

TOWN OF STONEHAM
Budget vs Expenditures Summary
As of August 31, 2014

PERSONNEL

OPERATING

TOTAL BUDGET

Depart. #	Department	PERSONNEL				OPERATING				TOTAL BUDGET			
		FY'15 Budget	Current Month Expended	Year-to-date Expended	% Used	FY'15 Budget	Current Month Expended	Year-to-date Expended	% Used	FY'15 Budget	Current Month Expended	Year-to-date Expended	% Used
114	Town Moderator	0	0.00	0.00	0.00%	220	0.00	0.00	0.00%	220	0.00	0.00	0.00%
122	Board of Selectmen	73,253	0.00	10,623.72	14.50%	10,000	0.00	72.00	0.72%	83,253	0.00	10,695.72	12.85%
123	Town Administrator	324,318	0.00	50,582.91	15.60%	42,500	0.00	12,790.99	30.10%	366,818	0.00	63,373.90	17.28%
132	Reserve Fund	0	0.00	0.00	0.00%	26,652	0.00	0.00	0.00%	26,652	0.00	0.00	0.00%
135	Town Accountant	169,674	0.00	26,734.01	15.76%	1,550	0.00	242.50	15.65%	171,224	0.00	26,976.51	15.76%
141	Assessors	132,801	0.00	19,596.81	14.76%	4,300	0.00	457.96	10.65%	137,101	0.00	20,054.77	14.63%
145	Town Treasurer	242,882	0.00	36,244.40	14.92%	18,510	0.00	1,086.52	5.87%	261,392	0.00	37,330.92	14.28%
151	Town Counsel	109,090	0.00	16,298.55	14.94%	6,725	0.00	120.00	1.78%	115,815	0.00	16,418.55	14.18%
155	Data Processing	117,617	0.00	16,157.91	13.74%	122,453	0.00	23,690.05	19.35%	240,070	0.00	39,847.96	16.60%
161	Town Clerk	122,676	0.00	17,446.42	14.22%	5,450	0.00	599.40	11.00%	128,126	0.00	18,045.82	14.08%
162	Elec. & Reg.	74,311	0.00	10,032.48	13.50%	18,600	0.00	1,055.09	5.67%	92,911	0.00	11,087.57	11.93%
172	Whip Hill park	0	0.00	0.00	0.00%	10,950	0.00	0.00	0.00%	10,950	0.00	0.00	0.00%
182	Planning/Appeals/Conserv.	41,543	0.00	5,885.81	14.17%	1,160	0.00	214.59	18.50%	42,703	0.00	6,100.40	14.29%
185	Economic & Community Dev.	62,912	0.00	0.00	0.00%	10,000	0.00	0.00	0.00%	72,912	0.00	0.00	0.00%
192	Public Property Maint.	500	0.00	0.00	0.00%	80,612	0.00	3,814.67	4.73%	81,112	0.00	3,814.67	4.70%
210	Police	3,334,406	0.00	526,375.62	15.79%	249,770	0.00	48,066.59	19.24%	3,584,176	0.00	574,442.21	16.03%
211	Traffic Directors	135,128	0.00	2,544.00	1.88%	4,500	0.00	0.00	0.00%	139,628	0.00	2,544.00	1.82%
212	Dispatchers	375,860	0.00	51,549.32	13.72%	7,610	0.00	69.38	0.91%	383,470	0.00	51,618.70	13.46%
220	Fire	2,648,223	0.00	411,990.41	15.56%	119,650	0.00	13,605.51	11.37%	2,767,873	0.00	425,595.92	15.38%
241	Building & Wire	181,617	0.00	28,423.62	15.65%	6,900	0.00	625.00	9.06%	188,517	0.00	29,048.62	15.41%
291	Civil Defense	2,000	0.00	166.67	8.33%	0	0.00	0.00	0.00%	2,000	0.00	166.67	8.33%
300	Schools	19,948,310	0.00	568,877.11	2.85%	5,073,995	0.00	734,543.50	14.48%	25,022,305	0.00	1,303,420.61	5.21%
397	Essex No Shore Agricultural	0	0.00	0.00	0.00%	137,500	0.00	0.00	0.00%	137,500	0.00	0.00	0.00%
398	Minuteman Voc.	0	0.00	0.00	0.00%	55,000	0.00	0.00	0.00%	55,000	0.00	0.00	0.00%
399	Northeast Reg. Voc.	0	0.00	0.00	0.00%	1,045,756	0.00	274,798.00	26.28%	1,045,756	0.00	274,798.00	26.28%
400	Public Works	752,451	0.00	104,503.96	13.89%	2,326,900	0.00	272,962.55	11.73%	3,079,351	0.00	377,466.51	12.26%
510	Board of Health	136,500	0.00	20,387.78	14.94%	1,840	0.00	0.00	0.00%	138,340	0.00	20,387.78	14.74%
541	Council on Aging	79,988	0.00	11,243.21	0.00%	30,827	0.00	4,058.11	13.16%	110,815	0.00	15,301.32	13.81%
543	Veterans Service	39,676	0.00	5,927.32	14.94%	171,699	0.00	28,810.84	16.78%	211,375	0.00	34,738.16	16.43%
610	Public Library	545,134	0.00	81,956.90	15.03%	198,850	0.00	30,098.46	15.14%	743,984	0.00	112,055.36	15.06%
630	Unicorn Golf Course	157,702	0.00	24,075.73	15.27%	282,374	0.00	60,706.43	21.50%	440,076	0.00	84,782.16	19.27%
631	Unicorn Rink	169,622	0.00	22,004.15	12.97%	265,280	0.00	32,757.94	12.35%	434,902	0.00	54,762.09	12.59%
710	Maturing Debt	0	0.00	0.00	0.00%	3,340,000	0.00	70,000.00	2.10%	3,340,000	0.00	70,000.00	2.10%
750	Interest	0	0.00	0.00	0.00%	1,280,089	0.00	300,200.00	23.45%	1,280,089	0.00	300,200.00	23.45%
911	Contributory	0	0.00	0.00	0.00%	4,788,848	0.00	4,788,848.00	100.00%	4,788,848	0.00	4,788,848.00	100.00%
912	Health Insurance	0	0.00	0.00	0.00%	7,678,762	0.00	1,247,610.63	16.25%	7,678,762	0.00	1,247,610.63	16.25%
919	Unclassified	73,003	0.00	0.00	0.00%	1,380,000	0.00	741,558.11	53.74%	1,453,003	0.00	741,558.11	51.04%
920	Non-Departmental	0	0.00	0.00	0.00%	37,085	0.00	4,789.00	12.91%	37,085	0.00	4,789.00	12.91%
TOTAL GENERAL		30,051,197	0.00	2,069,628.82	6.89%	28,842,917	0.00	8,698,251.82	30.16%	58,894,114	0.00	10,767,880.64	18.28%

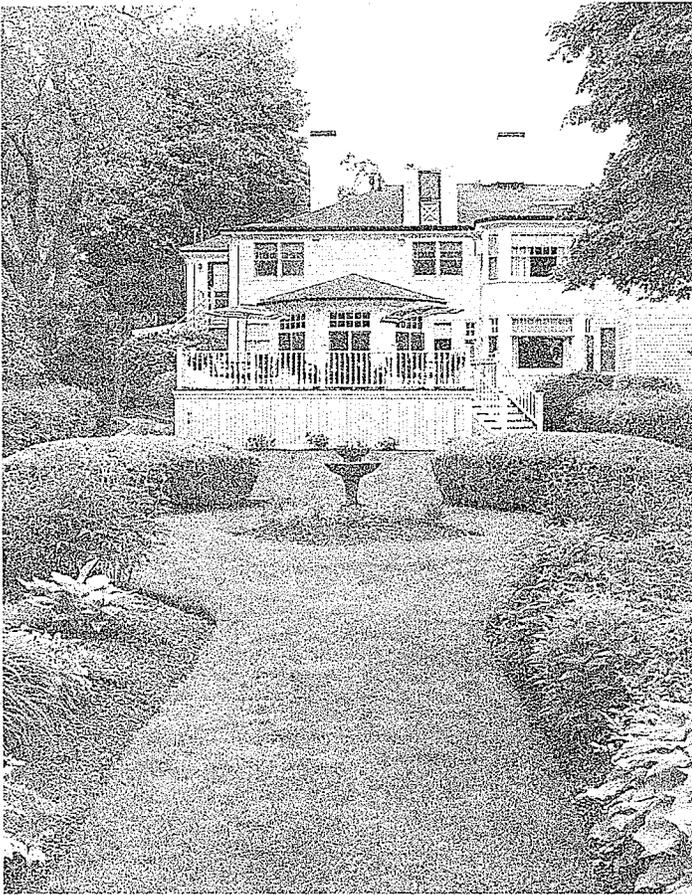
440	Sewer	631,625	0.00	84,194.46	13.33%	116,400	0.00	7,459.32	6.41%	748,025	0.00	91,653.78	12.25%
440	Intergovernmental	0	0.00	0.00	0.00%	4,480,705	0.00	895,413.00	19.98%	4,480,705	0.00	895,413.00	19.98%
710	Maturing Debt	0	0.00	0.00	0.00%	92,400	0.00	0.00	0.00%	92,400	0.00	0.00	0.00%
750	Interest	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
TOTAL SEWER		631,625	0.00	84,194.46	13.33%	4,689,505	0.00	902,872.32	19.25%	5,321,130	0.00	987,066.78	18.55%

