

THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL

ONE ASHBURTON PLACE
BOSTON, MASSACHUSETTS 02108

MAURA HEALEY
ATTORNEY GENERAL

TEL: (617) 727-2200
www.mass.gov/ago

November 2, 2015

Robert Sweeney
6 Pleasant Street
Stoneham, MA 02180

RE: Open Meeting Law Complaint

Dear Mr. Sweeney:

This office received your complaint, dated September 16, alleging that the Stoneham Board of Selectmen (the "Board") violated the Open Meeting Law, G.L. c. 30A, §§ 18-25.¹ In your complaint, you allege that the Board members deliberated outside of a meeting. The complaint was originally filed with the Stoneham Town Clerk on June 18. The Board did not receive a copy of your complaint until the Clerk forwarded a copy on June 22. After an extension of time was granted, the Board responded by letter dated August 13.

Complaints alleging violations of the Open Meeting Law must be filed with the public body within 30 days of the alleged violation. G.L. c. 30A, § 23(b). For local public bodies, the complainant must also file a copy of the complaint with the municipal clerk. 940 CMR 29.05(3). Because you filed your complaint with the Clerk only, and did not file with the Board, we find that your complaint was not properly filed and we therefore decline to review it.² See OML Declination 4-28-15 (Hatfield Board of Health).³

While our office made initial efforts to investigate this complaint, after receiving a letter from Stoneham Town Counsel dated October 7, we discerned that the proper procedures were not followed for filing a complaint under the Open Meeting Law.⁴ Although we do not review the merits of your complaint, we take this opportunity to provide guidance to the Board on the issues raised therein. The law requires that meetings of a public body be properly noticed and open to members of the public, unless an executive session is convened. See G.L. c. 30A, §§

¹ Unless otherwise indicated, all dates in this letter refer to the year 2015.

² Because the complaint was not properly filed, the Board was not obligated to respond. Despite the Board's response, we will not review complaints that are improperly filed. See OML Declination 9-22-15 (Townsend Conservation Commission).

³ Open Meeting Law determinations may be found at the Attorney General's Website: www.mass.gov/ago/openmeeting.

⁴ This understanding of events was confirmed by an October 20 phone call with you.

20(a)-(b), 21. The Open Meeting Law defines a “meeting” as “a deliberation by a public body with respect to any matter within the body’s jurisdiction.” G.L. c. 30A, § 18. A “deliberation” is defined as “an oral or written communication through any medium, including electronic mail, between or among a quorum of a public body on any public business within its jurisdiction; provided, however, that ‘deliberation’ shall not include the distribution of a meeting agenda, scheduling information or distribution of other procedural meeting or the distribution of reports or documents that may be discussed at a meeting, provided that no opinion of a member is expressed.” Id. Expression of an opinion on matters within the body’s jurisdiction to a quorum of a public body is a deliberation, even if no other public body member responds. See OML 2012-15; OML 2012-8; OML 2011-37. We remind the Board that any discussion between or among a quorum of the Board’s members must take place at a properly noticed meeting.

Please feel free to contact the Division at (617) 963 - 2540 if you have any questions.

Sincerely,



Kevin W. Manganaro
Assistant Attorney General
Division of Open Government

cc: William Solomon, Town Counsel
Stoneham Board of Selectmen

**TOWN OF STONEHAM
Budget vs Expenditures Summary
As of October 31, 2015**

PERSONNEL

OPERATING

TOTAL BUDGET

Depart. #	Department	PERSONNEL				OPERATING				TOTAL BUDGET			
		FY'16 Budget	Current Month Expended	Year-to-date Expended	% Used	FY'16 Budget	Current Month Expended	Year-to-date Expended	% Used	FY'16 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	80,268	0.00	24,392.16	30.39%	10,000	0.00	3,586.96	35.87%	90,268	0.00	27,979.12	31.00%
123	Town Administrator	340,926	0.00	106,545.64	31.25%	42,500	0.00	25,279.11	59.48%	383,426	0.00	131,824.75	34.38%
132	Reserve Fund	0	0.00	0.00	0.00%	50,000	0.00	0.00	0.00%	50,000	0.00	0.00	0.00%
135	Town Accountant	218,119	0.00	57,271.75	26.26%	1,550	0.00	154.92	9.99%	219,669	0.00	57,426.67	26.14%
141	Assessors	126,264	0.00	40,612.46	32.16%	4,800	0.00	975.71	20.33%	131,064	0.00	41,588.17	31.73%
145	Town Treasurer	249,428	0.00	81,727.42	32.77%	18,350	0.00	3,058.51	16.67%	267,778	0.00	84,785.93	31.66%
151	Town Counsel	110,732	0.00	35,036.39	31.64%	6,725	0.00	0.00	0.00%	117,457	0.00	35,036.39	29.83%
155	Data Processing	109,175	0.00	37,003.79	33.89%	130,721	0.00	97,441.11	74.54%	239,896	0.00	134,444.90	56.04%
161	Town Clerk	119,992	0.00	38,021.73	31.69%	4,200	0.00	1,309.99	31.19%	124,192	0.00	39,331.72	31.67%
162	Elec. & Reg.	69,311	0.00	19,546.99	28.20%	18,100	0.00	2,095.91	11.58%	87,411	0.00	21,642.90	24.76%
172	Whip Hill park	0	0.00	0.00	0.00%	10,950	0.00	536.78	4.90%	10,950	0.00	536.78	4.90%
182	Planning/Appeals/Conserv.	41,543	0.00	14,192.87	34.16%	1,160	0.00	178.92	15.42%	42,703	0.00	14,371.79	33.66%
185	Economic & Community Dev.	68,224	0.00	21,584.71	31.64%	30,000	0.00	20,117.35	67.06%	98,224	0.00	41,702.06	42.46%
192	Public Property Maint.	500	0.00	0.00	0.00%	80,612	0.00	19,668.46	24.40%	81,112	0.00	19,668.46	24.25%
210	Police	3,580,075	0.00	1,093,678.67	30.55%	385,870	0.00	83,260.61	21.58%	3,965,945	0.00	1,176,939.28	29.68%
211	Traffic Directors	137,030	0.00	27,314.73	19.93%	4,500	0.00	0.00	0.00%	141,530	0.00	27,314.73	19.30%
212	Dispatchers	381,380	0.00	117,792.09	30.89%	17,440	0.00	5,015.34	28.76%	398,820	0.00	122,807.43	30.79%
220	Fire	2,756,616	0.00	876,355.18	31.79%	124,850	0.00	27,660.79	22.16%	2,881,466	0.00	904,015.97	31.37%
241	Building & Wire	182,822	0.00	62,956.01	34.44%	6,900	0.00	459.28	6.66%	189,722	0.00	63,415.29	33.43%
291	Civil Defense	2,000	0.00	500.01	25.00%	0	0.00	0.00	0.00%	2,000	0.00	500.01	25.00%
300	Schools	20,552,795	0.00	4,669,605.53	22.72%	5,335,721	0.00	1,963,696.31	36.80%	25,888,516	0.00	6,633,301.84	25.62%
397	Essex No Shore Agricultural	0	0.00	0.00	0.00%	300,000	0.00	0.00	0.00%	300,000	0.00	0.00	0.00%
398	Minuteman Voc.	0	0.00	0.00	0.00%	50,000	0.00	0.00	0.00%	50,000	0.00	0.00	0.00%
399	Northeast Reg. Voc.	0	0.00	0.00	0.00%	1,076,254	0.00	538,127.00	50.00%	1,076,254	0.00	538,127.00	50.00%
400	Public Works	842,432	0.00	213,818.57	25.38%	889,700	0.00	221,938.22	24.95%	1,732,132	0.00	435,756.79	25.16%
510	Board of Health	144,023	0.00	44,174.13	30.67%	5,140	0.00	3,961.45	77.07%	149,163	0.00	48,135.58	32.27%
541	Council on Aging	102,193	0.00	30,706.89	30.05%	33,500	0.00	9,157.65	27.34%	135,693	0.00	39,864.54	29.38%
542	Recreation Department	30,000	0.00	0.00	0.00%	18,000	0.00	0.00	0.00%	48,000	0.00	0.00	0.00%
543	Veterans Service	41,276	0.00	13,059.74	31.64%	177,700	0.00	54,487.05	30.66%	218,976	0.00	67,546.79	30.85%
610	Public Library	553,371	0.00	175,946.80	31.80%	207,850	0.00	52,312.94	25.17%	761,221	0.00	228,259.74	29.99%
630	Unicorn Golf Course	139,017	0.00	43,071.01	30.98%	275,850	0.00	147,290.26	53.40%	414,867	0.00	190,361.27	45.88%
631	Unicorn Rink	175,067	0.00	50,446.17	28.82%	259,280	0.00	86,863.07	33.50%	434,347	0.00	137,309.24	31.61%
710	Maturing Debt	0	0.00	0.00	0.00%	3,440,000	0.00	65,000.00	1.89%	3,440,000	0.00	65,000.00	1.89%
750	Interest	0	0.00	0.00	0.00%	1,217,919	0.00	322,062.50	26.44%	1,217,919	0.00	322,062.50	26.44%
911	Contributory	0	0.00	0.00	0.00%	5,135,261	0.00	5,135,261.00	100.00%	5,135,261	0.00	5,135,261.00	100.00%
912	Health Insurance	0	0.00	0.00	0.00%	7,628,413	0.00	2,409,730.75	31.59%	7,628,413	0.00	2,409,730.75	31.59%
918	Capital Equipment	0	0.00	0.00	0.00%	323,000	0.00	94,900.00	29.38%	323,000	0.00	94,900.00	29.38%
919	Unclassified	19,079	0.00	0.00	0.00%	1,416,000	0.00	737,680.73	52.10%	1,435,079	0.00	737,680.73	51.40%
920	Non-Departmental	0	0.00	0.00	0.00%	37,085	0.00	9,218.59	24.86%	37,085	0.00	9,218.59	24.86%
TOTAL GENERAL		31,173,658	0.00	7,895,361.44	25.33%	28,776,121	0.00	12,142,487.27	42.20%	59,949,779	0.00	20,037,848.71	33.42%

440	Sewer	601,332	0.00	213,451.70	35.50%	116,400	0.00	43,326.80	37.22%	717,732	0.00	256,778.50	35.78%
440	Intergovernmental	0	0.00	0.00	0.00%	4,429,220	0.00	1,771,688.00	40.00%	4,429,220	0.00	1,771,688.00	40.00%
710	Maturing Debt	0	0.00	0.00	0.00%	28,380	0.00	0.00	0.00%	28,380	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		601,332	0.00	213,451.70	35.50%	4,574,000	0.00	1,815,014.80	39.68%	5,175,332	0.00	2,028,466.50	39.19%

450	Water	532,390	0.00	191,977.41	36.06%	218,650	0.00	12,260.44	5.61%	751,040	0.00	204,237.85	27.19%
440	Intergovernmental	0	0.00	0.00	0.00%	3,381,301	0.00	1,352,520.40	40.00%	3,381,301	0.00	1,352,520.40	40.00%
710	Maturing Debt	0	0.00	0.00	0.00%	19,000	0.00	3,500.00	18.42%	19,000	0.00	3,500.00	18.42%
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		532,390	0.00	191,977.41	36.06%	3,618,951.00	0.00	1,368,280.84	37.81%	4,151,341	0.00	1,560,258.25	37.58%

32,307,380

36,969,072

69,276,452



JOSEPH W. ROLLI
FIRE CHIEF

TOWN OF
STONEHAM
MASSACHUSETTS

FIRE/RESCUE
25 CENTRAL STREET
STONEHAM, MASSACHUSETTS
02180-1302

(781) 438-0127
FAX (781) 438-7066

Town Administrator
Town of Stoneham

October 29, 2015

It is with a heavy heart that I am informing you that I plan to retire from the Stoneham Fire Department. My last day of work will be February 11, 2016. After being appointed a Firefighter on March 13, 1983, I believe it is time for me to step down and allow others to continue this great tradition. The past nine years as Chief has been the most rewarding time of my career. Together, with my staff, residents of the community, fellow town employees and departments, along with local officials, we have accomplished many great things at the Stoneham Fire Department. I can honestly say that the Fire Department is in better shape than it was nine years ago, making this decision a little bit easier.

There are two people who I must recognize that made my position as Fire Chief run as smoothly as possible. Secretary Ann Burnham is the ultimate crutch I've leaned on constantly. Her professionalism, work ethic, and companionship is indescribable. Many a time Ann has guided me through difficult times and consulted me whenever needed, and for that I cannot thank her enough. Town Administrator David Ragucci has been the ultimate leader of this Town my whole tenure as Fire Chief. We may have disagreed some times, but his heart has always been what is best for Stoneham and more importantly in my view, what is best for the Fire department. We could not have accomplished or reached many of our goals if not for Dave Ragucci. I have never worked for a more fair person who is true to his word. I will go so far as to say he is the best Town Administrator the Town of Stoneham has ever had.

If the Town should need, I will offer consultation for a smooth transition with the next Chief (we can discuss this later). I would hope the Town will hire the next Chief from within the current Fire Department. We have a lot of talented people who can lead us into the next phase.

I would like to thank the whole Town of Stoneham (members of the Fire Department, residents, and community leaders) for allowing me to do the only job I've ever wanted to do, being a Firefighter in the town I grew up in. I will opine I had the greatest job in the world working for the greatest Town in the world.

