

# **The Commons at Weiss Farm**

Stoneham, Massachusetts

Comprehensive Permit Application  
Under M.G.L. Chapter 40B, Sections 20-23

*Submitted by:*

Weiss Farm Apartments, LLC

June, 2014

Town of Stoneham Massachusetts  
**ZONING BOARD OF APPEALS**

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Premises affected: A 25.6 acre parcel of land, at 170 Franklin Street

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**APPLICATION FOR A COMPREHENSIVE PERMIT  
UNDER GENERAL LAW CHAPTER 40B, SECTIONS 20-23**

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Weiss Farm Apartments, LLC (hereinafter the "Applicant") hereby applies to the Board of Appeals of the Town of Stoneham, Massachusetts, pursuant to General Laws, Chapter 40B, Sections 20 through 23, as amended, for the issuance of a Comprehensive Permit authorizing the applicant to construct 264 garden style apartment units on land located at 170 Franklin Street in Stoneham, Massachusetts. The applicant and the development are more particularly described in the exhibits hereto annexed and submitted simultaneously herewith, all of which are incorporated herein by reference and constitute the documents required to be submitted under the regulations for filing a Chapter 40B application by the Massachusetts Department of Housing and Community Development (760 CMR 56.00).

## REQUEST FOR FINDINGS OF FACT

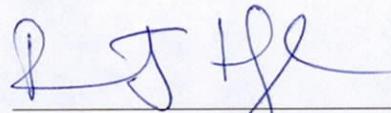
The applicant requests that the Board of Appeals make the following findings of fact in connection with the action of the Board on this application:

1. Weiss Farms Apartments LLC, a limited dividend organization within the meaning of General Laws, Chapter 40B, is eligible to receive a subsidy under a state or federal affordable housing program after a Comprehensive Permit has been granted.
2. The applicant has shown evidence of its site control to qualify it as a recipient of a Comprehensive Permit for this site.
3. Masshousing, as the Program Administrator of the New England Fund Program, will be the subsidizing agency within the meaning of the regulations of Chapter 40B (760 CMR 56.00) and within the meaning of the procedural regulations of the Housing Appeals Committee (760 CMR: 56.06).
4. The number of low or moderate income housing units in the Town of Stoneham constitutes less than ten percent (10%) as reported in the latest decennial census of the city and reported by the Department of Housing & Community Development as of April 30, 2013.
5. The development as proposed in the application is consistent with local needs within the meaning of General Laws, Chapter 40B, Section 20.

The applicant respectfully requests the Board of Appeals after complying with the procedural requirements as provided by law, to issue to the applicant a Comprehensive Permit for the development.

Weiss Farms Apartments LLC

By:



Richard J. High  
Authorized Representative  
Weiss Farms Apartments LLC