

North and East School
Frequently Asked Questions
7/23/11

What is the point of an RFP?

The goal of an RFP is to attract potential buyers to these surplus sites. Our hope is to receive many desirable proposals for reuse of the site. At its core, an RFP is like any real estate for-sale advertisement, it just operates a bit differently – and certainly looks a bit different - because of the special nature of the seller as a public purpose municipality rather than a private seller.

The evaluation criteria in the RFP have been kept flexible to allow for the Town to be flexible and responsive in selecting the best option. The evaluation process will include and take seriously feedback received from residents, balancing the needs of the immediate neighborhood with the needs of the town as a whole.

I tried to download the RFP from the Town website and it didn't work.

Please email the Town's IT person, Tom Cicatelli (tcicatelli@ci.stoneham.ma.us) if it happens so he can look into the problem. Paper copies are also available in the Town Administrator's office.

Can we use the RFP to restrict on-street parking near a site?

The RFP process is not the correct venue to address parking issues.

A request to ban on-street parking would require a petition from the residents to the Town Administrator who would then forward it to the Selectmen for discussion/decision. The petition would also go to the Safety Officer, Joe Ponzio, for an opinion.

Off-street parking will be addressed with the selected developer thru the re-zoning process; i.e. the number of parking spaces per housing unit that the developer must provide.

For North School Only: What can we do to save the building?/ What can we do to redevelop the site as single family homes? / What can we do to avoid redeveloping the site as single family homes? / What can we do to avoid turning the building into condos? / What can we do to keep the building as an educational facility? / What can we do to turn the building into age restricted 55+ housing?

Please feel free to email or write to the Property Disposition Committee and the Selectmen about the options you think would be appropriate and the reasons why, keeping in mind that as a town we want to cast the widest net for interested developers and desirable development proposals.

For North School Only: Why is the tree buffer smaller than discussed at the public meeting in June 2011?

As was mentioned in the public meeting we wanted to hear concerns from the neighborhood but would have to take into consideration the entire town and the benefit to the 22,000 residents. Selectman Rotondi did initially recommend a 50-60 foot "buffer zone," but when we further scrutinized the "buffer zone" area, it was determined that 15 ft is a sufficient buffering distance from the property line. The need to reduce the buffer was so that the town can make the site

more marketable/attractive to developers. Remember we also require zoning set backs in the rear and side lot lines that would also give the abutters additional privacy.

For North School Only: If an addition is attached to the existing building, how can we make sure it blends with the existing architectural style?

The Building Guidelines Exhibit of the RFP specifically addresses this concern to make sure that any proposed addition is sensitive to the design, scale and materials of the building.