Sincerely,

Chief Joseph W. Rolli



AECOM
250 Apollo Drive
Chelmsford, MA 01824

978.905.2100 tel
978.905.2101 fax

October 30, 2015

Secretary Matthew A. Beaton
Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Attn: MEPA Office
100 Cambridge Street, Suite 900
Boston, MA 02114

**Subject: Environmental Notification Form
The Commons at Weiss Farm
Stoneham, Massachusetts**

Dear Project Reviewer,

On behalf of Weiss Farm Apartments LLC, AECOM respectfully submits the enclosed Environmental Notification Form (ENF) in accordance with 301 CMR 11.00 for The Commons at Weiss Farm.

The ENF has been circulated in accordance with 301 CMR 11.16(2) and the public notice will be published in the November 4, 2015 issue of The Stoneham Independent. If you have any questions regarding this ENF or would like to schedule a site visit, please do not hesitate to contact Mr. Peter Mahoney at (781) 849-7111 or pmahoney@corcoranmgmt.com.

Yours sincerely,

Dennis J. Lowry
Senior Wetland Scientist

Enclosures

cc: Peter Mahoney, John M. Corcoran & Co. LLC
ENF Distribution List (see Attachment A)
File 60331761

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office

Environmental Notification Form

For Office Use Only

EEA#: _____

MEPA Analyst: _____

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: The Commons at Weiss Farm		
Street Address: 170 Franklin Street		
Municipality: Stoneham	Watershed: Mystic River	
Universal Transverse Mercator Coordinates: Zone 19 North X:328638.4 / Y:4704680.8	Latitude: 42° 28' 30" N	Longitude: 71° 05' 05" W
Estimated commencement date: 2016	Estimated completion date: 2018	
Project Type: Residential	Status of project design: 40 %complete	
Proponent: Weiss Farm Apartments LLC		
Street Address: c/o John M. Corcoran & Co. LLC, 100 Grandview Road, Suite 203		
Municipality: Braintree	State: MA	Zip Code: 02184
Name of Contact Person: Peter Mahoney		
Firm/Agency: John M. Corcoran & Co. LLC	Street Address: 100 Grandview Road, Suite 203	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781-849-7111	Fax: 781-849-7112	E-mail: pmahoney@corcoranmgmt.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting:

This is not an Expanded ENF.

a Single EIR? (see 301 CMR 11.06(8)) Yes No
a Special Review Procedure? (see 301CMR 11.09) Yes No
a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
a Phase I Waiver? (see 301 CMR 11.11) Yes No
(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?

301 CMR 11.03 (1)(b)2 – Creation of five or more acres of impervious area.
301 CMR 11.03 (6)(b)14 – Generation of 1,000 or more New adt on roadways providing access to a single location and construction of 150 or more New parking spaces at a single location.

301 CMR 11.03 (6)(b)15 – Construction of 300 or more New parking spaces at a single location.

Which State Agency Permits will the project require?

**MassDEP Superseding Order of Conditions
Appeal of Ch 40B Decision (possible)**

Identify any financial assistance or land transfer from an Agency of the Commonwealth, including the Agency name and the amount of funding or land area in acres:

No financial assistance or land transfer from an Agency of the Commonwealth is planned.

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	25.7 on project site plus 0.2 within limit of work on adjacent Lot 1		
New acres of land altered		10.2	
Acres of impervious area	0.3 (to be removed) on project site and within limit of work on adjacent Lot 1	5.6	5.9, all on project site
Square feet of new bordering vegetated wetlands alteration		0	
Square feet of new other wetland alteration		0	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	7,236 (to be removed) on project site and within limit of work on adjacent Lot 1	316,683	323,919, all on project site
Number of housing units	0	265	265
Maximum height (feet)	2 stories (height in feet not available)	66 feet - 2 inches	66 feet - 2 inches
TRANSPORTATION			
Vehicle trips per day	0	1,774	1,774
Parking spaces	0	438	438
WASTEWATER			
Water Use (Gallons per day)	0	51,154	51,154
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	0	46,504	46,504
Length of water mains (miles)	0	2,024	2,024
Length of sewer mains (miles)	0	1,743	1,743
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site:

Existing Conditions

The project site is located at 170 Franklin Street in Stoneham, Massachusetts. The site is situated along the north side of Franklin Street, west of Ellen Road, in the northeastern portion of Stoneham. The USGS Locus map (Figure 1) depicts the general location of the project. The site consists of a single parcel of land totaling approximately 25.7 acres, of which approximately 11.9 acres are wetlands and 13.8 acres are uplands.

Currently, the site is partially developed, with the developed portion operated by Weiss Farm, Inc. Weiss Farm operates as a retail business selling landscape materials, primarily loam and mulch, and agricultural products, including honey, plants, and hay. A man-made drainage ditch, constructed in the 1950s, was excavated around the perimeter of the farm area reportedly by the US Army Corps of Engineers. Also in the 1950s, the Corps reportedly installed a stormwater pump station in the southeast part of the site, adjacent to Franklin Street. The pump station currently is owned, maintained, and operated by Weiss Farm. With implementation of the project, the proponent will take control of the pump station and will own, maintain, and operate it going forward. The ditch and the pump station were constructed as part of the US Army Corps of Engineers efforts to rectify drainage issues that were created by the Town of Stoneham's upgrades to Franklin Street. That reconstruction included installing culverts under Franklin Street at too high an elevation to allow unimpeded flow from the site.

The 10- to 15-foot-wide drainage ditch begins along the southwest side of the upland area, traverses along the upland area to the north and east, and then dissects the upland area as it flows south toward a wetland area adjacent to Franklin Street, in the southeast corner of the site. The ditch is often dry during the summer months. The stormwater pump station at Franklin Street lifts the water from the drainage ditch to a culvert that crosses under Franklin Street and discharges on the south side of the street.

The drainage ditch bounds the proposed development area on three sides, and Franklin Street bounds the development area on the fourth side, to the south. The proposed development area encompasses approximately 10.2 acres. Most of the proposed development area is relatively flat and has been used to stockpile and process top soil and mulch since the 1950s. The remaining portion of the development area is a wooded hill with rock outcroppings. Seasonal high groundwater within the proposed development area is at approximately elevation 162 NAD 88; typically 3 to 4 feet below the existing ground surface.

The existing farm house and one of the three existing barn buildings associated with Weiss Farm are on a parcel (Lot 1) adjacent to the project site and are not part of the proposed project. The other two barn buildings straddle the property line between the project site and Lot 1, and will be demolished as part of the proposed project. Existing conditions are illustrated on Figure 2.

M:\work\Site_Maps\Locus_WeissFarms.mxd 10/19/2015 10:38:35 AM



Portion of Boston North 7.5' USGS quadrangle.
Scanned quadrangles supplied by Esri.

Figure 1: USGS Locus Map
The Commons at Weiss Farm
170 Franklin St., Stoneham, MA

Describe the proposed project and its programmatic and physical elements:

Proposed Project

The proposed project is the residential development of the Commons at Weiss Farm (The Commons), an approximately 260-unit rental apartment community. The proposed development qualifies as assisted "low or moderate income housing" within the meaning of Massachusetts General Laws Chapter 40B, Section 20 and will provide approximately 65 units (25 percent of the total units) that will serve households earning at or below 80 percent of area median income and thus will meet the definition of low and moderate income under the statute. The project will comprise three apartment buildings, five townhouse buildings, a clubhouse building, a maintenance building, and associated parking, drives, walkways, landscaping, and stormwater management systems. Access to The Commons is proposed through a driveway having two exiting lanes (left and right turn lanes) and one entering lane from Franklin Street, just west of the existing Weiss Farm entrance. Proposed conditions are illustrated on Figure 3.

Complete utility services will be provided, including a looped water distribution system connecting to the water main in Franklin Street and providing domestic use and fire protection; a sanitary sewer collection system conveying flows to an on-site pump station that will lift the sewage to the sanitary sewer in Franklin Street; and natural gas and cable utility services. Investigations into utility capacity indicate that there is sufficient capacity to accommodate The Commons.

The project will have approximately 42,000 square feet of open space in the areas between buildings "A", "B", and the Clubhouse, as well as in the courtyard area at Building "C". These two areas will provide 1,200 linear feet of walks, benches, a pool and associated patio, barbeque areas with tables, pergolas, other active recreation activities, and landscaping. Low-impact design features, comprising permeable concrete walks and rain gardens, will be incorporated in these areas. In addition to this space, there will be a stone-dust, pedestrian foot path to the open field in the northeasterly portion of the site on the opposite side of the man-made ditch. Access over the ditch is provided by an existing pedestrian bridge, which would be improved. The path is approximately 900 feet long and provides access to a 3-acre open space, upland area. In total, about 15.5 acres of the 25.7-acre parcel will not be disturbed during construction.

Landscaping of the project area will be substantial. In particular, more than 75 trees will be planted around the perimeter of the project area within the buffer zone of on-site wetland resource areas. Since most of these areas are currently devoid of such growth, the addition of these trees will contribute to the long-term provision of multiple functions provided by woody vegetation in the buffer zone.

Erosion and sediment control measures are proposed for work on the site to ensure adequate construction-phase protection of the wetland resource areas. The proposed project will comply with all requirements of the Massachusetts Wetlands Protection Act, including the Massachusetts Stormwater Management Standards, thereby ensuring adequate protection of all wetland resource areas post-construction of the project.

NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.

Environmental Considerations

Wetlands

The man-made drainage ditch, reportedly constructed by the US Army Corps of Engineers, was excavated around the perimeter of the farm area and is considered part of the jurisdictional wetland resources on the project site. Other jurisdictional wetlands are located on the southeast, north, and northwest and occupy approximately 11.9 acres of the 25.7-acre site. The proposed development area consists of approximately 10.2 acres of uplands that have been the focus of the past and ongoing agricultural/landscaping land uses, and this area is proposed to be occupied by the proposed development. An existing footpath and bridge, located at the northeast corner, will be upgraded with stone-dust, pending MassDEP approval of work within the buffer area, and will provide pedestrian access to upland open space in the eastern portion of the site.

On February 15, 2012, the Stoneham Conservation Commission issued an Order of Resource Area Delineation (ORAD) that confirmed the extent and types of wetland resource areas on the project site. The ORAD was issued after several months of detailed investigations of the site's wetland resource areas, including a review by a Professional Wetland Scientist retained by the Conservation Commission. The ORAD defined the limits of Bordering Vegetated Wetlands (BVW) on the site, and classified the drainage ditch passing through the site as an intermittent stream. The ORAD did not define the limits of Bordering Land Subject to Flooding (BLSF, or the 100-year floodplain) or the limits of Inland Bank on the site. The definitions and status of these resource areas on the site are described in the following paragraphs:

Bordering Vegetated Wetland (310 CMR 10.55) – The BVW, which comprises most of the delineated wetland resource area on the site, encompasses much of the western and northern portions of the site; additional BVW occurs in the southeast portion of the site. These BVW areas are linked hydrologically by the excavated ditch that extends from the west to the north and east/southeast parts of the site. BVW areas on the site include wet meadow, shallow emergent marshes, shrub swamps, and mature forested wetland.

Inland Bank of Intermittent Stream (310 CMR 10.54) – As established through the Abbreviated Notice of Resource Area Delineation (ANRAD)/ORAD process, the ditch excavated through the site is classified as an intermittent stream. By definition, the Bank extends from the mean annual low water level up to either the first observable break in the slope or the mean annual flood level, whichever is lower. Due to the excavated/ditched condition of the intermittent stream, there is little difference in the horizontal location of these two elevations.

Bordering Land Subject to Flooding (310 CMR 10.57) – The boundary of Bordering Land Subject to Flooding is the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm. Per 310 CMR 10.57, said boundary shall be that determined by reference to the most recently available flood profile data prepared for the community within which the work is proposed under the National Flood Insurance Program. As established through the ANRAD process, the FEMA Flood Insurance Rate Map (FIRM) does not indicate any portion of the site to be within an area subject to flooding during a 100-year storm event, and therefore it is presumed by Regulation that there is no BLSF on the site. To be conservative, and per Regulatory directive at 310 CMR 10.57, information developed from observations of the site indicate that an elevation of 163.65 feet (NAD 88) could be used to delineate the “maximum lateral extent of floodwater which has been observed or recorded” on the site.

The proposed project will be constructed within an area of long-term use for agricultural/landscaping purposes, and the proposed area of development is largely disturbed from these past and ongoing activities. The proposed project will not disturb any wetland resource area as defined by the Massachusetts Wetlands Protection Act (WPA) and its implementing Regulations, 310 CMR 10.00. Pending MassDEP approval of work within the buffer area, the only disturbance within 25 feet of a wetland area will be the stone-dust foot path which will cross the man-made ditch at the existing bridge, which will be improved, and will provide access to the upland open space on the opposite side of the drainage channel. If directed by MassDEP, planting improvements within the 25-foot buffer may be added. Disturbances beyond 25 feet of the wetland boundary will be in areas that largely have been subject to long-term use for the agricultural/landscaping operation at the site.

