

36 Broadway
Stoneham, MA 02180
November 4, 2013

Stoneham Board of Selectmen:

The proposed housing project for the Weiss Farm property located on Franklin Street Stoneham is fraught with glaring issues that require serious examination. The first is one of safety. This property is in the midst of a heavily-traveled roadway which connects Stoneham and Melrose. It is also the main route for our students to get to and from Stoneham High School, a local elementary school, and a pre-school. Because of the high concentration of school children, to impose a high-density apartment complex in its midst would be ill planned and filled with inherent danger from a public safety point of view.

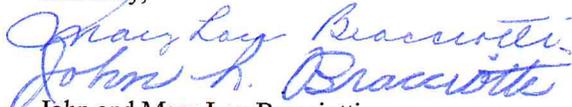
An environmental study of this site reveals wetlands that already deliver flooding to the neighboring homes. This is an issue that needs careful examination. Actually, the history of this site would tell a tale of Meeting House Swamp, the very site of Weiss Farm. Mr. Weiss had to take his cows well across Franklin Street to find adequate pasture land rather than swampland. Intermittent Stream traveled through the site. Gerald Road, adjacent to the site in question, was NEVER meant to be developed for homes. To date, they have issues with water. While we in Stoneham have observed developers promise to deliver solutions to such matters, currently Stoneham is faced with a large residential housing development that even before completion, is presenting problems to Bear Hill Golf Club.

Furthermore, it is interesting to note that 40B developers are able to override zoning regulations at the expense of a community. Besides the concern of safety and environment is the fact that density and scale of such a project can be allowed under the Mass Housing 40B law. This proposed project, if erected, will vastly go beyond the scale of its surroundings and totally redefine the nature of the neighborhood and even the town! To place a high-density project in a place that ~~is~~ doesn't belong is not desirable for anyone.

In an effort for Stoneham to fully comply with the developer of this proposed project, we will be certain to place an undo burden on the ability of the town to provide the services needed to support a housing complex of this magnitude. It will irreparably harm a community whose resources are already stressed. We need to be allowed to assess the affordable housing within this town and add to it in a thoughtful, manageable way rather than the aggressive manner as proposed. We ask for consideration as we study the current plan before us and counter it with a plan that will make sense for Stoneham and those who will come to live here.

To date, this board has skirted the 40B issue. Now you must deal with it head on. We expect each of you to be present at the Nov. 12th meeting and protect this town from a devastating blow of a project of this magnitude.

Sincerely,



John and Mary Lou Bracciotti
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