450	Water	552,503	0.00	91,509.47	16.56%	213,650	0.00	3,839.53	1.80%	766,153	0.00	95,349.00	12.45%
440	Intergovernmental	0	0.00	0.00	0.00%	3,492,164	0.00	698,194.40	19.99%	3,492,164	0.00	698,194.40	19.99%
710	Maturing Debt	0	0.00	0.00	0.00%	273,636	0.00	100,000.00	36.54%	273,636	0.00	100,000.00	36.54%
750	Interest	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
TOTAL WATER		552,503	0.00	91,509.47	16.56%	3,979,450.00	0.00	802,033.93	20.15%	4,531,953	0.00	893,543.40	19.72%

31,235,325

37,511,872

68,747,197



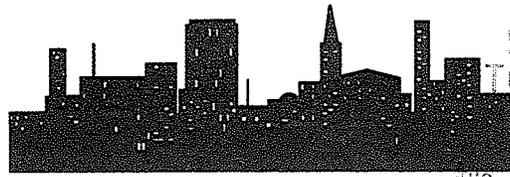
Please join us for
The Arnold House Nursing Home's
65th Anniversary Party

*Join us for a celebration of life,
laughter and good friends.*

Thursday September 18th, 2014
5 to 9 pm
490 William Street, Stoneham

Enjoy cocktails, hors d'oeuvres and a selection of sweets.

Please RSVP by Sept 10th, to AnnMarie at 781-438-1116



BLACKSTONE ENTERPRISES, INC.

Mass Highway District 4
519 Appleton Street
Arlington, MA 02476

August 6, 2014

**RE: Highway Maintenance/Flooding
Rt. 28 South Main St. Stoneham, MA**

Dear Sir or Madam,

Enclosed please find a copy of a letter to the Town of Stoneham building department with copy to all related officials. I direct your attention to first paragraph on page two that states the following:

In summary, please note the Main Street storm drainage system under the control of the Mass Highway District 4 Division appears to remain ineffective and without proper maintenance. It has been recognized that the drainage structures have not received an annually cleaning of debris, nor has the existing piping been cleaned from years of annual accumulation of winter sand, or debris. This condition caused severe overflow from Main Street to private property at 588 Main St. placing at least three automobiles under nearly four feet of water resulting in all being categorized by insurance adjusters as a total loss.

This communication serves notice that severe volumes of excess storm water run-off from Route 28, Main St. entered the private property of 588 Main St. causing severe private property losses and damages to a number of private adjacent residences. I hereby respectfully request your maintenance division conduct an emergency on-site inspection of the entire storm drain system under your control immediately.

Furthermore, I request any, and all, documents related to the maintenance history, schedules, complaints, and/or future and/or past construction projects for this section of highway known as Route 28, Main St. in Stoneham.

Thanking you in advance for your attention to this matter.

Sincerely,

Paul Maisano Blackstone Enterprise, Inc.
Manager/Trustee 10 Gorham Ave. Reality Trust

cc. All Stoneham Departments
Town Clerk
Town Administrator David Ragucci
Conservation Commission
DPW Superintendent Robert Grover
Board of Selectmen
Planning Board
Attorney James Juliano
Harvest Management 588 Main St Condominium Trust

STONEHAM
TOWN



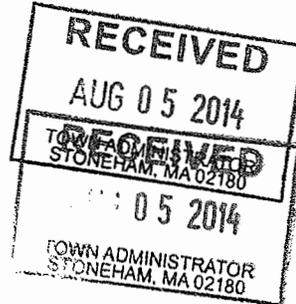
STONEHAM
TOWN



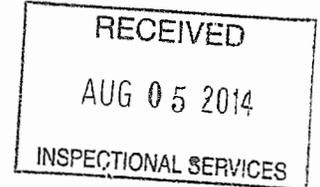
BLACKSTONE ENTERPRISES, INC.

Aug 5 3 54 PM '14
2015 AUG - 5
3:49
RECEIVED
INSPECTIONAL SERVICES

Town of Stoneham
35 Central Street
Stoneham, MA 02180
Inspectional Services Dept.
ATTN: Commissioner Noble



August 5, 2014



RE: South Main St. Flooding 7/28/14

Dear Commissioner Noble,

On August 1st, 2014, I presented a video of the flooding event of July 28th, 2014 at my home to you demonstrating severe real estate property damages accompanied by significant personal property loss at 10 Gorham Ave. Stoneham, MA. This home was built in 2009 incorporating extreme care as to not adversely impact the surrounding neighboring properties. The investment of \$ 100,000.00 in new storm drain infrastructures mandated by the Town Zoning Board of Appeals including additional site management of water storage below the entire structure was completed prior to construction. During construction the services of a geotechnical engineer was included insuring adherence to all state, local, and town laws to insure control of the water, to and from, the property. For the last six years of occupancy even during record breaking rain storms during the months of March of 2010, and July Of 2012, at which time unprecedented historical rainfall was recorded, ***we never experienced an ounce of water problem, until last week...why?***

I maintain that the extension of Fairview Ave. and the recent building of two new homes on that street severely reduced the existing functioning capabilities of the natural water shed conditions. Simultaneously, this new construction substantially increased the impermeable surfaces with the addition of buildings, new asphalt roadway & driveways, heavy filling of land areas, that now collectively establish a new substantially higher degree of elevation of grade compounded with an increased volume of water. The result is this dangerous additional increase of water volume. This addition water is now intentionally engineered into the 18" culvert installed by me in 2009. This now has failed at least twice in the last 20 days during two rain storms. The overtaxing of this previously engineered limited capacity public infrastructure resulted uninsured severe property documented losses by our Trust.

Furthermore, after reviewing the file of the 'order of conditions' issued by the Stoneham Conservation Commission for the property at 15 Fairview Ave. it appears and/or substantial water storage modifications were made by the builder without the authority of an amended plan accompanied by the commissions' approval. The direct piping of the Fairview Street extension has created increased new head pressure at the structure located on my property. The elimination of the open reservoir pond at the rear of the property has compromised the entire system. I hereby question the validity of the 'certificate of compliance' certificate issued in January of 2014.

Letter to Town of Stoneham 8/5/14 ...(cont. page #2)

In summary, please note the Main Street storm drainage system under the control of the Mass Highway District 4 Division appears to remain ineffective and without proper maintenance. It has been recognized that the drainage structures have not received an annually cleaning of debris, nor has the existing piping been cleaned from years of annual accumulation of winter sand, or debris. This condition caused severe overflow from Main Street to private property at 588 Main St. placing at least three automobiles under nearly four feet of water resulting in all being categorized by insurance adjusters as a total loss.

Simultaneously, the Trustees of this existing abutting property at 588 Main Street, a 16 unit apartment building, continue to ignore town bylaws. An existing Stoneham Bylaw prohibits any property from diverting its generated runoff to an adjacent property resulting in a trespass. Although this condition may currently exist it should not be interpreted as a 'right to continue' nor to remain unaddressed by the town officials. At minimum, in order to avoid potential civil liability action it would be deemed prudent that the town serve notice to the trustees of the condominium complex of this condition. The town should forward a recommendation suggesting the complex commission a newly engineered site review of the property water runoff immediately, thus assuring compliance to town code.

In summary, if a due diligence policy is not adopted by the town to comprehensively address this problem it shall reoccur with a higher degree of civil liability for all parties. I remain available on my cell line 781-838-0223 for questions, or comments, regarding this matter. Thanking you for your attention to this urgent matter.

Sincerely;

Paul Maisano



Blackstone Enterprises, Inc.
Manager/Trustee of the 10 Gorham Ave Reality Trust

Copy to all Stoneham Departments, Mass Highway District Four,

Town Clerk
Town Administrator Dave Ragucci
Conservation Commission
DPW Superintendent Robert Grover
Board of Selectmen
Planning Board
Mass Highway District Four Office
Attorney James Juliano

August 12, 2014

Stoneham Board of Selectmen
Stoneham Town Hall
35 Central Street
Stoneham, MA 02180

Dear Selectmen,

We wish to thank you for your sponsorship of the 2014 Chamber of Commerce Summer Concert Series on the Stoneham Town Common.

With your partnership the Chamber was able to schedule six concerts on successive Thursday evenings this summer. As a wonderful seasonal bonus, we were able to hold all six of our concerts outdoors - and to record attendance! These are wonderfully enjoyable evenings for people of all ages and a special seasonal event for the Stoneham community. I credit Debbie Catalano of Catalano Creative, our concert committee chair, with lining up another outstanding variety of performances this summer.

Again, our many thanks to you for partnering with us to make this summer concert series a favorite for the Stoneham community. I hope you, too, have been pleased with your association with this cherished Stoneham event.