The project will fully comply with the MassDEP Stormwater Management Regulations, meaning that there will be no increase in the rate of stormwater runoff to the wetland area, stormwater runoff from parking and roof areas will be treated to remove in excess of 80 percent total suspended solids, and there will be no loss in annual recharge to the groundwater. Erosion and sediment control measures will be implemented at the limit of site construction activities to ensure that indirect impacts to the wetland resource areas will not occur. The project will have no detrimental impact to wetlands or waterbodies either within the development site or in surrounding areas.

On December 17, 2014, a Notice of Intent (NOI) for the project and accompanying materials were filed with the Stoneham Conservation Commission pursuant to the WPA and its regulations. The Commission denied the proposed project, as proposed, in an Order of Conditions issued on July 22, 2015. On July 31, 2015, Weiss Farm Apartments LLC appealed the Commission's order, filing a request that the MassDEP issue a Superseding Order of Conditions.

Stormwater and Groundwater

Significant attention and consideration has been given to proper management of stormwater runoff from the project site. The unique site-specific characteristics and hydrologic setting have been carefully studied to develop a comprehensive plan that fully utilizes and recognizes these attributes. Disposition of stormwater has been considered, with respect to its peak rate, total volume, and water quality aspects, and erosion and sediment control measures will be implemented during construction.

The proposed stormwater management system has been designed in accordance with the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards to ensure that the post-developed condition will have no adverse impacts related to surface runoff stormwater quality or quantity, and groundwater recharge volume and quality.

The stormwater system will include deep-sump catch basins with oil trap hoods, proprietary stormwater treatment devices, infiltration systems, and a detention basin. The stormwater system will mitigate the peak rates and volume of stormwater runoff by utilizing both above-grade and below-grade detention/infiltration systems. Both the above- and below-grade detention basins will mitigate peak flows by restricting the amount of stormwater leaving the basins to a predetermined rate, with a small orifice used to control the rate. The below-grade detention systems will consist of rows of chambers surrounded by crushed stone below the parking areas. These chambers will be open on the bottom to allow for stormwater recharge.

The project will recharge groundwater to maintain or exceed existing conditions in accordance with MassDEP Stormwater Guidelines and will remove in excess of 80 percent suspended solids. Therefore, the project will meet or exceed all MassDEP stormwater management regulatory requirements, and will have no detrimental impact to either the adjacent wetlands or groundwater quality/quantity. In accordance with the MassDEP Stormwater Management Standards, the annual recharge from the post-development site will approximate the annual recharge from pre-development conditions based on soil type. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

Wildlife Habitat and Rare Species

The central development area of the proposed project consists of an area that presently is being used mostly for stockpiling and the processing of top soil and mulch, with the remainder of the area being a small hill. The development area is presently not a wildlife corridor and has little to no opportunity for providing significant wildlife habitats. Wildlife habitats on the existing site are limited by the long-standing agricultural/landscaping uses, which largely overlap with the proposed development area, and are limited to the wetland areas, which will remain undisturbed. About 15.5 acres, or 60 percent of the parcel, will be completely undisturbed by the proposed development, and therefore will continue to provide wildlife habitat in a manner comparable to the current conditions. If approved by MassDEP, fencing could be added at the limits of the development area to impede pedestrian traffic into the wetland resource areas. The project will have no detrimental impact on wildlife habitats either within the development site or in adjacent areas.

The 2008 Massachusetts Natural Heritage and Endangered Species Program (NHESP) online mapping (MassGIS) was consulted. According to this source, the proposed project area is not located within Priority Habitat or Estimated Habitat of Rare Species. Further, on-site investigations have not encountered any such species or the likely habitats of any state-listed species pursuant to the Massachusetts Endangered Species Act (MESA). Thus, the site is not known to have any documented use by state-listed species pursuant to MESA; nor are any certified or potential vernal pools identified on the site.

Open Space and Recreational Space

The project will have approximately 42,000 square feet of open space in the areas between buildings "A", "B", and the Clubhouse, as well as in the courtyard area at Building "C". These two areas will provide 1,200 linear feet of walks, benches, a pool and associated patio, barbeque areas with tables, pergolas, other active recreation activities, and landscaping. In addition to this space, there will be a stone-dust, pedestrian foot path to the open field in the northeasterly portion of the site on the opposite side of the man-made ditch. Access over the ditch is provided by an existing pedestrian bridge, which would be improved. The path is approximately 900 feet long and provides access to a 3-acre open space, upland area. In total, about 15.5 acres of the 25.7-acre parcel will not be disturbed during construction. Compared to existing conditions, the project will have a positive impact on open space and on recreation space.

Historical Resources

Two barn structures are partially located on the site, with the property line between the project site and the adjacent Lot 1 roughly bisecting these buildings. Both buildings will be demolished as part of the proposed project. The project, as proposed, would incorporate the architecture of the more historically-significant barn building into the clubhouse

building. None of the 20th Century barns is listed in the State Register of Historic Places or the inventory of Historic and Archaeological Assets of the Commonwealth.

The existing farm house associated with Weiss Farm is listed on the State Register of Historic Places, but is located on the adjacent Lot 1, is not part of the proposed project, and will not be adversely impacted by the project. The project will not adversely impact any other structures on adjacent property that are listed on the State Registry of Historic Places.

The name of the project and signage design for the project are intended to honor the legacy of Weiss Farm.

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

Project Alternatives

Current zoning would allow for single family residences. However, the developer's experience mainly consists of multifamily developments with no recent work in single-family residential development. Further, the developer recognizes the need for affordable housing in suburban towns in the Commonwealth, and the town of Stoneham has not met the state's minimum threshold for affordable housing.

NOTE: The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

Mitigation

The proponent has agreed, contingent upon approval of the project under the WPA, to implement improvements to the existing pump station on the north side of Franklin Street as well to the existing weir on the east side of the site that was constructed as part of a previous requirement of the MassDEP. The Applicant has also agreed, upon approval under the WPA, to provide up to \$20,000 to the Town of Stoneham for clearing of drainage swales off the limits of the project area, to be determined with the input of the Town Engineer.

Traffic impact mitigation commitments include the following: signal timing modifications at three locations, the construction of an eastbound left-turn lane on Franklin Street at the site driveway, and the installation of a mid-block pedestrian crossing along Franklin Street east of the site driveway and west of Rustic Road and Gerald Road with a traffic beacon, ADA compliant wheelchair ramps, and pedestrian bump-outs.

If the project is proposed to be constructed in phases, please describe each phase:

The project will be constructed in one phase over the course of two years.

AREAS OF CRITICAL ENVIRONMENTAL CONCERN:

Is the project within or adjacent to an Area of Critical Environmental Concern?

- Yes (Specify _____)
 No

if yes, does the ACEC have an approved Resource Management Plan? ___ Yes ___ No;

If yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC? ___ Yes ___ No;

If yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

RARE SPECIES:

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/priority_habitat_home.htm)

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES:

Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

The existing farm house associated with Weiss Farm is listed on the State Register of Historic Places, but is located on the adjacent Lot 1, is not part of the proposed project, and will not be adversely impacted by the project. None of the three 20th Century barns associated with the farm is listed in the State Register of Historic Places or the inventory of Historic and Archaeological Assets of the Commonwealth.

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes (Specify _____) No

WATER RESOURCES:

Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site?

___ Yes No;

if yes, identify the ORW and its location. _____

(NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical Environmental Concern, and certified vernal pools. Outstanding resource waters are listed in the Surface Water Quality Standards, 314 CMR 4.00.)

Are there any impaired water bodies on or within a half-mile radius of the project site? ___ Yes No; if yes, identify the water body and pollutant(s) causing the impairment: _____

Is the project within a medium or high stress basin, as established by the Massachusetts Water Resources Commission? ___ Yes No

STORMWATER MANAGEMENT:

Generally describe the project's stormwater impacts and measures that the project will take to comply with the standards found in MassDEP's Stormwater Management Regulations:

The proposed stormwater management system has been designed in accordance with the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards to ensure that the post-developed condition will have no adverse impacts related to surface runoff stormwater quality or quantity, and groundwater recharge volume and quality.

The stormwater system will include deep-sump catch basins with oil trap hoods, proprietary stormwater treatment devices, infiltration systems, and a detention basin. The stormwater system will mitigate the peak rates of stormwater runoff by utilizing both above-grade and below-grade detention/infiltration systems. Both the above- and below-grade detention basins will mitigate peak flows by restricting the amount of stormwater leaving the basins to

a predetermined rate, with a small orifice used to control the rate. The below-grade detention systems will consist of rows of chambers surrounded by crushed stone below the parking areas. These chambers will be open on the bottom to allow for stormwater recharge.

The project will recharge groundwater to maintain or exceed existing conditions in accordance with MassDEP Stormwater Guidelines and will remove in excess of 80 percent suspended solids. Therefore, the project will meet or exceed all MassDEP stormwater management regulatory requirements and will have no detrimental impact to either the adjacent wetlands or groundwater quality/quantity. In accordance with the MassDEP Stormwater Management Standards, the annual recharge from the post-development site will approximate the annual recharge from pre-development conditions based on soil type. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

The project will utilize five subsurface recharge systems and one surface water quality basin for groundwater recharge. The subsurface recharge systems will include rows of underground chambers surrounded by crushed stone. The chambers will be open at the bottom to allow for the stormwater that enters the chambers to flow into the crushed stone and infiltrate into the existing soil below the recharge system. Information collected from extensive on-site test pits and borings within the central development area show that the underlying soil conditions consist mostly of a glacial outwash material containing stratified dense silty sand, with the exception of the hill area, which has bedrock close to the ground surface. The recharge systems have been sized and designed in accordance with the MassDEP Stormwater Handbook, accounting for anticipated stormwater runoff based on the project design and site conditions, and, therefore, there will be no reduction in groundwater recharge and no detrimental impact on groundwater recharge either within the development site or the immediately surrounding area.

MASSACHUSETTS CONTINGENCY PLAN:

Has the project site been, or is it currently being, regulated under M.G.L.c.21E or the Massachusetts Contingency Plan? Yes ___ No ; if yes, please describe the current status of the site (including Release Tracking Number (RTN), cleanup phase, and Response Action Outcome classification): _____

Is there an Activity and Use Limitation (AUL) on any portion of the project site? Yes ___ No ; if yes, describe which portion of the site and how the project will be consistent with the AUL: _____

Are you aware of any Reportable Conditions at the property that have not yet been assigned an RTN? Yes ___ No ; if yes, please describe: _____

SOLID AND HAZARDOUS WASTE:

If the project will generate solid waste during demolition or construction, describe alternatives considered for re-use, recycling, and disposal of, e.g., asphalt, brick, concrete, gypsum, metal, wood:

The project proponent will require through contract specifications that the contractor recycle demolition materials to the maximum extent practicable. Structural steel, concrete, and asphalt pavement are commonly recycled in the Commonwealth.

(NOTE: Asphalt pavement, brick, concrete and metal are banned from disposal at Massachusetts landfills and waste combustion facilities and wood is banned from disposal at Massachusetts landfills. See 310 CMR 19.017 for the complete list of banned materials.)

Will your project disturb asbestos containing materials? Yes No ___; if yes, please consult state asbestos requirements at <http://mass.gov/MassDEP/air/asbhom01.htm>

Describe anti-idling and other measures to limit emissions from construction equipment:

The project proponent will require through contract specifications that the contractor conform to MassDEP Air Pollution Control Regulation 310 CMR 7.11.

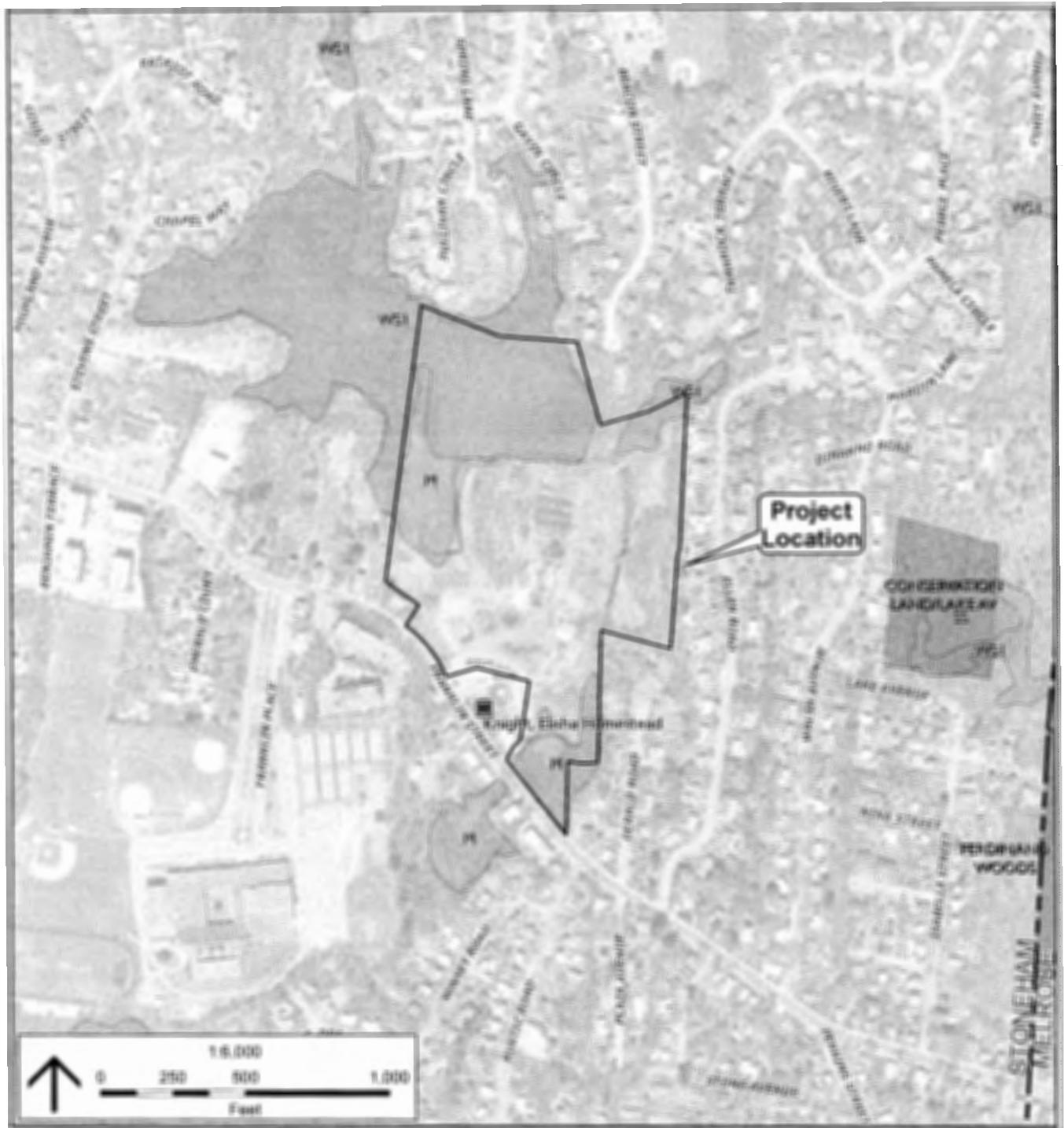
DESIGNATED WILD AND SCENIC RIVER:

