



TOWN OF  
STONEHAM  
MASSACHUSETTS

[www.stoneham-ma.gov](http://www.stoneham-ma.gov)

OFFICE OF TOWN ADMINISTRATOR  
35 CENTRAL STREET  
STONEHAM, MA 02180-2087  
TEL: 781-279-2600  
FAX: 781-279-2602  
[dragucci@ci.stoneham.ma.us](mailto:dragucci@ci.stoneham.ma.us)

**DAVID RAGUCCI**

TOWN ADMINISTRATOR

August 20, 2013

Mr. Richard J. High, President  
John M. Corcoran & Co.  
100 Grandview Road, Suite 203  
Braintree, Massachusetts 02184

Re: Weiss Farm

Mr. High:

Thank you for your letter of July 22, 2013, in which you provide an update to the Board of Selectmen regarding your company's (John M. Corcoran and Company, hereinafter "Corcoran") intention to purchase Weiss Farm and the apartment complex proposal Corcoran expects to make to the Town of Stoneham in the near future. We share your belief that open lines of communication will best serve the interest of all parties, particularly residents of the Town, and will facilitate Corcoran's efforts to present a proposal which adequately considers both this significant property in the heart of Stoneham, and the small town characteristics that Stoneham retains, despite its proximity to Boston. In this regard, we appreciate your expressed intention to offer many opportunities for input before the permitting process, and the commitment that the final version of an application will "reflect input from Stoneham residents, officials and town staff."

Given that you have, understandably, not yet requested a "project eligibility determination" from Mass Housing, and absent further details, it would be premature for the Board of Selectmen to comment on the viability or appropriateness of a housing development on the Weiss Farm property, particularly given the nature of the traffic, drainage, wetlands, soil and other issues and challenges presented. I can say, however, that the Board is unanimous in its belief that any proposal for the Weiss Farm property should have significantly fewer than three hundred dwellings units, and that those units should be of a scale and design that reflects the small town characteristics of the community and the neighborhood within which it is located. Any application should best serve those that have chosen, and those who will choose in the future, to call Stoneham their home. Such a proposal, if approved, would best serve the interests of Corcoran, in that it will attract and retain a greater proportion of long-term residents. We are aware, based on housing developments elsewhere in Massachusetts, including communities with

more urban characteristics, that housing of a size, scale and design that reflects this area of Stoneham can be successfully developed under Chapter 40B. We ask that any proposal and application by Corcoran reflect the critical issue of size, scale and design, in the same manner that your firm's proposal will, as stated in your letter, reflect sensitivity to the environment, building quality, and other quality of life issues.

Please continue to update myself and the Board of Selectmen as your company continues its "due diligence" and planning process toward a determination as to whether to proceed and/or develop preliminary plans.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Ragucci".

David Ragucci  
Town Administrator

cc: Board of Selectmen