Sincerely,



Jennifer Welter
Executive Director

cc: David Ragucci, Town Administrator



STONEHAM
GREAT PLACE

271 Main Street, Suite L-02 Stoneham, MA 02180 781-438-0001 stonehamchamber.org



COMCAST FINANCIAL AGENCY CORPORATION
 A Comcast Cable Communications Group Company
 1701 JFK Boulevard
 Philadelphia, PA 19103-2838

125108

PAGE: 1 of 1

DATE: August 11, 2014
 CHECK NUMBER: 520020651
 AMOUNT PAID: \$78,132.56



00593 CKS ZA 14223 - 0520020651 NNNNNNNNNN 2235100005006 X193A1 C
 STONEHAM TOWN OF
 35 CENTRAL ST
 BOARD OF SELECTMEN
 STONEHAM MA 02180



VENDOR NUMBER: 203193

VENDOR: STONEHAM TOWN OF

INVOICE NO.	INVOICE DATE	ACCOUNT NUMBER	DESCRIPTION	DISCOUNT AMOUNT	NET AMOUNT
172244	06/30/14		305162-Stoneham MA	\$0.00	\$71,029.60
172420	06/30/14		62717656-Stoneham MA	\$0.00	\$7,102.96
TOTALS				\$0.00	\$78,132.56

PLEASE DETACH BEFORE DEPOSITING CHECK



COMCAST FINANCIAL AGENCY CORPORATION
 A Comcast Cable Communications Group Company
 1701 JFK Boulevard
 Philadelphia, PA 19103-2838

CHECK NUMBER 520020651

56-1544
441

August 11, 2014

*** VOID AFTER 180 DAYS ***

PAY TO THE ORDER OF: STONEHAM TOWN OF
 35 CENTRAL ST
 BOARD OF SELECTMEN
 STONEHAM, MA 02180

CHECK AMOUNT

\$78,132.56

EXACTLY *****78,132 DOLLARS AND 56 CENTS

JPMorgan Chase Bank, N.A.
 Columbus, OH



Catherine Gorgis

Authorized Signature

⑈ 5 200 206 5 1 ⑈ ⑆ 0 4 4 1 1 5 4 4 3 ⑆

6 7 5 5 2 8 3 4 3 ⑈

August 11, 2014

Mr. Thomas Boussy
Select Board Chair
Town Hall
35 Central Street
Stoneham, MA 02180

RE: RESIDENTIAL ELECTRICITY AGGREGATION

Dear Mr. Boussy:

Good Energy, L.P., the industry leader in saving residents money on their electricity bills by leveraging bulk purchasing *power*, is excited to invite Stoneham to join our municipal buying group. Please see the attached flyer for details.

Call Good Energy for more information and to schedule a meeting.

Deadline for enrollment: November 30, 2014.

Sincerely,



Philip Carr
Director of Business Development, New England
Good Energy, L.P.
Email: mass-agg@goodenergy.com
Phone: (844) MASS-AGG (627-7244)
Website: mass.goodenergy.com

Learn how municipal leaders are saving their residents and businesses millions of dollars on electricity.

CALL NOW: 844-MASS-AGG (627-7244)

For more details: Mass.GoodEnergy.com



Mark your calendars!



GoodEnergy Uniquely experienced to save your community money.

The Problem:

Up to 60% of electricity generated in Massachusetts is fueled by natural gas. There are simply not enough pipelines to transport natural gas efficiently into the state.

The Impact:

Residential electric rates have increased dramatically in the last 12 months and will remain volatile. Residents don't know what they will be paying for electricity six months from now.

The Solution:

Take control of your community's electricity needs. Join the Good Energy Municipal Energy Aggregation buying group, consisting of cities and towns throughout Massachusetts, leveraging massive bulk purchasing power for your residents and businesses.

The Benefits:

- Save residents money on their electric bills
- Long-term budget stability
- Renewable energy options
- No early termination fees
- Protection from volatile, rising energy prices

What Municipal Leaders Need to Do:

Cut-off date for enrollment is November 30, 2014. By that time, communities must have approved a motion at council or article at the fall town meeting.

For more information, call or email the leading national consultant in residential aggregation today:

toll free: (844) MASS-AGG (627-7244)

e-mail: mass-agg@goodenergy.com

website: mass.goodenergy.com

ABOUT GOOD ENERGY, L.P.

Good Energy, L.P. is the industry leader in municipal energy aggregation, and uses its national experience to design and implement the most successful turnkey programs. Since 2012, Good Energy has saved 600,000 households in 150 communities more than \$100 million.

GoodEnergy

A SmartWay to Buy Power



MBTA Advisory Board

177 Tremont Street, Boston, MA 02111

Tel: (617) 426-6054 Fax: (617) 451-2054

September 2, 2014

TO: Chief Elected Officials

FR: Paul Regan, Executive Director, MBTA Advisory Board
Marc Draisen, Executive Director, Metropolitan Area Planning Council

RE: **Municipal Elections to the Boston Region Metropolitan Planning Organization**

IMPORTANT DATES:

- **Nomination Papers Due – Friday, October 3, 2014, at 5:00 PM, to MAPC;**
- **Election – MAPC Fall Council Meeting, Wednesday October 29, 2014; 9:00 AM at the Marriott Courtyard; 275 Tremont St; Boston 02116**

We are pleased to forward a copy of the election procedures for the elected municipal seats on the Boston Region Metropolitan Planning Organization (MPO). The MPO is responsible for planning and programming financial resources for a multi-modal transportation system for the 101 municipalities in the Boston region. (An overview of MPO member responsibilities is included as Attachment C of the Official Notice of Elections.)

There are four seats on the MPO up for election. The MPO seat currently held by the City of Everett representing the 23 cities in the region, the seat currently held by the Town of Lexington representing the 78 Towns in the region, the seat currently held by the City of Beverly representing the North Shore Task Force sub-region, and the seat currently held by the Town of Medway representing the South West Advisory Planning Committee (SWAP) sub-region are up for election this year.

Any city in the region may run for the open City seat and any town in the region may run for the open Town seat, while only municipalities from either the North Shore Task Force or SWAP sub-regions may seek nominations to run for those respective open sub-regional seats.

The MPO has 22 voting members, which currently include:

State members

Massachusetts Department of Transportation (MassDOT) with three seats appointed by the Secretary of Transportation, at least one of which is from its Highway Division;
Massachusetts Bay Transportation Authority (MBTA);
Massachusetts Port Authority (Massport)

Regional members

Metropolitan Area Planning Council (MAPC);
MBTA Advisory Board;
Regional Transportation Advisory Council (RTAC)

Current municipal members
City of Boston with two seats

Twelve (12) elected municipalities, one seat each from the eight MAPC sub-regions.

Inner Core Committee: Somerville

Three Rivers Inter-local Council: Norwood

South West Area Planning Committee: Medway

MetroWest Regional Collaborative: Framingham

North Suburban Planning Council: Woburn

North Shore Task Force: Beverly

Minuteman Advisory Group on Inter-local Coordination: Bedford

South Shore Coalition: Braintree

Two (2) cities filling at-large seats: Newton and Everett

Two (2) towns filling at-large seats: Arlington and Lexington

All elected municipal seats (including the sub-regional seats) are elected by all of the 101 municipalities in the Boston Region MPO area. Each of the 101 municipalities may vote for one (1) municipality for each of the two (2) open sub-regional seats.

The election will be held at MAPC's Fall Council Meeting on October 29th, location and time to be decided. The usual process of mailing ballots and accepting absentee ballots will apply, as described in the procedures.

In order to qualify to be on the ballot, each chief elected official who wishes to be a candidate must secure the signatures of five chief elected officials in the region, including their own. **Chief elected officials may only sign nomination papers for one municipality per sub-region for the two open sub-regional seats, and one each for the open town and city seats.**

Nominations are due to MAPC by 5:00 PM on Friday, October 3, 2014 and must be filed in person or by mail at the MAPC, 60 Temple Place, 6th Floor, Boston, MA 02111. Faxes or emails will not be accepted.

A copy of the official notice and procedures for nomination and election to the MPO are attached. We appreciate your interest in this important matter and look forward to your participation. If you have questions, please call Eric Bourassa (617) 933-0740 or Paul Regan at (617) 426-6054.

Attachments

Official Notice, including Attachments A - C

Nomination Papers

Statement of Candidacy

Official Notice

2014 Boston Region MPO Municipal Election Procedures

At the MAPC Fall Council Meeting, on Wednesday October 29, 2014; 9:00 AM at the Marriott Courtyard; 275 Tremont St; Boston 02116 , elections will be held for four (4) of the twelve (12) elected municipal seats on the Boston Region Metropolitan Planning Organization (MPO). At that time one of the at-large City seats and at-large Town seats, as well as the North Shore Task Force and South West Advisory Planning Committee (SWAP) seats, will be elected to the MPO by the chief elected officials of the 101 municipalities which constitute the Boston metropolitan region. Pursuant to the MPO Memorandum of Understanding, approved on July 7, 2011, MAPC and the MBTA Advisory Board (Advisory Board) administer the election of the municipal representatives to the MPO.

MPO Seats Up For Election

- One (1) town from any part of the MAPC region.
 - One (1) city from any part of the MAPC region.
 - One (1) municipality from the North Shore Task Force sub-region.
 - One (1) municipality from the SWAP sub-region.
- Terms of election on the MPO are for three years.