Is this project site located wholly or partially within a defined river corridor of a federally designated Wild and Scenic River or a state designated Scenic River? Yes ___ No ___ ;
if yes, specify name of river and designation:

If yes, does the project have the potential to impact any of the "outstandingly remarkable" resources of a federally Wild and Scenic River or the stated purpose of a state designated Scenic River? Yes ___ No ___ ; if yes, specify name of river and designation: _____ ;
if yes, will the project will result in any impacts to any of the designated "outstandingly remarkable" resources of the Wild and Scenic River or the stated purposes of a Scenic River.
Yes ___ No ___ ;
if yes, describe the potential impacts to one or more of the "outstandingly remarkable" resources or stated purposes and mitigation measures proposed.

ATTACHMENTS:

1. List of all attachments to this document.
Attachment A – ENF Distribution List.
2. U.S.G.S. map (good quality color copy, 8-½ x 11 inches or larger, at a scale of 1:24,000) indicating the project location and boundaries.
See Figure 1.
- 3.. Plan, at an appropriate scale, of existing conditions on the project site and its immediate environs, showing all known structures, roadways and parking lots, railroad rights-of-way, wetlands and water bodies, wooded areas, farmland, steep slopes, public open spaces, and major utilities.
See Figure 2.
4. Plan, at an appropriate scale, depicting environmental constraints on or adjacent to the project site such as Priority and/or Estimated Habitat of state-listed rare species, Areas of Critical Environmental Concern, Chapter 91 jurisdictional areas, Article 97 lands, wetland resource area delineations, water supply protection areas, and historic resources and/or districts.
See Figure 4.
5. Plan, at an appropriate scale, of proposed conditions upon completion of project (if construction of the project is proposed to be phased, there should be a site plan showing conditions upon the completion of each phase).
See Figure 3.
6. List of all agencies and persons to whom the proponent circulated the ENF, in accordance with 301 CMR 11.16(2).
See Attachment A – ENF Distribution List.
7. List of municipal and federal permits and reviews required by the project, as applicable.
Stoneham Board of appeals – Comprehensive Permit
US Environmental Protection Agency – National Pollutant Discharge Elimination System (NPDES) Construction Permit



- Public Water Supply Well
- ACEC
- NHESP Certified Vernal Pools
- Designated Historic Feature
- DEP Wetland
- NHESP Estimated Habitats for Rare Wildlife
- Designated Historic District
- DEP Approved Zone II
- Article 97 Land
- Interim Wellhead Protection Area
- NHESP Priority Habitats for Rare Species

WS1 Wooded Swamp Deciduous
 M Shallow Marsh Meadow or Fen
 SS Shrub Swamp

**Figure 4: Environmental Constraints
 The Commons at Weiss Farm
 170 Franklin St., Stoneham, MA**

Attachment A

The Commons at Weiss Farm ENF Distribution List

<p>TWO FULL COPIES FOR MEPA Secretary Matthew A. Beaton Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs Attn: MEPA Office 100 Cambridge Street, Suite 900 Boston, MA 02114</p>	
<p>Massachusetts Department of Environmental Protection / Boston Office Attn: MEPA Coordinator One Winter Street Boston, MA 02108</p>	<p>Massachusetts Department of Environmental Protection / Northeast Regional Office Attn: MEPA Coordinator 205B Lowell Street Wilmington, MA 01887</p>
<p>Massachusetts Department of Transportation Public/Private Development Unit 10 Park Plaza, Suite 3170 Boston, MA 02116</p>	<p>Massachusetts Department of Transportation Highway Division – District 4 Attn: MEPA Coordinator 519 Appleton Street Arlington, MA 02476</p>
<p>Massachusetts Historical Commission Attn: MEPA Coordinator The MA Archives Building 220 Morrissey Boulevard Boston, MA 02125</p>	<p>Metropolitan Area Planning Commission Attn: MEPA Coordinator 60 Temple Place, 6th Floor Boston, MA 02111</p>
<p>Massachusetts Water Resources Authority Attn: MEPA Coordinator Charlestown Navy Yard 100 First Avenue, Building 39 Boston, MA 02129</p>	
<p>Town of Stoneham</p>	
<p>Board of Selectmen Town of Stoneham Town Hall 35 Central Street, 2nd Floor Stoneham, MA 02180</p>	<p>Planning Board Town of Stoneham Town Hall 35 Central Street, Basement Level Stoneham, MA 02180</p>
<p>Conservation Commission Town of Stoneham Town Hall 35 Central Street, Basement Level Stoneham, MA 02180</p>	<p>Board of Health Town of Stoneham Town Hall 35 Central Street, Basement Level Stoneham, MA 02180</p>
<p>Public Library 431 Main Street Stoneham, MA 02180</p>	

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))
 Yes ___ No; if yes, specify each threshold:

301 CMR 11.03 (1)(b)2 – Creation of five or more acres of impervious area.

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0.7</u>	<u>1.6</u>	<u>1.7</u>
Internal roadways	<u>0</u>	<u>0.2</u>	<u>0.2</u>
Parking and other paved areas	<u>0.1</u>	<u>3.9</u>	<u>4.0</u>
Other altered areas	<u>8.1</u>	<u>-3.8</u>	<u>4.3</u>
Undeveloped areas	<u>17.4</u>	<u>-1.9</u>	<u>15.5</u>
Total: Project Site Acreage	<u>25.7</u>	<u>0</u>	<u>25.7</u>

B. Has any part of the project site been in active agricultural use in the last five years?
 Yes ___ No; if yes, how many acres of land in agricultural use (with prime state or locally important agricultural soils) will be converted to nonagricultural use?

No land with prime state or locally important agricultural soils will be converted to nonagricultural use. The Natural Resources Conservation Service mapped two soils on the project site as farmland of unique importance: soil 51A, Swansea muck, 0 to 1 percent slope, and soil 52A, Freetown muck, 0 to 1 percent slopes. The areas mapped as farmland of unique importance will not be developed under the proposed project. Further, although the project site is actively used for the stockpiling, processing, and sale of soil, mulch, and other landscaping products, the site is not used for producing food, feed, fiber, forage, oilseed, or other agricultural crops.

C. Is any part of the project site currently or proposed to be in active forestry use?
___ Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a forest management plan approved by the Department of Conservation and Recreation:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? ___ Yes No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? ___ Yes No; if yes, does the project involve the release or modification of such restriction? ___ Yes ___ No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? ___ Yes No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes ___ No ; if yes, describe:

III. Consistency

- A. Identify the current municipal comprehensive land use plan
Title: Not applicable Date Not applicable

Per discussions with the Town of Stoneham, the town does not have a comprehensive land use plan.

- B. Describe the project's consistency with that plan with regard to:
- 1) economic development Not applicable
 - 2) adequacy of infrastructure Not applicable
 - 3) open space impacts Not applicable
 - 4) compatibility with adjacent land uses Not applicable
- C. Identify the current Regional Policy Plan of the applicable Regional Planning Agency (RPA)
- D. RPA: **Metropolitan Area Planning Council (MAPC)**
Title: **MetroFuture** Date: **2008**

- E. Describe the project's consistency with that plan with regard to:

- 1) economic development

The MAPC MetroFuture plan recommends focused economic development with a Smart Growth perspective in appropriate suburban job centers, with the following applicable goals and objectives:

Goal: Population and job growth will be concentrated in municipalities already well served by infrastructure. Objective: Maturing Suburbs, such as Stoneham, will capture 24 percent of the region's population growth and 29 percent of the region's employment growth.

Goal: In suburban municipalities, most new growth will occur near town and village centers. Objective: 67 percent of housing unit growth in Maturing Suburbs will be concentrated near town/village centers or commercial districts.

As the plan identifies Stoneham as a Maturing Suburb, and as The Commons at Weiss Farm will provide housing that will support regional population and employment growth, the proposed project is consistent with these MAPC MetroFuture plan goals and objectives with regard to economic development.

- 2) adequacy of infrastructure

The goals and objectives cited above with respect to economic development also support the plan with respect to the adequacy of infrastructure. The MAPC MetroFuture plan also identifies the following additional, applicable goals and objectives in terms of the adequacy of infrastructure:

Goal: Most new homes and jobs will be near train stops and bus routes, and new growth will be designed to promote transit use. Objective: 66 percent of new housing units regionwide will be within

1 mile of fixed-route transit service.

Goal: Low-income households will be able to find affordable, adequate, conveniently located housing, in suburbs as well as cities, and they will be able to avoid displacement. **Objective:** 66 percent of new deed-restricted affordable housing units will be located within 1/2 mile of fixed-route transit service.

The proposed project is located approximately 0.6 miles from the nearest bus stop, at the intersection of Franklin Street and Walton Park/Botolph Street, on the MBTA 131 bus route, which provides service to the Melrose Highlands commuter rail station; approximately 0.9 miles from the Melrose Highlands commuter rail station; and approximately 0.9 miles from the nearest bus stop, at the intersection of Franklin Street and Main Street, on the MBTA 132 bus route, which provides service to Redstone Shopping Center and Malden Station of the Orange Line subway. As the Commons at Weiss Farm will provide housing, inclusive of 66 units of low or moderate income housing, in a municipality already well served by infrastructure, near the town center/commercial district, and within 0.6 to 0.9 miles from existing, fixed bus routes, the proposed project is consistent with these MAPC MetroFuture plan goals and objectives with regard to the adequacy of infrastructure.

3) open space impacts

The goals and objectives cited above with respect to economic development and adequacy of infrastructure also support the plan with respect to preserving open space. Noting that the reuse of previously developed land and buildings can add housing and tax revenue without the loss of open space, the MAPC MetroFuture plan also identifies the following additional, applicable goal and objective in terms of open space impacts:

Goal: Most new growth will occur through reuse of previously developed land and buildings. **Objective:** 61 percent of new residential development in the region (measured in terms of housing units) will occur on land that is already developed.

As the Commons at Weiss Farm will be constructed on the developed portion of the project site, currently operated as a retail business, and as the existing open space on the site will remain as open space, the proposed project is consistent with this MAPC MetroFuture plan goal and objective with regard to open space impacts, and is consistent with the other plan goals and objectives cited above that also support the plan with respect to preserving open space.

RARE SPECIES SECTION

I. Thresholds / Permits

- A. Will the project meet or exceed any review thresholds related to **rare species or habitat** (see 301 CMR 11.03(2))? ___ Yes ___ No; if yes, specify, in quantitative terms:

(NOTE: If you are uncertain, it is recommended that you consult with the Natural Heritage and Endangered Species Program (NHESP) prior to submitting the ENF.)

- B. Does the project require any state permits related to **rare species or habitat**?
___ Yes ___ No

- C. Does the project site fall within mapped rare species habitat (Priority or Estimated Habitat?) in the current Massachusetts Natural Heritage Atlas (attach relevant page)? ___ Yes ___ No.
Refer to attached Figure 3, NHESP Habitat.

- D. If you answered "No" to all questions A, B and C, proceed to the **Wetlands, Waterways, and Tidelands Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Rare Species section below.

