



TOWN OF  
STONEHAM  
MASSACHUSETTS  
Town Hall  
35 Central Street  
Stoneham, Massachusetts 02180  
**BOARD OF APPEAL**  
781-279-2695

**STONEHAM BOARD OF APPEALS**

and

**STONEHAM CONSERVATION COMMISSION  
NOTICE OF MEETING**

*Wednesday, January 6, 2016*

**Hearing Room**

2015 DEC 22 P 12: 21

STONEHAM  
TOWN HALL  
REGISTRARS

**MEPA Comments Due On or Before:** January 12, 2016

**Certificate Due:** January 22, 2016

**Contact for Project Information:** Peter Mahoney, (781)849-7111,  
[pmahoney@corcoranmgmt.com](mailto:pmahoney@corcoranmgmt.com)

**MEPA Contact:** Alex Strysky, (617) 626-1025, [alexander.strysky@state.ma.us](mailto:alexander.strysky@state.ma.us)

**2:00 P.M.**

- **MEPA PUBLIC MEETING**

EEA No. 15444 The Commons at Weiss Farm, Stoneham  
An Environmental Notification Form (ENF) has been filed with the Executive Office of Energy and Environmental Affairs by Weiss Farm Apartments LLC to construct a 260-unit rental apartment development. The project qualifies as assisted low or moderate income housing under MGL Chapter 40B. The project will construct buildings with a total gross square footage of 323,919 sf, including three apartment buildings, five townhouse buildings, a clubhouse building, and a maintenance building. The project also includes 438 parking spaces, driveways, walkways, landscaping, water and sewer mains, a wastewater pump station, gas and cable utilities, and stormwater management facilities. Impacts of the project include: 10.2 acres of land alteration, 5.6 acres of new impervious area, and 1,774 new average daily trips. The project will consume 51,154 gallons per day of water, and generate 46,504 gpd of wastewater. Two existing barn buildings will be demolished.

The project exceeds thresholds for filing an ENF at 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; and 301 CMR 11.03(6)(b)(15), construction of 300 or more new parking spaces at a single location. The project requires a Superseding Order of Conditions from MassDEP. The project may also require an approval from the Housing Appeals Committee in the event of an appeal of the Ch. 40 B decision by the zoning board of appeals.