Nomination Process

Nominees for the elected municipal seats shall be the chief elected official of the municipality. In cities this is the Mayor or, if the city does not have the office of Mayor, then the Chairman of the Council, with the exception of Plan E cities (Cambridge) in which case it shall be the City Manager. In towns, the chief elected official is the Chairman of the Board of Selectmen. The MPO will accept the Chairman's nomination of a candidate whether or not the full Board of Selectman has voted it.

A nominee for an open municipal seat must receive five nominations made by any chief elected official from the Boston region, regardless of which sub-region they are from. A chief elected official may nominate his or her municipality and that nomination shall count as one of the five nominations needed to place a municipality on the ballot. Each chief elected official may only sign nomination papers for one municipality per open seat.

Nominations papers are due on Friday, October 3, 2014 to MAPC by 5:00 PM and must be filed in person or by mail at MAPC, 60 Temple Place, 6th Floor, Boston, MA 02111, Attn: MPO Elections. Faxes or emails will not be accepted. Nomination papers shall include a statement of candidacy (250 word limit) of the community, also due at this time.

Voting Process

Each of the 101 municipalities may vote for one (1) municipality for each of the four (4) open seats.

Ballot

A ballot will be prepared by MAPC and the Advisory Board based on the certification of nomination papers. The ballot shall contain a list of the nominated municipalities. Candidate communities shall appear on the ballot in an order drawn by lot by designated officers of MAPC and the Advisory Board. The subregion of each of the communities shall be identified on the ballot. A candidates' booklet shall be issued that shall contain the statement of candidacy of the communities. The list of communities shall appear in the booklet in the same order that they appear on the ballot. In a second mailing, MAPC and the Advisory Board will include an absentee ballot and instructions for how municipalities can cast their vote.

Opportunities for Discussion with Representatives of the Candidate Communities

The Metropolitan Area Planning Council and the MBTA Advisory Board shall provide appropriate opportunities for the electorate to meet representatives of candidate communities and discuss issues. In 2014, this may be accomplished by holding a Candidates Forum at the State Transportation Building in early October (date and time TBD).

Election

The election will be held at MAPC's Fall Council Meeting on October 29th; 9:00 AM at the Marriott Courtyard; 275 Tremont St; Boston 02116 . On that day, the designated officers of MAPC and the Advisory Board shall supervise the election to the municipal seats. Ballots shall be cast by the chief elected official of the municipality (as defined by the rules for nominees), or that person's designee. Designees shall present a letter signed by the chief elected official to the designated officers of MAPC and of the Advisory Board 30 minutes prior to the convening of the election on election day. This letter will appoint the designee and confirm his or her authority to cast the municipality's ballot. Such a designation shall be delivered in person or by mail. Designees may represent only one municipality in the election. The designation may require the designee to vote for specific individuals or may vest discretion in the designee.

If the chief elected official is unable to attend the election and does not designate another individual to attend, an absentee ballot may be filed. Such an absentee ballot must be filed by 5 PM the day before the election with the Metropolitan Area Planning Council, 60 Temple Place, Boston, MA 02111. No faxes will be accepted. This ballot is valid for any election (e.g. run off election in case of a tie) held on the day of the MPO election for which the candidates selected on the ballot are still eligible to receive votes.

The MPO seat is held by the municipality. The chief elected official (or their official designee) shall represent the municipality throughout the municipality's term of office.

The designated officers of MAPC and of the Advisory Board shall certify the results of the election to the chairman of the MPO by 12 noon on the Friday following the election.

MAPC Sub-regions

SUBREGION	COMMUNITIES
North Shore Task Force	Beverly, Danvers, Essex, Gloucester, Hamilton, Ipswich, Manchester-by-the-Sea, Marblehead, Middleton, Nahant, Peabody, Rockport, Salem, Swampscott, Topsfield, Wenham
North Suburban Planning Council	Burlington, Lynnfield, North Reading, Reading, Stoneham, Wakefield, Wilmington, Winchester, Woburn
Minuteman Advisory Group Interlocal Coordination (MAGIC)	Acton, Bedford, Bolton, Boxborough, Carlisle, Concord, Hudson, Lexington, Littleton, Lincoln, Maynard, Stow, Sudbury
MetroWest Regional Collaborative	Ashland, Framingham, Holliston, Marlborough, Natick, Southborough, Wayland, Wellesley, Weston
South West Advisory Planning Committee (SWAP)	Bellingham, Dover, Franklin, Hopkinton, Medway, Milford, Millis, Norfolk, Sherborn, Wrentham
Three Rivers (TRIC)	Canton, Dedham, Dover, Foxborough, Medfield, Milton, Needham, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood
South Shore Coalition	Braintree, Cohasset, Duxbury, Hanover, Hingham, Holbrook, Hull, Marshfield, Norwell, Pembroke, Rockland, Scituate, Weymouth
Inner Core	Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Everett, Lynn, Malden, Medford, Melrose, Milton, Newton, Quincy, Revere, Saugus, Somerville, Waltham, Watertown, Winthrop

Metropolitan Area Planning Council 101 Cities and Towns

Cities

Beverly	Lynn	Revere
Boston	Malden	Salem
Braintree	Marlborough	Somerville
Cambridge	Medford	Waltham
Chelsea	Melrose	Watertown*
Everett	Newton	Weymouth
Franklin*	Peabody	Woburn
Gloucester	Quincy	

**MAPC Legal Counsel has rendered an opinion that Franklin and Watertown are defined as cities for the purpose of the MPO Election.*

Towns

Acton	Hopkinton	Randolph
Arlington	Hudson	Reading
Ashland	Hull	Rockland
Bedford	Ipswich	Rockport
Bellingham	Lexington	Saugus
Belmont	Lincoln	Scituate
Bolton	Littleton	Sharon
Boxborough	Lynnfield	Sherborn
Brookline	Manchester	Southborough
Burlington	Marblehead	Stoneham
Canton	Marshfield	Stoughton
Carlisle	Maynard	Stow
Cohasset	Medfield	Sudbury
Concord	Medway	Swampscott
Danvers	Middleton	Topsfield
Dedham	Milford	Wakefield
Dover	Millis	Walpole
Duxbury	Milton	Wayland
Essex	Nahant	Wellesley
Foxborough	Natick	Wenham
Framingham	Needham	Weston
Hamilton	Norfolk	Westwood
Hanover	North Reading	Wilmington
Hingham	Norwell	Winchester
Holbrook	Norwood	Winthrop
Holliston	Pembroke	Wrentham

Overview of MPO Member Responsibilities

Background:

The Metropolitan Planning Organization is established as a required part of the transportation planning process under federal law. It is responsible for planning and programming financial resources for a multi-modal transportation system for the Boston region. The MPO was established in 1973.

The Boston MPO Memorandum of Understanding (MOU) that details the governing structure and process of the MPO can be viewed at www.bostonmpo.org/mou

Specific Responsibilities:

The MPO must prepare and approve several plans and programs on an annual basis. These include:

- The Unified Planning Work Program (UPWP), which programs funds for transportation planning programs in the region;
- The Transportation Improvement Program (TIP), which programs federal, state, and local funding for surface transportation projects (highway and transit).

The MPO also prepares and approves several other plans and programs as necessary. These include:

- The Regional Transportation Plan (RTP), which provides a 25-year plan for the Region's transportation needs and priorities and;
- The conformity of all surface transportation plans and programs with applicable federal laws (including air quality, and the Americans with Disabilities Act).

MPO Meetings:

Meetings are held as needed to accomplish the MPO's business. There are approximately two MPO meetings a month and all but four are held in Boston, during the day, at the state transportation building. Four MPO meetings will be held (one per quarter) outside of Boston. MPO meetings typically begin at 10 AM on the first and third Thursday of the month, and last approximately three hours. The MPO has the authority to establish necessary committees to accomplish its responsibilities. Recent experience suggests that the municipal members of the MPO or their designees attend at least two meetings per month to accomplish the work of the MPO.

2014 MPO Election Nomination Papers

Nominated Community	Name of Chief Elected Official	Signature
Open MPO Seat Community is Running For (only check one)	<input type="checkbox"/> North Shore Task Force Seat	<input type="checkbox"/> SWAP Seat
	<input type="checkbox"/> City Seat	<input type="checkbox"/> Town Seat

Endorsers

Nominating Community	Name of Chief Elected Official	Signature

Individual endorsements may be attached as a separate letter but must specify the municipality and the official being nominated and must be signed by the chief elected official of the endorsing community.