II. Impacts and Permits

- A. Does the project site fall within Priority or Estimated Habitat in the current Massachusetts Natural Heritage Atlas (attach relevant page)? ___ Yes ___ No. If yes,
1. Have you consulted with the Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program (NHESP)? ___ Yes ___ No; if yes, have you received a determination as to whether the project will result in the "take" of a rare species? ___ Yes ___ No; if yes, attach the letter of determination to this submission.
 2. Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)? ___ Yes ___ No; if yes, provide a summary of proposed measures to minimize and mitigate rare species impacts
 3. Which rare species are known to occur within the Priority or Estimated Habitat?
 4. Has the site been surveyed for rare species in accordance with the Massachusetts Endangered Species Act? ___ Yes ___ No
 4. If your project is within Estimated Habitat, have you filed a Notice of Intent or received an Order of Conditions for this project? ___ Yes ___ No; if yes, did you send a copy of the Notice of Intent to the Natural Heritage and Endangered Species Program, in accordance with the Wetlands Protection Act regulations? ___ Yes ___ No
- B. Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)? ___ Yes ___ No; if yes, provide a summary of proposed measures to minimize and mitigate impacts to significant habitat:

WETLANDS, WATERWAYS, AND TIDELANDS SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **wetlands, waterways, and tidelands** (see 301 CMR 11.03(3))? ___ Yes No; if yes, specify, in quantitative terms:

B. Does the project require any state permits (or a local Order of Conditions) related to **wetlands, waterways, or tidelands**? Yes ___ No; if yes, specify which permit:

The project requires an Order of Conditions from the Stoneham Conservation Commission or MassDEP pursuant to the WPA and its regulations.

C. If you answered "No" to both questions A and B, proceed to the **Water Supply Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wetlands, Waterways, and Tidelands Section below.

II. Wetlands Impacts and Permits

A. Does the project require a new or amended Order of Conditions under the Wetlands Protection Act (M.G.L. c.131A)? Yes ___ No; if yes, has a Notice of Intent been filed? Yes ___ No; if yes, list the date and MassDEP file number: **December 17, 2014, MassDEP file number 297-0371**; if yes, has a local Order of Conditions been issued? Yes ___ No; Was the Order of Conditions appealed? Yes ___ No. Will the project require a Variance from the Wetlands regulations? ___ Yes No.

B. Describe any proposed permanent or temporary impacts to wetland resource areas located on the project site:

The proposed project will not disturb any wetland resource area as defined by the Massachusetts Wetlands Protection Act (WPA) and its implementing Regulations, 310 CMR 10.00. Pending MassDEP approval of work within the buffer area, the only disturbance within 25 feet of a wetland area will be the stone-dust foot path which will cross the man-made ditch at the existing bridge, which will be improved, and will provide access to the upland open space on the opposite side of the drainage channel. Disturbances beyond 25 feet of the wetland boundary will be in areas that largely have been subject to long-term use for the agricultural/landscaping operation at the site.

The project will fully comply with the MassDEP Stormwater Management Regulations, meaning that there will be no increase in the rate of stormwater runoff to the wetland area, stormwater runoff from parking and roof areas will be treated to remove in excess of 80 percent total suspended solids, and there will be no loss in annual recharge to the groundwater. Erosion and sediment control measures will be implemented at the limit of site construction activities to ensure that indirect impacts to the wetland resource areas will not occur. The project will have no detrimental impact to wetlands or waterbodies either within the development site or in surrounding areas.

C. Estimate the extent and type of impact that the project will have on wetland resources, and indicate whether the impacts are temporary or permanent:

<u>Coastal Wetlands</u>	<u>Area (square feet) or Length (linear feet)</u>	<u>Temporary or Permanent Impact?</u>
Land Under the Ocean	<u>Not applicable</u>	<u>Not applicable</u>

Designated Port Areas	<u>Not applicable</u>	<u>Not applicable</u>
Coastal Beaches	<u>Not applicable</u>	<u>Not applicable</u>
Coastal Dunes	<u>Not applicable</u>	<u>Not applicable</u>
Barrier Beaches	<u>Not applicable</u>	<u>Not applicable</u>
Coastal Banks	<u>Not applicable</u>	<u>Not applicable</u>
Rocky Intertidal Shores	<u>Not applicable</u>	<u>Not applicable</u>
Salt Marshes	<u>Not applicable</u>	<u>Not applicable</u>
Land Under Salt Ponds	<u>Not applicable</u>	<u>Not applicable</u>
Land Containing Shellfish	<u>Not applicable</u>	<u>Not applicable</u>
Fish Runs	<u>Not applicable</u>	<u>Not applicable</u>
Land Subject to Coastal Storm Flowage	<u>Not applicable</u>	<u>Not applicable</u>

Inland Wetlands

Bank (If)	<u>0 linear feet</u>	<u>Not applicable</u>
Bordering Vegetated Wetlands	<u>0 linear feet</u>	<u>Not applicable</u>
Isolated Vegetated Wetlands	<u>Not applicable</u>	<u>Not applicable</u>
Land under Water	<u>Not applicable</u>	<u>Not applicable</u>
Isolated Land Subject to Flooding	<u>Not applicable</u>	<u>Not applicable</u>
Bordering Land Subject to Flooding	<u>0 linear feet</u>	<u>Not applicable</u>
Riverfront Area	<u>Not applicable</u>	<u>Not applicable</u>

D. Is any part of the project:

1. proposed as a **limited project**? ___ Yes No; if yes, what is the area (in sf)? ___
2. the construction or alteration of a **dam**? ___ Yes No; if yes, describe:
3. fill or structure in a **velocity zone** or **regulatory floodway**? ___ Yes No
4. dredging or disposal of dredged material? ___ Yes No; if yes, describe the volume of dredged material and the proposed disposal site:
5. a discharge to an **Outstanding Resource Water (ORW)** or an **Area of Critical Environmental Concern (ACEC)**? ___ Yes No
6. subject to a wetlands restriction order? ___ Yes No; if yes, identify the area (in sf):
7. located in buffer zones? Yes ___ No; if yes, how much (in sf) 140,000

E. Will the project:

1. be subject to a local wetlands ordinance or bylaw? Yes ___ No
2. alter any federally-protected wetlands not regulated under state law? ___ Yes No; if yes, what is the area (sf)?

III. Waterways and Tidelands Impacts and Permits

A. Does the project site contain waterways or tidelands (including filled former tidelands) that are subject to the Waterways Act, M.G.L.c.91? ___ Yes No; if yes, is there a current Chapter 91 License or Permit affecting the project site? ___ Yes ___ No; if yes, list the date and license or permit number and provide a copy of the historic map used to determine extent of filled tidelands:

B. Does the project require a new or modified license or permit under M.G.L.c.91? ___ Yes No; if yes, how many acres of the project site subject to M.G.L.c.91 will be for non-water-dependent use? Current ___ Change ___ Total ___
If yes, how many square feet of solid fill or pile-supported structures (in sf)?

C. For non-water-dependent use projects, indicate the following:

Area of filled tidelands on the site: Not applicable

Area of filled tidelands covered by buildings: Not applicable

For portions of site on filled tidelands, list ground floor uses and area of each use:

Not applicable

Does the project include new non-water-dependent uses located over flowed tidelands?

Yes ___ No

Height of building on filled tidelands **Not applicable**

Also show the following on a site plan: Mean High Water, Mean Low Water, Water-dependent Use Zone, location of uses within buildings on tidelands, and interior and exterior areas and facilities dedicated for public use, and historic high and historic low water marks. **Not applicable**

D. Is the project located on landlocked tidelands? ___ Yes No; if yes, describe the project's impact on the public's right to access, use and enjoy jurisdictional tidelands and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:

E. Is the project located in an area where low groundwater levels have been identified by a municipality or by a state or federal agency as a threat to building foundations? ___ Yes No; if yes, describe the project's impact on groundwater levels and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:

F. Is the project non-water-dependent **and** located on landlocked tidelands **or** waterways or tidelands subject to the Waterways Act **and** subject to a mandatory EIR?

___ Yes No;

(NOTE: If yes, then the project will be subject to Public Benefit Review and Determination.)

G. Does the project include dredging? ___ Yes No; if yes, answer the following questions:

What type of dredging? Improvement ___ Maintenance ___ Both ___

What is the proposed dredge volume, in cubic yards (cys) _____

What is the proposed dredge footprint ___ length (ft) ___ width (ft) ___ depth (ft);

Will dredging impact the following resource areas?

Intertidal Yes ___ No ___; if yes, ___ sq ft

Outstanding Resource Waters Yes ___ No ___; if yes, ___ sq ft

Other resource area (i.e. shellfish beds, eel grass beds) Yes ___ No ___; if yes ___ sq ft

If yes to any of the above, have you evaluated appropriate and practicable steps to: 1) avoidance; 2) if avoidance is not possible, minimization; 3) if either avoidance or minimize is not possible, mitigation?

If no to any of the above, what information or documentation was used to support this determination?

Provide a comprehensive analysis of practicable alternatives for improvement dredging in accordance with 314 CMR 9.07(1)(b). Physical and chemical data of the sediment shall be included in the comprehensive analysis.

Sediment Characterization

Existing gradation analysis results? ___ Yes ___ No; if yes, provide results.

Existing chemical results for parameters listed in 314 CMR 9.07(2)(b)6? ___ Yes ___ No; if yes, provide results.

Do you have sufficient information to evaluate feasibility of the following management options for dredged sediment? If yes, check the appropriate option.

Beach Nourishment ___

Unconfined Ocean Disposal ___

Confined Disposal:

Confined Aquatic Disposal (CAD) ___

Confined Disposal Facility (CDF) ___

Landfill Reuse in accordance with COMM-97-001 ___

Shoreline Placement ___

Upland Material Reuse ___

In-State landfill disposal ___

Out-of-state landfill disposal ___

(NOTE: This information is required for a 401 Water Quality Certification.)

IV. Consistency:

A. Does the project have effects on the coastal resources or uses, and/or is the project located within the Coastal Zone? ___ Yes ___ No; if yes, describe these effects and the projects consistency with the policies of the Office of Coastal Zone Management:

B. Is the project located within an area subject to a Municipal Harbor Plan? ___ Yes ___ No; if yes, identify the Municipal Harbor Plan and describe the project's consistency with that plan:

WATER SUPPLY SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **water supply** (see 301 CMR 11.03(4))? ___ Yes No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **water supply**? ___ Yes No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Wastewater Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Water Supply Section below.

II. Impacts and Permits

A. Describe, in gallons per day (gpd), the volume and source of water use for existing and proposed activities at the project site:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Municipal or regional water supply	_____	_____	_____
Withdrawal from groundwater	_____	_____	_____
Withdrawal from surface water	_____	_____	_____
Interbasin transfer	_____	_____	_____

(NOTE: Interbasin Transfer approval will be required if the basin and community where the proposed water supply source is located is different from the basin and community where the wastewater from the source will be discharged.)

B. If the source is a municipal or regional supply, has the municipality or region indicated that there is adequate capacity in the system to accommodate the project? ___ Yes ___ No

C. If the project involves a new or expanded withdrawal from a groundwater or surface water source, has a pumping test been conducted? ___ Yes ___ No; if yes, attach a map of the drilling sites and a summary of the alternatives considered and the results. _____

D. What is the currently permitted withdrawal at the proposed water supply source (in gallons per day)? _____ Will the project require an increase in that withdrawal? ___ Yes ___ No; if yes, then how much of an increase (gpd)? _____

E. Does the project site currently contain a water supply well, a drinking water treatment facility, water main, or other water supply facility, or will the project involve construction of a new facility? ___ Yes ___ No. If yes, describe existing and proposed water supply facilities at the project site:

	<u>Permitted Flow</u>	<u>Existing Avg Daily Flow</u>	<u>Project Flow</u>	<u>Total</u>
Capacity of water supply well(s) (gpd)	_____	_____	_____	_____
Capacity of water treatment plant (gpd)	_____	_____	_____	_____

F. If the project involves a new interbasin transfer of water, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or proposed?

G. Does the project involve:

1. new water service by the Massachusetts Water Resources Authority or other agency of the Commonwealth to a municipality or water district? ___ Yes ___ No
2. a Watershed Protection Act variance? ___ Yes ___ No; if yes, how many acres of alteration?
3. a non-bridged stream crossing 1,000 or less feet upstream of a public surface drinking water supply for purpose of forest harvesting activities? ___ Yes ___ No

III. Consistency

Describe the project's consistency with water conservation plans or other plans to enhance water resources, quality, facilities and services:

WASTEWATER SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **wastewater** (see 301 CMR 11.03(5))? ___ Yes ___ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **wastewater**? ___ Yes ___ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Transportation -- Traffic Generation Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wastewater Section below.

II. Impacts and Permits

A. Describe the volume (in gallons per day) and type of disposal of wastewater generation for existing and proposed activities at the project site (calculate according to 310 CMR 15.00 for septic systems or 314 CMR 7.00 for sewer systems):

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Discharge of sanitary wastewater	_____	_____	_____
Discharge of industrial wastewater	_____	_____	_____
TOTAL	_____	_____	_____
	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Discharge to groundwater	_____	_____	_____
Discharge to outstanding resource water	_____	_____	_____
Discharge to surface water	_____	_____	_____
Discharge to municipal or regional wastewater facility	_____	_____	_____
TOTAL	_____	_____	_____

B. Is the existing collection system at or near its capacity? ___ Yes ___ No; if yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:

C. Is the existing wastewater disposal facility at or near its permitted capacity? ___ Yes ___ No; if yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:

D. Does the project site currently contain a wastewater treatment facility, sewer main, or other wastewater disposal facility, or will the project involve construction of a new facility? ___ Yes ___ No; if yes, describe as follows:

	<u>Permitted</u>	<u>Existing Avg Daily Flow</u>	<u>Project Flow</u>	<u>Total</u>
Wastewater treatment plant capacity (in gallons per day)	_____	_____	_____	_____

E. If the project requires an interbasin transfer of wastewater, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or new?

