



Massachusetts Housing Finance Agency
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June 23, 2014

Mr. Thomas Boussy, Chairman
Stoneham Board of Selectmen
35 Central Street
Stoneham, MA 02180

RE: The Commons at Weiss Farm
170 Franklin Street, Stoneham
MH # SA-13-007

Dear Mr. Boussy:

I write in response to your letter dated May 29, 2014 concerning the presentation by John M. Corcoran & Co., LLC to the Town of Stoneham regarding the above-referenced development proposal. As you may recall, the purpose of this presentation was to satisfy MassHousing's recommendation that a developer meet with the town prior to submitting a formal application for site approval. It is important to note that MassHousing did not expect that the presentation would result in an entirely new development proposal, nor lead to negotiations with the Town, but rather that it would allow the community to have an open dialogue on the developer's current proposal.

My staff and I have carefully considered the comments in your letter. I believe the issues raised are more appropriate for discussion during the public hearing for a comprehensive permit before the Stoneham Zoning Board of Appeals ("ZBA") than as part of MassHousing's review of an application for site approval. Specific concerns regarding wetlands, traffic and other technical matters are important to the review of any development proposal and should be afforded the proper attention in subsequent presentations to the ZBA.

The Town of Stoneham ("Town") should continue to work towards the best possible outcome for the Weiss Farm proposal and this should include continuing to engage the developer in addressing your suggestions for how this site can be developed. The Town has already committed a great deal of effort in the review of this proposal. Many of the suggestions made by town officials and consultants on behalf of the Town, such as breaking up the massing and decreasing the height of the buildings, integrating parking and adding courtyard features, are already reflected in the revised plans that represent the current project proposal. It is my expectation and hope that the Town will continue to influence this proposal as it makes its way through the local review process before the ZBA.

The Commons at Weiss Farm (170 Franklin Street)

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If you have any questions, please do not hesitate to contact Gregory P. Watson, Manager of Comprehensive Permit Programs at (617) 854-1880.

Sincerely,



Thomas R. Gleason
Executive Director

cc: Representative Jason M. Lewis, 31st Middlesex District
David Ragucci, Town Administrator
Attorney Jonathan Witten, Special Town Counsel
Attorney William Solomon, Town Counsel
Richard J. High, President, John M. Corcoran & Co., LLC