land survey.

We do not question these results, though it has been surprising to see that the Town of Wrentham has for the last 350 years, since it was incorporated, been **wrong and that the owners of the 1139 West Street property, which has been bought and sold for several years, including on August 22, 1994, when Mr. Hasenjaeger bought it, never realized that they got 3.5 acres more than they thought they were buying and got one heck of a deal, paying taxes on 22 rather than 25.5 acres.**

So, we read the surveyor's results and right or wrong, assumed that that answered our question, but did it really? If the surveyor's results are accepted as facts, why has the Town of Wrentham not corrected the error? Why is 1139 West Street still taxed as 22 acres? **And most importantly; how can these projects, submitted as having 20 acres on the first page of submitted applicants design drawings, be considered until at least the 20 Hancock property shows it to be 20 acres, which is what Bi-law 13.5 Senior Living Community, section 13.5.2, states:**

"APPLICABILITY: that issuance of a Special Permit and Site Approval from the Planning Board must be in accordance with three additional requirements.

- 1. Minimum track size: A tract of land consisting of not less than 20 acres.**
- 2. Minimum of 100 feet of continuous frontage on a public way.**
- 3. Public water available at the street frontage.**

I went on-line, today December 24th, 2022, to the Town's website and reviewed the latest entry on the Wrentham Assessor's data base and both properties acreage are the same as they have been for the past 350 years, 15 for 20 Hancock and 22 for 1139 West.

So to wrap this memo up, we would like to simply ask the following question and hope the answer comes before a decision is made by the Planning Board.

If the data from the Surveyor's Report, exhibit #17 is acceptable to the Board as an answer to our first question, in exhibit 12, then can a special permit be issued to the 20 Hancock proposed SLC before the Town of Wrentham's OFFICIAL RECORDS, specifically the Assessors data base records that will show that 13.5.2 is being complied with when any permit was issued?

Again we appreciate all the good work the Planning Board, as well as all the other Boards and Commissions do for our Town. I, William, personally, have been on several committees in town and know each and every member, upon being elected or appointed to an office, immediately reports to the Town Clerk's office to take the oath: "to faithfully discharge their duties of office". For that reason and that reason only do we feel confident that the correct decisions are being made for the benefit of the citizens of Wrentham.

Thank you for taking the time to read this letter and we are looking forward to your decisions on the proposed projects mentioned above.

William and Joudrie Jones

32 Hancock Street