(NOTE: Interbasin Transfer approval may be needed if the basin and community where wastewater will be discharged is different from the basin and community where the source of water supply is located.)

F. Does the project involve new sewer service by the Massachusetts Water Resources Authority (MWRA) or other Agency of the Commonwealth to a municipality or sewer district? ___ Yes ___ No

G. Is there an existing facility, or is a new facility proposed at the project site for the storage, treatment, processing, combustion or disposal of sewage sludge, sludge ash, grit, screenings, wastewater reuse (gray water) or other sewage residual materials? ___ Yes ___ No; if yes, what is the capacity (tons per day):

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Storage	_____	_____	_____
Treatment	_____	_____	_____
Processing	_____	_____	_____
Combustion	_____	_____	_____
Disposal	_____	_____	_____

H. Describe the water conservation measures to be undertaken by the project, and other wastewater mitigation, such as infiltration and inflow removal.

III. Consistency

A. Describe measures that the proponent will take to comply with applicable state, regional, and local plans and policies related to wastewater management:

B. If the project requires a sewer extension permit, is that extension included in a comprehensive wastewater management plan? ___ Yes ___ No; if yes, indicate the EEA number for the plan and whether the project site is within a sewer service area recommended or approved in that plan:

TRANSPORTATION SECTION (TRAFFIC GENERATION)

I. Thresholds / Permit

A. Will the project meet or exceed any review thresholds related to **traffic generation** (see 301 CMR 11.03(6))? Yes ___ No; if yes, specify, in quantitative terms:

301 CMR 11.03 (6)(b)14 – Generation of 1,000 or more New adt on roadways providing access to a single location and construction of 150 or more New parking spaces at a single location. The proposed project will generate 1,774 new weekday trips and will construct 438 new parking spaces on the project site.

301 CMR 11.03 (6)(b)15 – Construction of 300 or more New parking spaces at a single location. The proposed project will provide 438 new parking spaces on the project site.

B. Does the project require any state permits related to **state-controlled roadways**? ___ Yes No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Roadways and Other Transportation Facilities Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Traffic Generation Section below.

II. Traffic Impacts and Permits

A. Describe existing and proposed vehicular traffic generated by activities at the project site:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Number of parking spaces	<u>0</u>	<u>438</u>	<u>438</u>
Number of vehicle trips per day	<u>0</u>	<u>1,774</u>	<u>1,774</u>
ITE Land Use Code(s):	<u>817</u>	<u>220/224/826</u>	<u>220/224/826</u>

An estimated 77 to 192 vehicle trips per day are generated by existing operations at Weiss Farm; however, these trips enter and exit the farm driveway, which is primarily located on the adjacent Lot 1, not on the project site. Similarly, there is space for parking an estimated 9 vehicles on the paved areas at the farm, but parking occurs primarily on the adjacent Lot 1.

B. What is the estimated average daily traffic on roadways serving the site?

<u>Roadway</u>	<u>Existing</u>	<u>Change</u>	<u>Total</u>
1. <u>Franklin Street</u>	<u>18,250</u>	<u>1,774</u>	<u>20,024</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____

C. If applicable, describe proposed mitigation measures on state-controlled roadways that the project proponent will implement:

Not applicable.

D. How will the project implement and/or promote the use of transit, pedestrian and bicycle facilities and services to provide access to and from the project site?

Pedestrian sidewalks and crosswalks will be provided throughout the proposed project, and will connect with the existing sidewalks on Franklin Street. Secured bicycle storage will be provided within the project buildings. The proposed project is located approximately 0.6 miles from the nearest bus stop, at the

intersection of Franklin Street and Walton Park/Botolph Street, on the MBTA 131 bus route, which provides service to the Melrose Highlands commuter rail station; approximately 0.9 miles from the Melrose Highlands commuter rail station; and approximately 0.9 miles from the nearest bus stop, at the intersection of Franklin Street and Main Street, on the MBTA 132 bus route, which provides service to Redstone Shopping Center and Malden Station of the Orange Line subway.

- C. Is there a Transportation Management Association (TMA) that provides transportation demand management (TDM) services in the area of the project site? ___ Yes ___ No; if yes, describe if and how will the project will participate in the TMA:
- D. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation facilities? ___ Yes ___ No; if yes, generally describe:
- E. If the project will penetrate approach airspace of a nearby airport, has the proponent filed a Massachusetts Aeronautics Commission Airspace Review Form (780 CMR 111.7) and a Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA) (CFR Title 14 Part 77.13, forms 7460-1 and 7460-2)?

Not applicable.

III. Consistency

Describe measures that the proponent will take to comply with municipal, regional, state, and federal plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services:

The proposed site access will be designed in accordance with MassDOT and Town of Stoneham design regulations. All proposed pedestrian infrastructure, including proposed sidewalks and crosswalks will be designed in accordance with Americans with Disabilities Act (ADA) and Commonwealth of Massachusetts Architectural Access Board (AAB) design guidelines.

In an effort to maximize employee vehicle occupancy and thereby reduce the vehicular demand to the site, the proponent will work with future tenants in implementing Transportation Demand Management (TDM) strategies to reduce single occupant vehicles (SOVs) trips and improve vehicle emissions in the area. These strategies include the following: information regarding public transportation services, maps, schedules and fare information posted in a central location, a "welcome packet" for new residents detailing available public transportation services, bicycle and walking alternatives, and other commuter options. In addition, two electric vehicle charging stations will be provided and the proponent will coordinate with ZipCar.

Mitigation commitments include the following: signal timing modifications at three locations, the construction of an eastbound left-turn lane on Franklin Street at the site driveway, and the installation of a mid-block pedestrian crossing along Franklin Street east of the site driveway and west of Rustic Road and Gerald Road with a traffic beacon, ADA compliant wheelchair ramps, and pedestrian bump-outs.

TRANSPORTATION SECTION (ROADWAYS AND OTHER TRANSPORTATION FACILITIES)

I. Thresholds

A. Will the project meet or exceed any review thresholds related to **roadways or other transportation facilities** (see 301 CMR 11.03(6))? ___ Yes ___ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **roadways or other transportation facilities**? ___ Yes ___ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Energy Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Roadways Section below.

II. Transportation Facility Impacts

A. Describe existing and proposed transportation facilities in the immediate vicinity of the project site:

B. Will the project involve any

1. Alteration of bank or terrain (in linear feet)? _____
2. Cutting of living public shade trees (number)? _____
3. Elimination of stone wall (in linear feet)? _____

III. Consistency -- Describe the project's consistency with other federal, state, regional, and local plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services, including consistency with the applicable regional transportation plan and the Transportation Improvements Plan (TIP), the State Bicycle Plan, and the State Pedestrian Plan:

ENERGY SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **energy** (see 301 CMR 11.03(7))?
___ Yes ___ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **energy**? ___ Yes ___ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Air Quality Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Energy Section below.

II. Impacts and Permits

A. Describe existing and proposed energy generation and transmission facilities at the project site:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Capacity of electric generating facility (megawatts)	_____	_____	_____
Length of fuel line (in miles)	_____	_____	_____
Length of transmission lines (in miles)	_____	_____	_____
Capacity of transmission lines (in kilovolts)	_____	_____	_____

B. If the project involves construction or expansion of an electric generating facility, what are:

1. the facility's current and proposed fuel source(s)?
2. the facility's current and proposed cooling source(s)?

C. If the project involves construction of an electrical transmission line, will it be located on a new, unused, or abandoned right of way? ___ Yes ___ No; if yes, please describe:

D. Describe the project's other impacts on energy facilities and services:

III. Consistency

Describe the project's consistency with state, municipal, regional, and federal plans and policies for enhancing energy facilities and services:

AIR QUALITY SECTION

I. Thresholds

A. Will the project meet or exceed any review thresholds related to **air quality** (see 301 CMR 11.03(8))? ___ Yes ___ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **air quality**? ___ Yes ___ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Solid and Hazardous Waste Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Air Quality Section below.

II. Impacts and Permits

A. Does the project involve construction or modification of a major stationary source (see 310 CMR 7.00, Appendix A)? ___ Yes ___ No; if yes, describe existing and proposed emissions (in tons per day) of:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Particulate matter	_____	_____	_____
Carbon monoxide	_____	_____	_____
Sulfur dioxide	_____	_____	_____
Volatile organic compounds	_____	_____	_____
Oxides of nitrogen	_____	_____	_____
Lead	_____	_____	_____
Any hazardous air pollutant	_____	_____	_____
Carbon dioxide	_____	_____	_____

B. Describe the project's other impacts on air resources and air quality, including noise impacts:

III. Consistency

A. Describe the project's consistency with the State Implementation Plan:

B. Describe measures that the proponent will take to comply with other federal, state, regional, and local plans and policies related to air resources and air quality:

SOLID AND HAZARDOUS WASTE SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **solid or hazardous waste** (see 301 CMR 11.03(9))? ___ Yes ___ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **solid and hazardous waste**? ___ Yes ___ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Historical and Archaeological Resources Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Solid and Hazardous Waste Section below.

II. Impacts and Permits

A. Is there any current or proposed facility at the project site for the storage, treatment, processing, combustion or disposal of solid waste? ___ Yes ___ No; if yes, what is the volume (in tons per day) of the capacity:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Storage	_____	_____	_____
Treatment, processing	_____	_____	_____
Combustion	_____	_____	_____
Disposal	_____	_____	_____

B. Is there any current or proposed facility at the project site for the storage, recycling, treatment or disposal of hazardous waste? ___ Yes ___ No; if yes, what is the volume (in tons or gallons per day) of the capacity:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Storage	_____	_____	_____
Recycling	_____	_____	_____
Treatment	_____	_____	_____
Disposal	_____	_____	_____

C. If the project will generate solid waste (for example, during demolition or construction), describe alternatives considered for re-use, recycling, and disposal:

D. If the project involves demolition, do any buildings to be demolished contain asbestos? ___ Yes ___ No

E. Describe the project's other solid and hazardous waste impacts (including indirect impacts):

III. Consistency

Describe measures that the proponent will take to comply with the State Solid Waste Master Plan:

HISTORICAL AND ARCHAEOLOGICAL RESOURCES SECTION

I. Thresholds / Impacts

A. Have you consulted with the Massachusetts Historical Commission? ___ Yes ___ No; if yes, attach correspondence. For project sites involving lands under water, have you consulted with the Massachusetts Board of Underwater Archaeological Resources? ___ Yes ___ No; if yes, attach correspondence. **Not applicable.**

B. Is any part of the project site a historic structure, or a structure within a historic district, in either case listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth? ___ Yes ___ No; if yes, does the project involve the demolition of all or any exterior part of such historic structure? ___ Yes ___ No; if yes, please describe:

C. Is any part of the project site an archaeological site listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth? ___ Yes ___ No; if yes, does the project involve the destruction of all or any part of such archaeological site? ___ Yes ___ No; if yes, please describe:

D. If you answered "No" to all parts of both questions A, B and C, proceed to the **Attachments and Certifications** Sections. If you answered "Yes" to any part of either question A or question B, fill out the remainder of the Historical and Archaeological Resources Section below.

II. Impacts

Describe and assess the project's impacts, direct and indirect, on listed or inventoried historical and archaeological resources:

III. Consistency

Describe measures that the proponent will take to comply with federal, state, regional, and local plans and policies related to preserving historical and archaeological resources:

CERTIFICATIONS:

1. The Public Notice of Environmental Review has been/will be published in the following newspapers in accordance with 301 CMR 11.15(1):

(Name) **The Stoneham Independent** (Date) **November 4, 2015**

2. This form has been circulated to Agencies and Persons in accordance with 301 CMR 11.16(2).

Signatures:

10-30-2015		10-30-2015	
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing ENF (if different from above)

<u>Peter Mahoney</u>	<u>Dennis J. Lowry</u>
Name (print or type)	Name (print or type)

<u>Weiss Farm Apartments LLC</u>	<u>AECOM</u>
Firm/Agency	Firm/Agency

<u>c/o John M. Corcoran & Co. LLC</u>	
<u>100 Grandview Road, Suite 203</u>	<u>250 Apollo Drive</u>
Street	Street

<u>Braintree, MA 02184</u>	<u>Chelmsford, MA 01824</u>
Municipality/State/Zip	Municipality/State/Zip

<u>781-849-7111</u>	<u>860-263-5810</u>
Phone	Phone

NOTICE OF PUBLIC COMMENT HEARING
PLEASE READ

NSTAR Electric Company d/b/a Eversource Energy ("Eversource") and New England Power Company d/b/a National Grid ("National Grid" and together with Eversource, the "Companies") have filed a petition ("Petition to Construct") with the Energy Facilities Siting Board ("Siting Board") requesting approval to construct and operate a new 8.53-mile, 345-kilovolt ("kV") underground transmission line in Woburn, Winchester, Stoneham, and Wakefield (the "New Line") and to modify two existing substations (Eversource's Woburn Substation and National Grid's Wakefield Junction Substation) to interconnect the New Line. The Company also filed a petition seeking individual zoning exemptions and a comprehensive zoning exemption for the Project ("Zoning Petition"), and a petition to operate the transmission lines ("Section 72 Petition"). The hearings on the Zoning Petition and the Section 72 Petition have been consolidated with the hearings on the Petition to Construct. The Company's petitions include an alternative route for the New Line, which would also be located in Woburn, Winchester, Stoneham, and Wakefield, and would be 8.01 miles long ("Alternative Route"). Both the preferred route for the New Line and the Alternative Route are depicted in map included in the attached legal notice.