**Please return in person or by mail
 By 5 PM on Friday, October 3, 2014 to:
 Marc Draisen, Executive Director
 Metropolitan Area Planning Council
 60 Temple Place
 Boston, MA 02111**

Phone inquiries to
 Eric Bourassa, MAPC (617) 933 -0740
 Paul Regan, MBTA Advisory Board (617) 426-6054

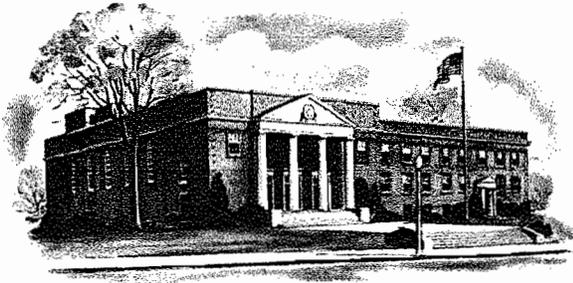
2014 MPO Statement of Candidacy

(250 Word Limit)

Municipality: _____

Chief Elected Official: _____

(Suggestions include a brief statement of qualifications; comments on the importance of transportation to the region; and expectations for the Boston Metropolitan Planning Organization)



TOWN OF
STONEHAM
MASSACHUSETTS

To: the Board of Selectmen

From: Open Space & Recreation Committee

Date: August 7, 2014

Subject: Weiss Farm/Stoneham Oaks Land Swap

The Open Space and Recreation Committee has recently met to discuss the proposed land swap of the Weiss Farm property, currently being planned for a 40B housing project, with the land currently owned by the Town at the Stoneham Oaks golf course.

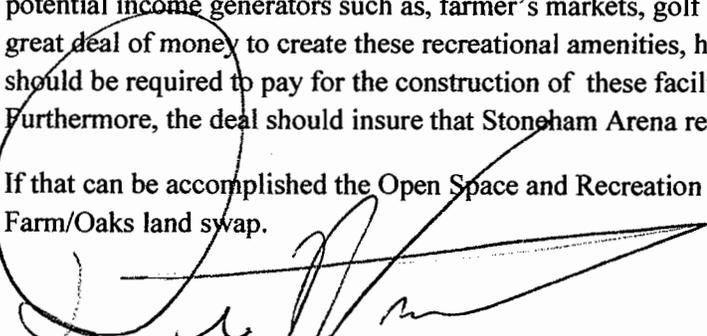
From the Town by Laws, the Committee's duties include "providing advice and recommendations to the appropriate Town Officials...regarding open space and recreation needs of the Town."

Our Committee sees potential benefits to the Town's open space with the Weiss Farm/Stoneham Oaks land swap. Weiss Farm is a larger open space than the Oaks (approximately 26 acres vs. 15 acres), and it offers the opportunity to be developed as a more varied recreational space than the Oaks, which is devoted exclusively to golf use.

The Town currently has two municipal golf courses, which is far more than any of the surrounding towns many of which have no public golf courses at all. The Oaks does not receive heavy play and has never made money for the Town, in fact it has cost the Town thousands of dollars annually to run the course. In the view of the Committee the loss of one course would not have a serious negative impact on the recreational opportunities for the Town's citizens. We believe that it could have a positive effect on the use of Unicorn Golf course by attracting more play on that course and potentially more income at Unicorn.

The Weiss Farm property is located close to the High School and could be developed for multiple recreational uses such as nature trails, tennis courts, and turf fields for Soccer, Lacrosse, and Football and potential income generators such as, farmer's markets, golf driving range, etc. It will obviously cost a great deal of money to create these recreational amenities, however we strongly believe that the developer should be required to pay for the construction of these facilities as a part of any land swap deal. Furthermore, the deal should insure that Stoneham Arena remain in place.

If that can be accomplished the Open Space and Recreation Committee would fully support the Weiss Farm/Oaks land swap.



Dennis J. Visconti, Chair

cc; D. Ragucci, T.A.

RCN BecoCom, LLC.

650 College East, Suite 3100
Princeton, NJ 08540
Tel (703) 434-8245
Fax (703) 434-8389

August 7, 2014

Town of Stoneham
c/o Board of Selectmen
35 Central Street
Stoneham, MA 02180

RE: 2nd Quarter 2014 PEG Fees Section 8.1b

Dear Sir/Madam,

Please find enclosed payment of \$ 5,206.01 for the PEG Section 7.1 Agreement between Town of Stoneham and RCN Becocom, LLC. The payment is for the 2nd Quarter 2014.

If you have any question, please feel free to contact me at (703) 434-8245

Sincerely,



Michael O'Day

VP, Taxation

RCN Telecom Services, LLC

650 College Rd E.
Suite 3100
Princeton, NJ 08540

CHECK NUMBER

00771408

VENDOR NAME : TOWN OF STONEHAM

VENDOR NUMBER 37459

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	NET AMOUNT
Q2 2014	08/01/2014		\$5,206.01
TOTAL PAID			\$5,206.01

RCN Telecom Services, LLC

550 College Rd E.
Suite 3100
Princeton, NJ 08540

PNC bank NA
Jeanette, PA 60-162 / 433

*** VOID AFTER 90 DAYS ***

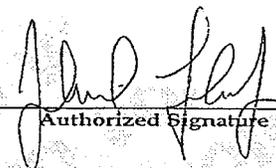
CHECK NUMBER
00771408

CHECK DATE
08/06/2014

CHECK AMOUNT
\$5,206.01

PAY Five Thousand Two Hundred Six Dollars And 01 Cents

TO THE ORDER OF TOWN OF STONEHAM
OFFICE OF THE TOWN CLERK
35 CENTRAL ST
STONEHAM, MA 02180


Authorized Signature



00771408 043301627 1006219622

Quarterly Franchise Payment

RCN-BecoCom, LLC

Town of Stoneham

Sales Statistics:

2014

	April	May	June
VIDEO SUBSCRIBERS	400	400	392
Video Revenue	35,226.47	34,391.12	34,502.59
	<u>35,226.47</u>	<u>34,391.12</u>	<u>34,502.59</u>

Q2 2014

Quarter Video Total		<u>104,120.19</u>
PEG Fees Section 8.1b	5%	<u>5,206.01</u>
PEG Grant Section 7.1	Fixed	

July 31, 2014

Town of Stoneham
Public Works Department
16 Pine Street
Stoneham, MA 02180

To whom it may concern:

This is a follow up to a letter that I wrote on June 6th stating that the condition of the sidewalk in front of my house is a hazard to my family and to anyone else who passes by. The original letter is attached. I received a phone call from Bob Sweeney saying that it would be looked at and as of today's date, nothing has been done. With each rain storm I still have to deal with walking through puddles to leave my house and get to my car. I am unable to unload groceries or unpack my car if it is raining because of the huge puddles.

Since this problem was originally caused by dig safe and because I am not allowed to make repairs to the public sidewalk, I would greatly appreciate if some of the tax dollars that we pay could be used to fix this problem.

I don't know who I have to speak with to have this taken care of, but as a longtime resident of Stoneham, I resent that I have to ask numerous times to have this fixed. I imagine my tax dollars would cover a coat of hard top to fix this problem.

I am attaching more photos from the recent rain storms. The small puddle in the picture was still there after it had rained the night before and the entire day the temp was in the 90s. This shows how long it takes for the water to go away. In the winter it freezes and stays that way forever, making it an even bigger hazard. I would really, really appreciate some attention to this matter.


Dana McKenzie
14 Gerry Street

June 6, 2014

Town of Stoneham
Public Works Department
16 Pine Street
Stoneham, MA 02180

To whom it may concern:

I called your office at the end of the winter to report the condition of the sidewalk in front of my house which is all uneven and a hazard. I asked that someone come to look at it and asked if it could be fixed at the same time as the potholes at the end of the street. I was told that sidewalks are the last priority for the town and they would pass the information along.

As you can see from the enclosed photos the condition of the side walk is awful. When it rains we have to walk through puddles to get out of the house and out of or into the cars. In the winter the puddles freeze so we have to try to dodge them so no one breaks their neck. We even have visitors of Barile Funeral Home who park out in front of my house so it's a busy walkway.

If you look at the sidewalk you can tell this condition which deteriorates more and more each year, was originally caused by someone doing dig safe work in front of the house.

I am asking that someone come to look at it and fill it in with hard top as soon as possible so that no one gets hurt and so we don't have to deal with these puddle issues. My mother is 81 and in poor health and visits often and we have to be extremely careful. Sometimes it's like being a prisoner in my own house when the puddles and/or ice patches are so large.

I would appreciate a response as soon as possible.

Thank you,

Dana Mckenzie
14 Gerry Street

Cc: Thomas Boussy, Chairman of the Board of Selectmen.







In The Boston Sunday Globe on August 24, 2014, I read that the Town of Stoneham (Town) is soliciting feedback about its trash policy. My comments follow.

As in the past, since the Town began charging a trash collection fee, the trash policy is unfair to households who generate very little trash. More often than not, I place at the curb a tightly secured small supermarket bag of trash. Yet, I continue to have to pay the same trash fee as, for example, others in the Town who routinely put at the curb the maximum allowed number of large barrels filled with trash, even if they purchase overflow bags. (I have not observed the use of overflow bags.)

Another problem with the current trash policy is conditioning the collection of trash on putting recycling at the curb every week, and the demand not to remove from the curb the recycling container until after trash has been collected. This is burdensome, especially on bad weather days. Since I wash my recyclables as needed, none of my recyclables would attract insects or otherwise create a health hazard, so I usually was putting my recycling container at the curb about every four weeks. Since we are paying for trash and recyclables collection, if the Town keeps the condition in place, the Town needs to tell the contracted trash and recyclables collection company to pick up the trash before it picks up the recycling, rather than to dictate to residents when to bring in their recycling containers.

