

TO:

Town of Wrentham Planning Board
Town of Wrentham Conservation Commission

December 31, 2022

Via E Mail to:

Planning@Wrentham.gov
concom@Wrentham.gov

**RE: PROPOSED SENIOR LIVING COMMUNITY AT 1139 WEST STREET & 20
HANCOCK STREET**

Distinguished members of the Planning Board and Conservation Commission

Please accept this letter as our formal objection to the projects named above. After carefully reviewing all the material regarding the projects named above, we have concluded that they do not fit into our neighborhood as constituted presently. Below, we will outline our specific concerns in hopes that you will consider them fully.

- The proposed plots of land are in a low area here in Sheldonville. Many of the abutters including us have had water issues over the past couple of years. We can't speak to anything prior to 2016 which is when we moved here. After talking with several abutters there certainly appears to be a long-standing issue with water in this area.
- The combined projects estimate 4,200 loads of fill which is required for the placement of the Septic system for each plot. Often, these types of projects require more of everything (\$, fill, time etc.) than initial estimates as no job goes 100% to plan. Given that these projects will raise the plots by approximately 5 feet, there will be significant and real consequences to the surrounding environment with the use of that much fill. The community would have to endure MANY MANY MONTHS of truck noise, dust and pollution. With the addition of multi-story homes (addressed later) on top of the raised plots, the resulting projects would be significantly higher than many of the abutting homes in the area, some just a few feet from the project. Bringing in this much fill raises the issue of the fill itself. Is it clean fill? How is it monitored? What happens if it IS contaminated? Whose responsibility is it to maintain throughout the project?
- Given that the developer is not from our area, this gives us great pause. While we have maintained throughout this timeline that a restricted or smaller

1075 West Street – Units A & B – Wrentham MA, 02093

development could be feasible the attorney for this developer feels that we, those who oppose this project, are simply out to shut down all development in this area. This is in fact not correct. We could support a smaller and more restricted development as well as the potential new town well for the betterment of the entire community which happens to be right down stream from this project!

- These Projects are called “Senior Living Communities” or SLC’s. The current plans certainly do not give any appearance of an SLC by home design or cost. These projects certainly seem to fit into an SLC by NAME ONLY. As the Planning Board is already aware, they recently approved a 50+ unit SLC on Dedham Street. There are certainly other locations in Wrentham that fit the unique needs of an SLC without the groundwork this project requires to make the small sections of the overall tract of land usable as a basis for home building.

WE invested our nest egg into Wrentham. We chose it because the history of the Town along with the location we were able to find offered us so much more than just a house to live in. It offers us a Home to grow old in. We take care of our property, and we keep it looking nice for us, and for the betterment of the entire community. There is a single rental in place today managed by the landowner of these project and it does not appear to carry the same respect for the area in terms of upkeep. This does not instill confidence should there be any need for resolution to any issues that may arise should these projects move forward.

Thank you for taking the time to consider our concerns. We trust both Town entities involved in this decision will evaluate the entirety of the project along with the many comments shared over the last year by those who reside in Wrentham and will come to the right decision for Wrentham.

Regards,

Richard Weldon

Richard Weldon

Cynthia Weldon

Cynthia Weldon

Kristofer Weldon

Kristofer Weldon

Kara Weldon

Kara Weldon

Electronic Signatures used

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