The attached legal notice describes the proposed transmission line, its proposed locations in more detail, and explains the opportunities for public participation in the review process. **Please read this notice carefully.** The Siting Board is a state agency that will determine whether the transmission facilities can be constructed and whether the Zoning Petition and Section 72 Petition will be approved. There will be an opportunity for the public to comment at a Siting Board public comment hearing on **Wednesday, November 18, 2015, at the Stoneham Town Hall Auditorium, 35 Central Street, Stoneham, Massachusetts 02180 at 7:00 p.m.** At the public comment hearing, the Company will provide information on the proposed transmission facilities, and the Siting Board will present information on its review process and receive comments and questions from members of the community. The public comment hearing is an important opportunity for the community to learn about the proposed transmission facilities and the Siting Board review process, and for the Siting Board to hear questions and concerns from the community. All comments are important to the Siting Board; anyone with an interest in the project is encouraged to attend.

Individuals and groups affected by the Company's petition who wish to be involved in the Siting Board review process may request to participate as either intervenors or limited participants. Such requests must meet the criteria outlined in the attached legal notice. **The deadline to make such a request is 5:00 p.m. on Wednesday, December 2, 2015.** The process for making a request to participate is explained in the legal notice. Questions concerning participation also will be answered at the public comment hearing.

Copies of the Company's petition are available for public inspection at the locations listed on the enclosed notice. If you have any questions about the Siting Board's review process, please feel free to call the Presiding Officer, Robert J. Shea, at (617) 305-3514. The Siting Board's address is: Energy Facilities Siting Board, One South Station, Boston, MA 02110.

COMMONWEALTH OF MASSACHUSETTS

**ENERGY FACILITIES SITING BOARD
DEPARTMENT OF PUBLIC UTILITIES**

**NOTICE OF ADJUDICATION
NOTICE OF PUBLIC COMMENT HEARING**

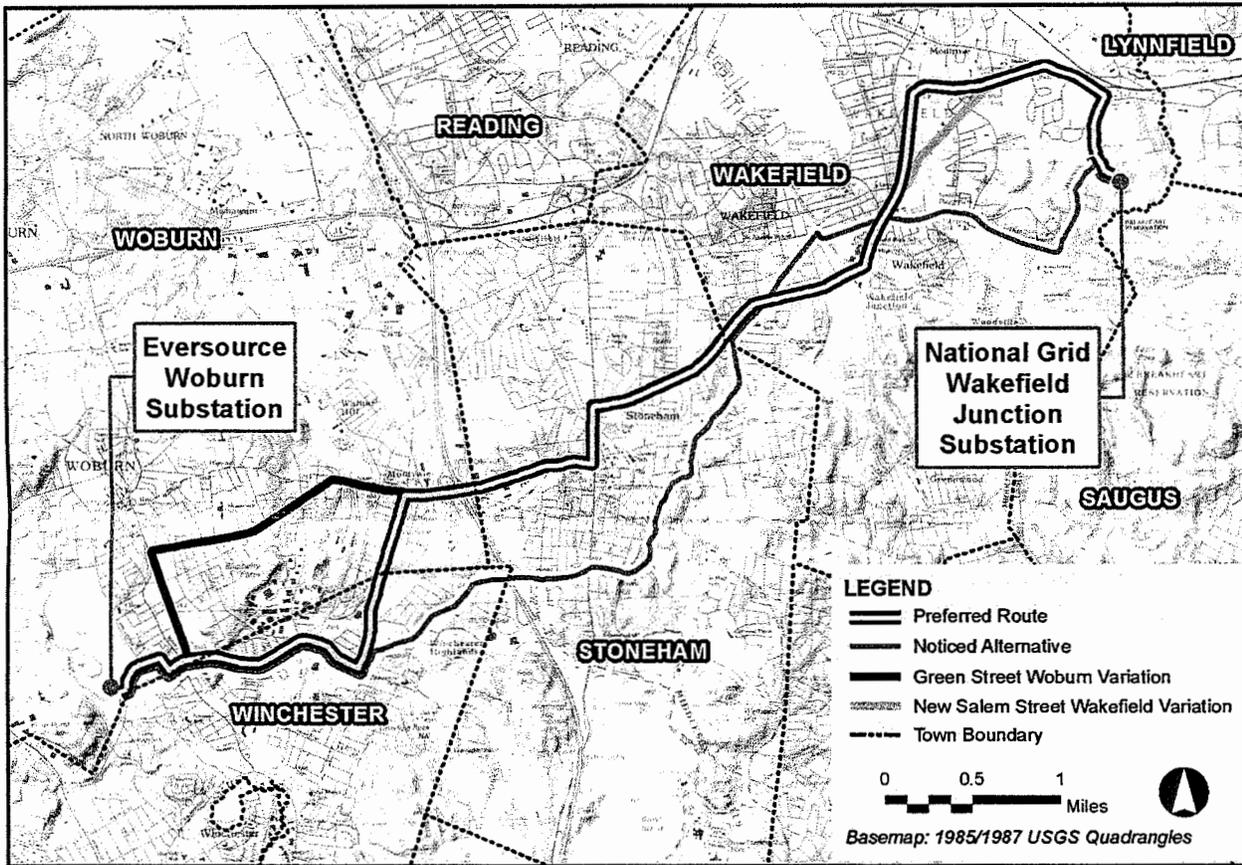
EFSB 15-04/D.P.U. 15-140/15-141
NSTAR Electric Company d/b/a Eversource Energy and
New England Power Company d/b/a National Grid

Notice is hereby given that, pursuant to G.L. c. 164, § 69J, G.L. c. 164, § 72, and G.L. c. 40A, § 3, NSTAR Electric Company d/b/a Eversource Energy (“Eversource”) located at 1 NSTAR Way, Westwood, Massachusetts 02090, and New England Power Company d/b/a National Grid (“National Grid”; together with Eversource, the “Companies”) located at 40 Sylvan Road, Waltham, Massachusetts, 02451, have filed with the Energy Facilities Siting Board (the “Siting Board”) and the Department of Public Utilities (the “Department”) three petitions in connection with the Companies’ proposal to construct and operate a new 8.53-mile, 345-kilovolt (“kV”) underground transmission line in Woburn, Winchester, Stoneham, and Wakefield (the “New Line”) and to modify two existing substations (Eversource’s Woburn Substation and National Grid’s Wakefield Junction Substation) to interconnect the New Line. The New Line and proposed substation modifications are herein referred to as the “Woburn-Wakefield Transmission Line Project” or the “Project.” The Companies propose the Project in order to reduce the potential for equipment overloads on the 345-kV electrical system under certain contingencies at peak load levels.

The Siting Board will conduct a public comment hearing to receive public comment on the Project at 7:00 p.m. on Wednesday, November 18, 2015, at the Stoneham Town Hall Auditorium, 35 Central Street, Stoneham, Massachusetts 02180 at 7 pm.

At the public comment hearing, Eversource and National Grid will present an overview of the proposed Project. Public officials and members of the public will then have an opportunity to ask questions and make comments about the proposed Project. The public comment hearing will be recorded by a court reporter. The public may also file written comments with the Presiding Officer. To file comments, please see the Section titled “Filing Instructions” towards the end of this Notice.

Pursuant to an Order issued by the Chairman of the Department, the Companies’ three petitions relating to the Project have been consolidated for hearing before the Siting Board, with the docket numbers EFSB 15-04/D.P.U. 15-140/15-141. Under G.L. c. 164, § 69J, the Siting Board will review the Companies’ filing to determine whether the proposed Project would provide a reliable energy supply with a minimum impact on the environment at the lowest possible cost. Under G.L. c. 164, § 72, the Siting Board will determine whether the proposed 345-kV transmission line is necessary, serves the public convenience, and is consistent with the public interest. Under G.L. c. 40A, § 3, the Siting Board will determine whether zoning exemptions are required for the Project and whether the present or proposed use of the land or structures is reasonably necessary for the convenience or welfare of the public.



The Companies' Preferred Transmission Line Route

The Companies' Preferred Route for the New Line exits the Woburn Substation and travels through Woburn, Winchester, Stoneham, and Wakefield for approximately 8.53 miles to Wakefield Junction Substation. Approximately 7.53 miles of the Preferred Route is under streets and approximately one mile is within an inactive right-of-way ("ROW") in Wakefield.

A more detailed description of the Preferred Route for the Project, by municipality, is provided below.

Woburn: The Preferred Route starts in Woburn at the Woburn Substation, crossing the northeastern extent of the substation property to enter Lake Avenue, heading generally northeast. The route then turns south onto Pickering Street for approximately 500 feet before turning generally east onto Border Street for another 500 feet where it crosses Main Street (Route 38) and enters Cross Street at the border of Woburn and Winchester. The Preferred Route continues on Cross Street (traversing under an elevated section of the MBTA Lowell Line) east into Winchester. After traveling along Cross Street and Washington Street in Winchester, the Preferred Route crosses into Woburn on Washington Street. The Preferred Route then travels east along Montvale Avenue, under Interstate Route 93 ("I-93"), into Stoneham.

Winchester: In Winchester, the Preferred Route travels east on Cross Street, passing beneath the elevated MBTA Lowell Line railroad tracks, to Washington Street, which it follows north into Woburn.

Stoneham: The Preferred Route in Stoneham begins on Montvale Avenue at the Woburn city line. The route continues east along Montvale Avenue to its intersection with Main Street. The route then continues north on Main Street until its intersection with Elm Street. The route then heads east on Elm Street to the Wakefield town line.

Wakefield: The Preferred Route follows Albion Street from the Stoneham town line, east/northeast to Broadway, following that roadway north, crossing the MBTA Haverhill Line railroad tracks at grade and continuing along Broadway to its intersection with an inactive railroad ROW owned by the MBTA in Wakefield (the "Wakefield Railroad ROW"). The route continues north on the Wakefield Railroad ROW for approximately one mile to its intersection with Salem Street. The route then turns east on Salem Street, then south onto Montrose Avenue, and southeast on the Wakefield Junction Substation driveway.

Potential Route Variation in Woburn

The Companies are proposing a potential variation to a portion of the Preferred Route in Woburn. The "Green Street Woburn Variation" of the Preferred Route begins at the intersection of Cross Street at the border between Woburn and Winchester and extends north along an inactive railroad ROW (the "Woburn Railroad ROW") before turning east onto Green Street and from Green Street continuing east on Montvale Avenue. The route follows Montvale Avenue over the MBTA's Lowell Line (via a bridge that is part of Montvale Avenue) to join the Preferred Route at the intersection in Woburn of Washington Street and Montvale Avenue. The Woburn Variation adds approximately 0.12 mile to the length of the Preferred Route.

Potential Route Variation in Wakefield

The Companies are proposing a potential variation to a portion of the Preferred Route in Wakefield. The "New Salem Street Wakefield Variation" would provide an in-street alternative to the Project segment along the northern portion of the Wakefield Railroad ROW. The route mirrors the Preferred Route to the point where the Wakefield Railroad ROW intersects with New Salem Street in Wakefield. Here, rather than follow the Wakefield Railroad ROW as does the Preferred Route, the variation heads northeast along New Salem Street to rejoin the Preferred Route on Salem Street. The Preferred Route uses the Wakefield Railroad ROW for approximately 1.0 mile. The variation follows the Wakefield Railroad ROW for approximately 0.5 mile and along New Salem Street for approximately 0.75 mile. The Wakefield Variation reduces the length of the Preferred Route by approximately 0.19 mile.

The Companies' Alternative Transmission Line Route

The Companies also identified an Alternative Route for the New Line. The Alternative Route travels entirely under streets for approximately 8.01 miles in the municipalities of Woburn, Winchester, Stoneham and Wakefield. A more detailed description of the Alternative Route for the Project, by municipality, is provided below.

Woburn: As with the Preferred Route, the Alternative Route starts in Woburn at the Woburn Substation, crossing the northeastern extent of the substation property to enter Lake Avenue, heading generally northeast. The route then turns south onto Pickering Street for approximately 500 feet before turning generally east onto Border Street for another 500 feet where it crosses Main Street (Route 38) and enters Cross Street at the border of Woburn and Winchester.

Winchester: The Alternative Route continues on Cross Street in Winchester, passing beneath the elevated MBTA Lowell Line railroad tracks, then continues along Cross Street until its intersection with Washington Street. The Alternative Route then turns north on Washington Street for several blocks. It then heads east/northeast on Forest Street and under I-93 and into Stoneham.

Stoneham: The Alternative Route continues along Marble Street in Stoneham, continuing straight across Main Street (Route 28). The route turns north on Summer Street, then follows Summer Street to Spring Street. At Spring Street, the route advances east for approximately 250 feet, thereafter turning north on Green Street. The Alternative Route follows Green Street to the intersection of Green Street with Elm Street and Albion Street at the Stoneham/Wakefield town line.