A more equitable trash collection policy is one where all households are entitled to put at the curb only one specific size bag for trash, covered by the real estate tax that residents pay, and then must purchase additional bags for overflow. No fee should be imposed for the one bag or for any amount of recyclables. Also, trash collection should not be conditioned upon placing recyclables at the curb every trash collection day.

Related to the trash policy is the Town, with the knowledge of the Town Administrator, not enforcing Section 6-3, Refuse and Recycling Collection, of the Town Code, “. . . No refuse or recycling material shall be put onto a public way or private way including sidewalks for the purposes of collection prior to 5:00 P.M. the day before scheduled collection day.” It has become common practice for a specific household to put their large number of trash and recycling containers at the curb well before 5 p.m. the day before, and, sometimes, several days before, the designated collection day (e.g., Friday before Tuesday). This has prompted other neighbors to do the same. In addition to violating the Town Code, it creates an eyesore, and it causes trash/recyclables to blow onto the property of others.

Date	Invoice No.	Doc No.	Gross	Discount	Net
08/05/2014	36560FIOS 36560FIOS Video Payment	1900025229	60,406.35	0.00	60,406.35

Check Total 60,406.35

1231

Please call 972-718-5090 if there are questions regarding this payment
For further payment information visit our web site at

PAGE 1 / 1

FOLD ALONG PERFORATED DOTTED LINE & REMOVE CHECK

THIS DOCUMENT CONTAINS MULTIPLE FRAUD DETERRENT SECURITY FEATURES - SEE REVERSE

verizon 66-156/531
Date: 08/06/2014 Check No. 1231007239

PAY EXACTLY *** SIXTY THOUSAND FOUR HUNDRED SIX USD and THIRTY-FIVE Cents \$*****60,406.35*

1231

TO THE TOWN OF STONEHAM
ORDER OF

Wells Fargo Bank, N.A. **Verizon Treasury**

⑈ 1231007239 ⑈ ⑆ 053101561 ⑆ 8018013196 ⑈

Security Features Included ED Details on back

Sinclair, Erin

Subject: FW: Letter to BOS on Commons at Weiss Farm
Attachments: census data.xls; ACS_12_5YR_DP04.pdf

August 20, 2014

Robert Saltzman, Esq., Chairman
Board of Appeals
35 Central Street
Stoneham, MA 02180

Subject: The Commons at Weiss Farm, Application for Comprehensive Permit
MassHousing Project #SA-13-006

Dear Chairman Saltzman:

Members of the Zoning Board of Appeals (ZBA) have a big responsibility. Stoneham residents are counting on you and your fellow members to study the Application for Comprehensive Permit and weigh all the facts and information. Forty one (41) Stoneham residents who signed this letter are confident that you will exercise due diligence and make the right decision.

Most Stoneham residents agree at least with the intention of Chapter 40B. We want affordable housing and we want Stoneham to comply with the law.

At the same time, many Stoneham residents oppose subject project. Residents have raised a number of legitimate concerns. One of our concerns is whether the law is being implemented in the way that the Massachusetts legislature intended when they wrote the statute. Facts and information indicate that subject housing project is neither reasonable nor consistent with the needs of Stoneham.

It seems clear that Stoneham does not need this project at this time. The latest decennial U S Census for Stoneham for 2010 shows that Stoneham had 9,458 housing units of which 8,994 were occupied and 464 were vacant. The census reports a rental vacancy rate of 7.4%. Taking a broader view, Stoneham and seven bordering cities and towns (Malden, Medford, Melrose, Reading, Wakefield, Winchester, and Woburn) collectively had 114,828 housing units of which 109,158 were occupied and 5,670 were vacant. These numbers give a combined rental vacancy rate of 6.1% for Stoneham and surrounding cities and towns. Until the existing vacant rental capacity is absorbed, construction of 264 additional apartments in Stoneham is obviously not necessary. Source of data is American Factfinder, the U. S. Department of Commerce, U S Census Bureau. The census data is summarized in an excel spreadsheet. See attachment.

In addition, Stoneham currently has new housing construction planned such as the project at 220 and 225 Fallon Road which will provide Stoneham 298 additional housing units.

Stoneham takes care of the housing needs of its less fortunate. The Stoneham Housing Authority oversees 285 units of low income housing. Tenants pay not more than 30% of their income toward the rent.

There is a problem with the rental rates that Corcoran plans to charge for its new apartments. The rental rates exceed the rates on existing housing stock in Stoneham in most cases. If the goal of this project is to provide affordable housing for the Town of Stoneham, subject project fails miserably.

Following data on the Commons at Weiss Farm is taken from the Project Eligibility Letter in Section 4 of the Application as further detailed in the Pro Forma Budget in Section 15. The data includes the rental rates that Corcoran plans to charge. The projected gross monthly rent for so-called affordable units includes estimated utility costs.

Type of Unit	No. of Units	Projected Gross Monthly Rent (\$)
198 units at market rates		
Studio units	20	1,391
One bedroom	79	1,725
Two bedroom	85	2,204
Three bedroom	14	2,847
Sub-total	198	
66 units at affordable rates		
Studio units	7	1,156
One bedroom	26	1,323
Two bedroom	29	1,487
Three bedroom	4	1,652
Sub-total	66	
Grand Total	264	

Please compare the rates that Corcoran plans to charge for its new construction with rental rates on existing apartments in Stoneham. For example, the City-Data website collects and analyzes data from numerous sources to create detailed, informative profiles of all cities in the United States. According to City-Data, the median gross rent in Stoneham for 2012 is \$1,204 per month. See <http://www.city-data.com/city/Stoneham-Massachusetts.html>.

The median gross rent of \$1,204 per month for 2012 in Stoneham on the City-Data website agrees with U S Census data and the American Community Survey for 2012, the latest year for which data is available. The median gross rent of \$1,204 in Stoneham includes the estimated monthly cost of utilities and fuels. See the pdf attachment.

As one can readily see, the rates that Corcoran plans to charge for 198 market rate units all exceed the median gross rent of \$1,204 in Stoneham. In addition, the rates that Corcoran plans to charge for 66 so-called affordable units all exceed the median gross rent of \$1,204 except for the studio units. Only the seven (7) studio units are less expensive and not by much. Corcoran will charge \$1,156 for a studio which is only \$48 cheaper than Stoneham's existing median gross rent of \$1,204.

In the final analysis, subject housing project will give the Town of Stoneham 264 new apartments, of which 257 will have rates that exceed the median gross rent of \$1,204 in Stoneham. Only seven (7) studio units will have rates less than Stoneham's median gross rent.

Stoneham will pay a high price for only seven (7) truly affordable units. If the Application is approved in its present condition, the comprehensive permit will enable the developer to skirt 26 of our bylaws, impose a massive housing project out of scale with surrounding residential neighborhoods, set a precedence for an acute increase in housing density, increase the traffic and congestion on Franklin Street to intolerable levels, create safety problems for school children which will require the addition of many traffic control devices, increase

demands on our infrastructure causing us to expand our school system, fire and police, increase our taxes to pay for all this, negatively impact wetlands, possibly exacerbate a flooding condition and brand our Town forever as a transient rental community. Are we expected to tolerate all this for only seven (7) truly affordable units?

Perhaps the high rates that Corcoran plans to charge for its new construction explains why this developer is willing to pay \$7,686,200 for land at Weiss Farm appraised at only \$1,800,000. See the Project Eligibility Letter in Section 4 of the Application.

It is unfortunate that the developer chose not to meet with Town representatives to discuss the Project in detail prior to submitting its application, as MassHousing required. It might have led to a very different application for project eligibility approval.

Conclusions:

Subject project has very little to do with affordable housing. Judging from the fact that 257 of the 264 units will have rates higher than Stoneham's median gross rent, it appears that this project is less about providing affordable housing for Stoneham and more about enriching a developer.

The 264 apartment units that Corcoran is planning to construct are not needed at this time. Stoneham itself has a rental vacancy rate of 7.4% or 6.1% if you include immediate surrounding communities. In addition, new construction bringing Stoneham 298 additional housing units is already in the plans for Stoneham. It would be unreasonable to force Stoneham to accept housing that it neither wants nor needs at this time.

Recommendations:

That the developer be asked to withdraw its Application voluntarily from the Zoning Board of Appeals.

That the Board of Selectmen review the above data and consider referring it to the Massachusetts legislature for review to determine if subject housing project, and any other projects in the State of Massachusetts with similar circumstances, conform with the legislative intent when the affordable housing statute was passed.

Thank you for reading our lengthy letter.