Wakefield: Once it crosses into Wakefield, the Alternative Route continues northeast on Albion Street, travels underneath the MBTA Haverhill Line, turns south on North Avenue for approximately 300 feet, then bears east along West Water Street and southeast along Water Street. The Noticed Alternative Route then turns north onto Montrose Avenue to reach the junction of Montrose Avenue and the driveway at the Wakefield Junction Substation entrance. The route subsequently continues along the driveway to the Wakefield Junction Substation.

Woburn Substation

The Woburn Substation is located on a split lot, 438,038 square feet of which is located in the City of Woburn and 40,448 square feet of which is located in the Town of Winchester (the "Woburn Substation Site"). Access to the Woburn Substation Site is via Pond Street in Winchester, while all the substation components, including those proposed in connection with the Project, are located on the portion of the Substation Site located in Woburn.

In order to accommodate the New Line, Eversource proposes work at the Woburn Substation, including installation of the following equipment: (a) four 345-kV gas-insulated circuit breakers; (b) one 70-to-160 MVAR variable shunt reactor to be surrounded by a wall on three sides; (c) surge arresters; (d) cable termination structures; (e) a 100-foot shielding mast; and (f) control and protection equipment in a new 345-kV control room. The proposed modifications at the Woburn Substation would also include related site work associated with the Project.

Wakefield Junction Substation

National Grid's Wakefield Junction Substation is at 123 Montrose Avenue in the eastern portion of the Town of Wakefield. Access to the property is from Montrose Avenue via a 0.17-mile-long driveway. To accommodate the New Line, National Grid proposes work at the existing Wakefield Junction Substation, including installation of the following equipment: (a) two 345-kV gas-insulated bus and circuit breakers with associated control and protection systems within existing buildings; (b) surge arresters; (c) voltage transformers (d) one 345-kV, 70-160 MVAR variable shunt reactor with oil containment, fire wall and associated support structures; (e) reconfiguration and expansion of an existing sound wall; and (f) one lightning mast approximately 55 feet in height. The proposed modifications at the Wakefield Junction Substation would also include related site work associated with the Project.

Public Review of the Companies' Petitions

The general location, layout, dimensions, and configuration of the Preferred Route, Preferred Route Variation and Alternative Route for the Project are shown on maps and plans included in the

Companies' petitions. Copies of the Companies' petitions are available for public inspection in hard-copy format at the following locations:

- Energy Facilities Siting Board, One South Station, Boston, MA 02110
- Woburn Public Library, 45 Pleasant Street, Woburn, MA 01801;
- Woburn City Clerk, Woburn City Hall, 10 Common Street, Woburn MA 01801;
- Winchester Public Library, 80 Washington Street, Winchester, MA 01890;
- Winchester Town Clerk, Town Hall, 71 Mt. Vernon St., 1st Floor, Winchester, MA 01890;
- Stoneham Public Library, 431 Main St., Stoneham, MA 02180
- Stoneham Town Clerk, Town Hall, 35 Central St., 1st Floor, Stoneham, MA 02180
- Lucius Beebe Memorial Library, 345 Main St., Wakefield, MA 01880
- Wakefield Town Clerk, William J. Lee Memorial Town Hall, 1 Lafayette St., Wakefield, MA 01880

In addition, the Company's petitions are electronically available via the Department's website at: <http://web1.env.state.ma.us/DPU/FileRoom/dockets/bynumber>. Enter "EFSB15-04" (with no spaces) into the search box.

Intervention and Participation

Persons or groups who wish to be involved in the Siting Board proceeding beyond providing public comments at the hearing may file written comments, and/or seek to intervene as a party or to participate as a limited participant. Intervention as a party allows the person or organization to participate in the evidentiary phase of this proceeding, including evidentiary hearings in Boston, and grants the right to appeal a final decision. A limited participant may receive many of the documents that will be submitted to the Siting Board and present written or oral argument to the Siting Board after evidentiary hearings conclude.

Any person who is interested in intervening as a party or participating as a limited participant in this proceeding must file a written petition with the Siting Board. A petition to intervene or a petition to participate as a limited participant must satisfy the timing and substantive requirements of 980 C.M.R. § 1.00, the Siting Board's procedural rules, which can be found on the Board's website at:

<http://www.mass.gov/eea/energy-utilities-clean-tech/energy-facilities-siting-board/>

Once on the website, click on "Relevant Regulations" and then click on the document entitled: 980 CMR 1.00.

Filing Instructions

Written comments on the Company's petitions, or a petition to intervene or participate as a limited participant, must be filed in three places:

First, a petition to intervene or a petition to participate as a limited participant must be filed in hard copy with: Robert J. Shea, Presiding Officer, Energy Facilities Siting Board, One South Station, Boston, Massachusetts 02110 no later than the close of business (5:00 p.m.) on **December 2, 2015**.

Second, the comments or petition must be filed with the Siting Board in electronic format using one of the following methods: (1) by e-mail attachment to dpu.efiling@state.ma.us and to

robert.j.shea@state.ma.us; or (2) on a PC-compatible compact disc filed with the Presiding Officer. The text of the email or the CD label must specify: (1) the docket number of the proceeding (EFSB 15-04/D.P.U. 15-140/15-141); (2) the name of the person or entity submitting the filing; and (3) a brief description of the document. The electronic filing should also include the name, title and telephone number of a person to contact in the event of questions about the filing.

Third, the comments or petition must be sent in hard copy and electronically to counsel for the Companies, David Rosenzweig, Esq., Keegan Werlin LLP, 265 Franklin Street, Boston, MA 02110, drosen@keeganwerlin.com.

Any person desiring further information regarding this Notice, including information about intervention or participation in the proceeding may also contact the Presiding Officer at the address or telephone number below:

Robert J. Shea, Presiding Officer
Energy Facilities Siting Board
One South Station
Boston, MA 02110
(617) 305-3514



GREATER BOSTON LABOR COUNCIL, AFL-CIO

6 Beacon St., Suite 910 • Boston, MA 02108 • Tel: (617) 723-2370 • Fax: (617) 723-2480

RICHARD M. ROGERS
Executive Secretary-Treasurer

LOUIS A. MANDARINI, JR.
President

DARLENE LOMBOS
Vice-President

October 26, 2015

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Dear Municipal Officeholder,

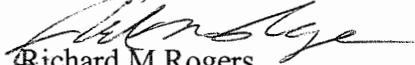
The Greater Boston Labor Council has scheduled its 12th annual salute to municipal officeholders. It will be held on the evening of Friday November 20th. The venue is the Montvale Plaza in Stoneham with a reception scheduled at 6 PM with the dinner to follow at 7 PM.

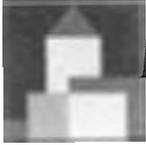
We are honoring three outstanding leaders, John Dumas the Business Manager of IBEW Local 103, Cambridge City Councilor Denise Simmons and State Representative and Malden City Councilor Steve Ultrino. All three of our honorees have made a real difference in the lives of working families and we look forward to celebrating their accomplishments.

We are pleased to extend you an invitation to the dinner. If you plan on attending please respond by calling our office at 617-723-2370 or emailing me at rogers@gblc.us

We hope you can find the time in your busy scheduled to join with the Greater Boston labor movement in a night designed to highlight the important work of municipal elected officials and organized labor.

Sincerely,


Richard M Rogers
Executive Secretary-Treasurer



MASSDEVELOPMENT

99 High Street
Boston, Massachusetts
02110

Tel: 617-330-2000
800-445-8030

Fax: 617-330-2001

www.massdevelopment.com

October 28, 2015

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

Dear Members of the Board:

Massachusetts Development Finance Agency (MassDevelopment) will be considering approval of a revenue bond financing for a Project being undertaken by Foundation of the Massachusetts Eye and Ear Infirmary, Inc. located in Boston, Newton, Quincy and Stoneham.

In connection with the proposed financing, MassDevelopment will be holding a public hearing, as required by Section 147(f)(2)(B)(i) of the Internal Revenue Code on November 10, 2015. The hearing is being held solely for the purpose of receiving comments, if any, from interested parties and there will be no presentation on the Project. Comments may also be provided to the Agency in writing prior to the meeting. A copy of the notice of public hearing is attached.

For additional information, please do not hesitate to contact the borrower directly or the undersigned at 617-330-2000.

Sincerely,

Deborah Boyce
First Vice President

Enclosure: Summary

cc: Locke Lord LLP
111 Huntington Avenue
Boston, MA 02199
Attn: Stephanie Massey, Esq.

DB/jck

Notice of Public Hearing

MASSACHUSETTS DEVELOPMENT FINANCE AGENCY

Notice is hereby given that a public hearing will be conducted by the Massachusetts Development Finance Agency ("MassDevelopment") at 10:00 a.m. on Tuesday, November 10, 2015 at 99 High Street, 11th Floor, Boston, Massachusetts, on the proposal of Massachusetts Eye and Ear Infirmary (the "Institution") that MassDevelopment:

(1) Approve the following projects owned or to be owned and operated by the Institution and located, except as otherwise described below, at the Institution's facilities at 243 Charles Street, Boston, Massachusetts (the "Main Campus"), unless otherwise noted below:

Existing Part of the Project: completed projects originally financed and refinanced with proceeds of the HEFA Variable Rate Demand Revenue Bonds, Pool Loan Program Issue, Series O-1 (2009) (the "Series O Bonds"), including: (a) improvements to the infrastructure of the connecting building linking the Institution and Massachusetts General Hospital ("MGH"); (b) the consolidation and renovation of seventh-floor kitchen and cafeteria areas to create a 5,500 square foot area for use by administration and support service; (c) the construction of a pediatric otolaryngology exam suite and expansion of the Audiology Department; (d) relocation of the Vision Rehabilitation and Vestibular Testing departments; (e) construction of a new Surgicenter with five operating rooms, including pre- and post-operative functions; (f) relocation of the Radiology Department; (g) relocation of necessary support services to and renovation of the Main Campus; and (h) replacement of necessary building support equipment for the Institution's property located adjacent to the Main Campus at 325 Cambridge Street, Boston, Massachusetts; and

New Part of the Project: (a) the following new projects located at the Main Campus: (i) common area upgrades on all floors (paint, lighting, flooring), (ii) renovations to building exterior including masonry work and new windows, (iii) renovations to existing faculty offices, library, inpatient and outpatient clinics and service areas, operating rooms, research laboratories and patient rooms, (iv) chiller repairs/replacement, energy conservation upgrades and fire pump and fire alarm replacement, (v) upgrades to the wastewater monitoring system and the security system, (vi) relocation of optical shop and renovations thereto, (vii) interior renovations and reconfigurations on all floors to support clinical floor expansion, (viii) updates to the ground floor emergency department, including installation of new exam chairs, flexible scopes and ultrasound equipment and (ix) renovations to the ground floor entrance; (b) upgrades to existing elevator and infrastructure improvements at 325 Cambridge Street, Boston, including roof, window and elevator replacements, exterior façade updates, HVAC upgrades, fire alarm upgrades, and upgrades to building automation and security systems; (c) interior renovations to the outpatient clinic at 2014 Washington Street, Newton, including retrofitting 2 ENT clinics with audio booths, procedure rooms, exam rooms and administrative areas; (d) interior renovations to ophthalmology and otolaryngology outpatient clinic at 1 and 41 Montvale Avenue, Stoneham, including retrofitting clinics with 2 audio booths, procedure rooms, exam rooms and administrative areas; (e) interior renovations to ophthalmology research labs at 50 Staniford Street, Boston; (f) upgrades and replacement of the CT unit and infrastructure at 500

Congress Street, Quincy; (g) interior renovations to the first floor of the Institution's facility at 800 Huntington Avenue, Boston to construct an ear, nose and throat suite, including reception, two check-in stations, check-out station, adult and pediatric waiting areas, two interview rooms, two sub-waiting areas, nurses' station, medication distribution area, nourishment area, six examination rooms, two examination/treatment rooms, treatment room, treatment/vestibular rehabilitation room, two audio booths and control, audiology examination room, consult hearing aid room, hearing aid lab and staff lounge; and (h) other routine capital and deferred maintenance projects and furniture and equipment acquisitions and installations included in the Institution's capital budget over the next three years to be located at any of the foregoing addresses; and

(2) Authorize the financing and refinancing of the costs of such projects by the issuance by MassDevelopment, acting under and pursuant to Massachusetts General Laws, Chapters 23G and 40D, of revenue bonds in an aggregate principal amount not to exceed \$71,000,000, which bonds will not constitute a debt or pledge of the faith and credit of MassDevelopment or of The Commonwealth of Massachusetts.

Interested persons wishing to express their views on such projects and the proposed issuance of revenue bonds to finance and refinance the projects will be given the opportunity to do so at the public hearing or may, prior to the time of the public hearing, submit their views in writing to Massachusetts Development Finance Agency, 99 High Street, 11th Floor, Boston, Massachusetts 02110.

MASSACHUSETTS DEVELOPMENT
FINANCE AGENCY

Thank you So Much to ALL
The BOARD OF SELECTMEN/WOMEN
Tom Boussy, Ann Marie O'Neill,
Caroline Colarusso, John DePinto,
Frank Vallarelli and Erin Sinclair,

I am honored to Volunteer on
the Disability Commission and
most grateful for ALL of you for
Appointing me. I will do the
Best I can for OUR Town.

Again Thank you.

Very Grateful
Best Regards

Lorna Saulnier

Especially
people
like you.