Friends of Stoneham listed below (alpha order):

Paul Armano, Founder, Friends of Stoneham
9 Landers Ave
Stoneham

Kristen Armano
9 Landers Ave
Stoneham

Silvia Banos
4 Pearl Street, Unit A
Stoneham

Frank & Joan Barker
17 Landers Road
Stoneham

Arthur & Bernice Bennett
7 Sunset Road
Stoneham

Jack & Mary Lou Bracciotti
36 Broadway
Stoneham

Camille & Stanley Chesnick
2 Sparhawk Cir
Stoneham

Robin Cohen
12 Sunset Road
Stoneham

John & Helen Coyne
20 Sparhawk Cir
Stoneham

Julie & Eric Driscoll
23 Walsh Ave
Stoneham

John Eaton, Volunteer Coordinator, Friends of Stoneham
18 Citation Ave
Stoneham

Richard & Amy Fortuna
18 Longbow Road
Stoneham

George & Effie Georgountzos
11 Fieldstone Dr
Stoneham

Cindy Hemenway
14 Fells Road
Stoneham

Jim & Dolly Langone
27 Fieldstone Dr
Stoneham

Robert & Tara Lawler
53 Walsh Ave
Stoneham

Joan McDermott
31 Parkway
Stoneham

Marie Meibaum
18 Citation Ave
Stoneham

Sabastian & Maria Musto
7 Ellen Road
Stoneham

Mary M. Pecoraro, Former Chair, Stoneham Board of Selectmen and former member, Stoneham School
Committee
5 Walsh Ave
Stoneham

Sandra Riggillo
14 Sparhawk Cir
Stoneham

Grace & William Rosselli
17 Cricklewood Dr
Stoneham

Paula Sarno, Former Member of Board of Appeals
6 Ellen Road
Stoneham

Jim Sarno
6 Ellen Road
Stoneham

Stephen & Margaret Sylvester
28 Citation Ave
Stoneham

Terri Webber
185 Franklin Street
Stoneham

Russ & Linda Wilson
35 Tamarock Ter
Stoneham

cc: Chairman Tom Boussy, Board of Selectmen

WORKPAPER TITLE: SELECTED DATA AND COMPUTATIONS FROM 2010 U S CENSUS
STONEHAM & SURROUNDING CITIES & TOWNS

<u>Item</u>		<u>City of</u>	<u>City of</u>	<u>City of</u>	<u>Town of</u>	<u>Town of</u>	<u>Town of</u>	<u>Town of</u>	<u>City of</u>	
<u>No.</u>	<u>Subject</u>	<u>Malden</u>	<u>Medford</u>	<u>Melrose</u>	<u>Reading</u>	<u>Stoneham</u>	<u>Wakefield</u>	<u>Winchester</u>	<u>Woburn</u>	<u>Totals</u>
<u>POPULATION</u>										
1	Total population	59,450	56,173	26,983	24,747	21,437	24,932	21,374	38,120	273,216
2	Population aged 5 to 19	9,230	8,221	4,738	5,098	3,546	4,377	5,070	5,993	46,273
3	% population aged 5 to 19	15.5%	14.6%	17.6%	20.6%	16.5%	17.6%	23.7%	15.7%	16.9%
<u>HOUSEHOLDS BY TYPE</u>										
4	Total households	23,673	22,810	11,213	9,305	8,994	9,994	7,645	15,524	109,158
5	Family households	14,317	13,207	7,076	6,685	5,616	6,547	5,783	9,828	69,059
6	Non-family households	9,356	9,603	4,137	2,620	3,378	3,447	1,862	5,696	40,099
7	% Family households to total	60.5%	57.9%	63.1%	71.8%	62.4%	65.5%	75.6%	63.3%	63.3%
<u>HOUSING OCCUPANCY</u>										
8	Total housing units	25,161	24,046	11,751	9,617	9,458	10,500	7,986	16,309	114,828
9	Occupied housing units	23,673	22,810	11,213	9,305	8,994	9,994	7,645	15,524	109,158
10	Vacant housing units	1,488	1,236	538	312	464	506	341	785	5,670
<u>Detail of vacant housing units:</u>										
11	vacant units for sale only	125	142	60	61	59	78	65	72	662
12	vacant units sold not occupied	43	39	20	22	15	19	36	13	207
13	vacant units for rent	856	591	262	98	226	240	74	401	2,748
14	vacant units rented not occupied	33	45	23	6	7	4	8	24	150
15	Vacant for seasonal, recreational or occasional use	39	78	37	33	59	41	66	72	425
16	All other vacants	392	341	136	92	98	124	92	203	1,478
17	Vacant housing units	1,488	1,236	538	312	464	506	341	785	5,670

<u>Item</u>		<u>City of</u>	<u>City of</u>	<u>City of</u>	<u>Town of</u>	<u>Town of</u>	<u>Town of</u>	<u>Town of</u>	<u>City of</u>	
<u>No.</u>	<u>Subject</u>	<u>Malden</u>	<u>Medford</u>	<u>Melrose</u>	<u>Reading</u>	<u>Stoneham</u>	<u>Wakefield</u>	<u>Winchester</u>	<u>Woburn</u>	<u>Totals</u>
<u>HOUSING TENURE</u>										
18	Occupied housing units	23,673	22,810	11,213	9,305	8,994	9,994	7,645	15,524	109,158
19	Owner-occupied housing units	9,982	13,028	7,472	7,248	6,165	7,330	6,357	9,474	67,056
20	Population in owner-occupied units	28,079	32,888	20,097	20,743	16,026	19,760	18,370	24,962	180,925
21	Renter-occupied housing units	13,691	9,782	3,741	2,057	2,829	2,664	1,288	6,050	42,102
22	Population in renter-occupied units	30,998	21,326	6,619	3,823	5,167	4,918	2,681	12,835	88,367
23	% population in owner-occupied units (20/1 X 100)	47.2%	58.5%	74.5%	83.8%	74.8%	79.3%	85.9%	65.5%	66.2%
24	% population in renter-occupied units (22/1 X 100)	52.1%	38.0%	24.5%	15.4%	24.1%	19.7%	12.5%	33.7%	32.3%
<u>VACANCY RATES</u>										
25	Homeowner vacancy rate	1.2%	1.1%	0.8%	0.8%	0.9%	1.1%	1.0%	0.8%	1.0%
26	Rental vacancy rate	5.9%	5.7%	6.5%	4.5%	7.4%	8.3%	5.4%	6.2%	6.1%
<u>HOMEOWNER VACANCY RATES</u>										
27	vacant units for sale only	125	142	60	61	59	78	65	72	662
28	vacant units sold not occupied	43	39	20	22	15	19	36	13	207
29	owner occupied units	9,982	13,028	7,472	7,248	6,165	7,330	6,357	9,474	67,056
30	total	10,150	13,209	7,552	7,331	6,239	7,427	6,458	9,559	67,925
31	homeowner vacancy rate (27/30 X 100)	1.2%	1.1%	0.8%	0.8%	0.9%	1.1%	1.0%	0.8%	1.0%
<u>RENTAL VACANCY RATES</u>										
32	vacant units for rent	856	591	262	98	226	240	74	401	2,748
33	vacant units rented not occupied	33	45	23	6	7	4	8	24	150
34	renter-occupied units	13,691	9,782	3,741	2,057	2,829	2,664	1,288	6,050	42,102
35	total	14,580	10,418	4,026	2,161	3,062	2,908	1,370	6,475	45,000
36	rental vacancy rate (32/35 X 100)	5.9%	5.7%	6.5%	4.5%	7.4%	8.3%	5.4%	6.2%	6.1%



DP04

SELECTED HOUSING CHARACTERISTICS

2008-2012 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Stoneham town, Middlesex County, Massachusetts			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	9,538	+/-273	9,538	(X)
Occupied housing units	8,951	+/-231	93.8%	+/-2.0
Vacant housing units	587	+/-198	6.2%	+/-2.0
Homeowner vacancy rate	0.9	+/-1.1	(X)	(X)
Rental vacancy rate	2.9	+/-2.8	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	9,538	+/-273	9,538	(X)
1-unit, detached	5,484	+/-251	57.5%	+/-2.6
1-unit, attached	325	+/-144	3.4%	+/-1.5
2 units	696	+/-195	7.3%	+/-2.0
3 or 4 units	338	+/-136	3.5%	+/-1.4
5 to 9 units	317	+/-124	3.3%	+/-1.3
10 to 19 units	621	+/-141	6.5%	+/-1.5
20 or more units	1,757	+/-210	18.4%	+/-2.0
Mobile home	0	+/-23	0.0%	+/-0.4
Boat, RV, van, etc.	0	+/-23	0.0%	+/-0.4
YEAR STRUCTURE BUILT				
Total housing units	9,538	+/-273	9,538	(X)
Built 2010 or later	0	+/-23	0.0%	+/-0.4
Built 2000 to 2009	352	+/-131	3.7%	+/-1.3
Built 1990 to 1999	538	+/-145	5.6%	+/-1.6
Built 1980 to 1989	1,363	+/-192	14.3%	+/-2.0
Built 1970 to 1979	1,092	+/-172	11.4%	+/-1.8
Built 1960 to 1969	1,384	+/-191	14.5%	+/-2.0
Built 1950 to 1959	1,793	+/-240	18.8%	+/-2.3
Built 1940 to 1949	461	+/-133	4.8%	+/-1.4
Built 1939 or earlier	2,555	+/-252	26.8%	+/-2.5
ROOMS				
Total housing units	9,538	+/-273	9,538	(X)
1 room	224	+/-129	2.3%	+/-1.4
2 rooms	234	+/-118	2.5%	+/-1.2

Subject	Stoneham town, Middlesex County, Massachusetts			
	Estimate	Margin of Error	Percent	Percent Margin of Error
3 rooms	1,232	+/-229	12.9%	+/-2.3
4 rooms	1,373	+/-213	14.4%	+/-2.1
5 rooms	1,308	+/-265	13.7%	+/-2.7
6 rooms	1,678	+/-249	17.6%	+/-2.7
7 rooms	1,362	+/-198	14.3%	+/-2.0
8 rooms	1,112	+/-194	11.7%	+/-2.0
9 rooms or more	1,015	+/-180	10.6%	+/-1.9
Median rooms	5.7	+/-0.2	(X)	(X)
BEDROOMS				
Total housing units	9,538	+/-273	9,538	(X)
No bedroom	224	+/-129	2.3%	+/-1.4
1 bedroom	1,599	+/-280	16.8%	+/-2.7
2 bedrooms	2,675	+/-332	28.0%	+/-3.2
3 bedrooms	3,397	+/-289	35.6%	+/-3.2
4 bedrooms	1,358	+/-213	14.2%	+/-2.3
5 or more bedrooms	285	+/-96	3.0%	+/-1.0
HOUSING TENURE				
Occupied housing units	8,951	+/-231	8,951	(X)
Owner-occupied	6,183	+/-204	69.1%	+/-2.4
Renter-occupied	2,768	+/-249	30.9%	+/-2.4
Average household size of owner-occupied unit	2.66	+/-0.08	(X)	(X)
Average household size of renter-occupied unit	1.74	+/-0.12	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	8,951	+/-231	8,951	(X)
Moved in 2010 or later	673	+/-201	7.5%	+/-2.2
Moved in 2000 to 2009	3,753	+/-289	41.9%	+/-2.9
Moved in 1990 to 1999	1,990	+/-230	22.2%	+/-2.6
Moved in 1980 to 1989	872	+/-178	9.7%	+/-2.0
Moved in 1970 to 1979	841	+/-185	9.4%	+/-2.1
Moved in 1969 or earlier	822	+/-156	9.2%	+/-1.7
VEHICLES AVAILABLE				
Occupied housing units	8,951	+/-231	8,951	(X)
No vehicles available	606	+/-171	6.8%	+/-1.9
1 vehicle available	3,122	+/-284	34.9%	+/-2.8
2 vehicles available	3,804	+/-293	42.5%	+/-3.1
3 or more vehicles available	1,419	+/-191	15.9%	+/-2.3
HOUSE HEATING FUEL				
Occupied housing units	8,951	+/-231	8,951	(X)
Utility gas	3,166	+/-260	35.4%	+/-2.9
Bottled, tank, or LP gas	175	+/-81	2.0%	+/-0.9
Electricity	1,399	+/-224	15.6%	+/-2.4
Fuel oil, kerosene, etc.	4,087	+/-318	45.7%	+/-3.3
Coal or coke	36	+/-49	0.4%	+/-0.6
Wood	17	+/-28	0.2%	+/-0.3
Solar energy	0	+/-23	0.0%	+/-0.4
Other fuel	49	+/-44	0.5%	+/-0.5
No fuel used	22	+/-28	0.2%	+/-0.3
SELECTED CHARACTERISTICS				
Occupied housing units	8,951	+/-231	8,951	(X)
Lacking complete plumbing facilities	6	+/-10	0.1%	+/-0.1
Lacking complete kitchen facilities	22	+/-34	0.2%	+/-0.4
No telephone service available	68	+/-47	0.8%	+/-0.5

Subject	Stoneham town, Middlesex County, Massachusetts			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPANTS PER ROOM				
Occupied housing units	8,951	+/-231	8,951	(X)
1.00 or less	8,951	+/-231	100.0%	+/-0.4
1.01 to 1.50	0	+/-23	0.0%	+/-0.4
1.51 or more	0	+/-23	0.0%	+/-0.4
VALUE				
Owner-occupied units	6,183	+/-204	6,183	(X)
Less than \$50,000	99	+/-58	1.6%	+/-0.9
\$50,000 to \$99,999	63	+/-49	1.0%	+/-0.8
\$100,000 to \$149,999	30	+/-31	0.5%	+/-0.5
\$150,000 to \$199,999	164	+/-64	2.7%	+/-1.0
\$200,000 to \$299,999	781	+/-132	12.6%	+/-2.1
\$300,000 to \$499,999	3,791	+/-291	61.3%	+/-3.9
\$500,000 to \$999,999	1,235	+/-185	20.0%	+/-3.1
\$1,000,000 or more	20	+/-22	0.3%	+/-0.4
Median (dollars)	399,100	+/-12,911	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	6,183	+/-204	6,183	(X)
Housing units with a mortgage	4,492	+/-255	72.7%	+/-3.2
Housing units without a mortgage	1,691	+/-198	27.3%	+/-3.2
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	4,492	+/-255	4,492	(X)
Less than \$300	0	+/-23	0.0%	+/-0.8
\$300 to \$499	0	+/-23	0.0%	+/-0.8
\$500 to \$699	26	+/-29	0.6%	+/-0.7
\$700 to \$999	167	+/-77	3.7%	+/-1.7
\$1,000 to \$1,499	533	+/-139	11.9%	+/-2.9
\$1,500 to \$1,999	783	+/-177	17.4%	+/-3.8
\$2,000 or more	2,983	+/-254	66.4%	+/-4.8
Median (dollars)	2,324	+/-88	(X)	(X)
Housing units without a mortgage	1,691	+/-198	1,691	(X)
Less than \$100	14	+/-23	0.8%	+/-1.4
\$100 to \$199	0	+/-23	0.0%	+/-2.0
\$200 to \$299	18	+/-23	1.1%	+/-1.3
\$300 to \$399	27	+/-31	1.6%	+/-1.8
\$400 or more	1,632	+/-195	96.5%	+/-2.9
Median (dollars)	781	+/-37	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	4,479	+/-253	4,479	(X)
Less than 20.0 percent	1,150	+/-195	25.7%	+/-4.2
20.0 to 24.9 percent	900	+/-195	20.1%	+/-4.0
25.0 to 29.9 percent	643	+/-146	14.4%	+/-3.2
30.0 to 34.9 percent	495	+/-161	11.1%	+/-3.6
35.0 percent or more	1,291	+/-215	28.8%	+/-4.7
Not computed	13	+/-20	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	1,675	+/-201	1,675	(X)
Less than 10.0 percent	430	+/-121	25.7%	+/-6.5
10.0 to 14.9 percent	328	+/-98	19.6%	+/-5.8
15.0 to 19.9 percent	227	+/-91	13.6%	+/-5.0

Subject	Stoneham town, Middlesex County, Massachusetts			
	Estimate	Margin of Error	Percent	Percent Margin of Error
20.0 to 24.9 percent	128	+/-59	7.6%	+/-3.5
25.0 to 29.9 percent	130	+/-60	7.8%	+/-3.6
30.0 to 34.9 percent	74	+/-49	4.4%	+/-2.8
35.0 percent or more	358	+/-117	21.4%	+/-5.9
Not computed	16	+/-17	(X)	(X)
GROSS RENT				
Occupied units paying rent	2,705	+/-243	2,705	(X)
Less than \$200	51	+/-47	1.9%	+/-1.8
\$200 to \$299	91	+/-53	3.4%	+/-2.0
\$300 to \$499	159	+/-79	5.9%	+/-2.9
\$500 to \$749	182	+/-99	6.7%	+/-3.5
\$750 to \$999	377	+/-128	13.9%	+/-4.6
\$1,000 to \$1,499	1,220	+/-193	45.1%	+/-6.3
\$1,500 or more	625	+/-198	23.1%	+/-6.8
Median (dollars)	1,204	+/-68	(X)	(X)
No rent paid	63	+/-50	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	2,690	+/-239	2,690	(X)
Less than 15.0 percent	292	+/-127	10.9%	+/-4.7
15.0 to 19.9 percent	255	+/-103	9.5%	+/-3.8
20.0 to 24.9 percent	345	+/-117	12.8%	+/-4.2
25.0 to 29.9 percent	319	+/-118	11.9%	+/-4.2
30.0 to 34.9 percent	240	+/-87	8.9%	+/-3.1
35.0 percent or more	1,239	+/-220	46.1%	+/-6.8
Not computed	78	+/-55	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The median gross rent excludes no cash renters.

In prior years, the universe included all owner-occupied units with a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all owner-occupied units without a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all renter-occupied units. It is now restricted to include only those units where GRAPI is computed, that is, gross rent and household Income are valid values.

The 2007, 2008, 2009, 2010, 2011, and 2012 plumbing data for Puerto Rico will not be shown. Research indicates that the questions on plumbing facilities that were introduced in 2008 in the stateside American Community Survey and the 2008 Puerto Rico Community Survey may not have been appropriate for Puerto Rico.

Median calculations for base table sourcing VAL, MHC, SMOC, and TAX should exclude zero values.

Telephone service data are not available for certain geographic areas due to problems with data collection. See Errata Note #93 for details.

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.