



STEVENS ST.

SULLIVAN CIR.

BEACON ST.

PROJECT SITE

FRANKLIN ST.

GERALD RD.

ELLEN RD.

STONEHAM
HIGH SCHOOL

1.0 SITE DESCRIPTION NARRATIVE

1.1 Existing Site Conditions

The project site consists of 25.7 acres of land on Weiss Farm along the north side of Franklin Street in the town of Stoneham, MA. The Weiss family had operated a farm on this location for many years and in recent years has sold topsoil and mulch.

The existing property contains the Weiss Farm family home and several barn buildings. The family will keep the portion of the property that is the site of the family home and will continue to live there.

The remaining area of the farm, including the loam and mulch operation, is located to the north of the farm buildings and contains about 14 acres of upland. Much of the upland has been farmed or used for storage for many years. It also includes a rocky knoll on the north-westerly side of the composting operation area. Much of the property is wetlands and wetland buffer and therefore will remain in its natural state. There is a large wetland area on the west and north sides of the property and a wetland area on the east side adjacent to Franklin Street. Close to 80% of the property will remain as vegetative open space.

A drainage channel was excavated through the wetland area along the perimeter of the farm area. The channel flows to a wetland area in the southeast corner of the project site. A small pump station adjacent to Franklin Street pumps water to a culvert under Franklin Street. The water flows under Franklin Street and then southerly in a drainage channel.

As part of this project, the property will be subdivided into two lots. An ANR plan will be submitted to the town subdividing 1.16 acres from the remaining 25.67 acres to include the existing farmhouse, a barn and surrounding areas. The remaining land will be used for the apartment community.

Please refer to the topographic plan of land, USGS Map and the aerial photographs for further details of the site.

1.2 Existing Environmental Resources

As stated above, there is a significant wetland area in the north and west portion of the site and along the easterly side of the site.

A drainage channel was excavated around three sides of the farm operation area, which is considered a wetland area. The topographic plan indicated the boundary of the vegetated wetlands along the perimeter of the proposed development area as approved by the Stoneham Conservation Commission.

FEMA mapping has been reviewed to determine if there are any flood zones located on the project site. According to the FEMA mapping, there are not any portions of the site shown as being within a 100 year flood zone.

1.3 EXISTING UTILITIES

1.3.1 Water

There is presently a 12-inch ductile iron water line in Franklin Street adjacent to the project site. A hydrant flow test was conducted on July 23, 2013 by the Stoneham Water Department. The test indicated a static pressure of 65 psi, a residual pressure of 62 psi and a flow of 865 gallons per day. This is adequate pressure for the proposed development. The MWRA supplies water to the Town of Stoneham.

1.3.2 Sewerage

The project site is presently serviced by an 8-inch gravity sewer line which runs through a 10-foot wide sewer easement on the adjacent property and then to Franklin Street. This sewer line flows in an easterly direction under Franklin Street.

There is also a 10-inch sewer line in Franklin Street adjacent to the westerly portion of the site. This line flows in a westerly direction. It is anticipated that the proposed project will connect to this 10-inch line.

The Town of Stoneham is part of the MWRA sewer system, and the sewerage from the Town is treated at the Deer Island sewerage treatment facility.

1.3.3 Electric

NSTAR provides electric service to the Town of Stoneham. Presently there is overhead electric service along the north side of Franklin Street adjacent to the site. It is anticipated that the electric service to the site will extend underground from a utility pole along Franklin Street to the project site.

1.3.4 Telephone, Cable and Internet

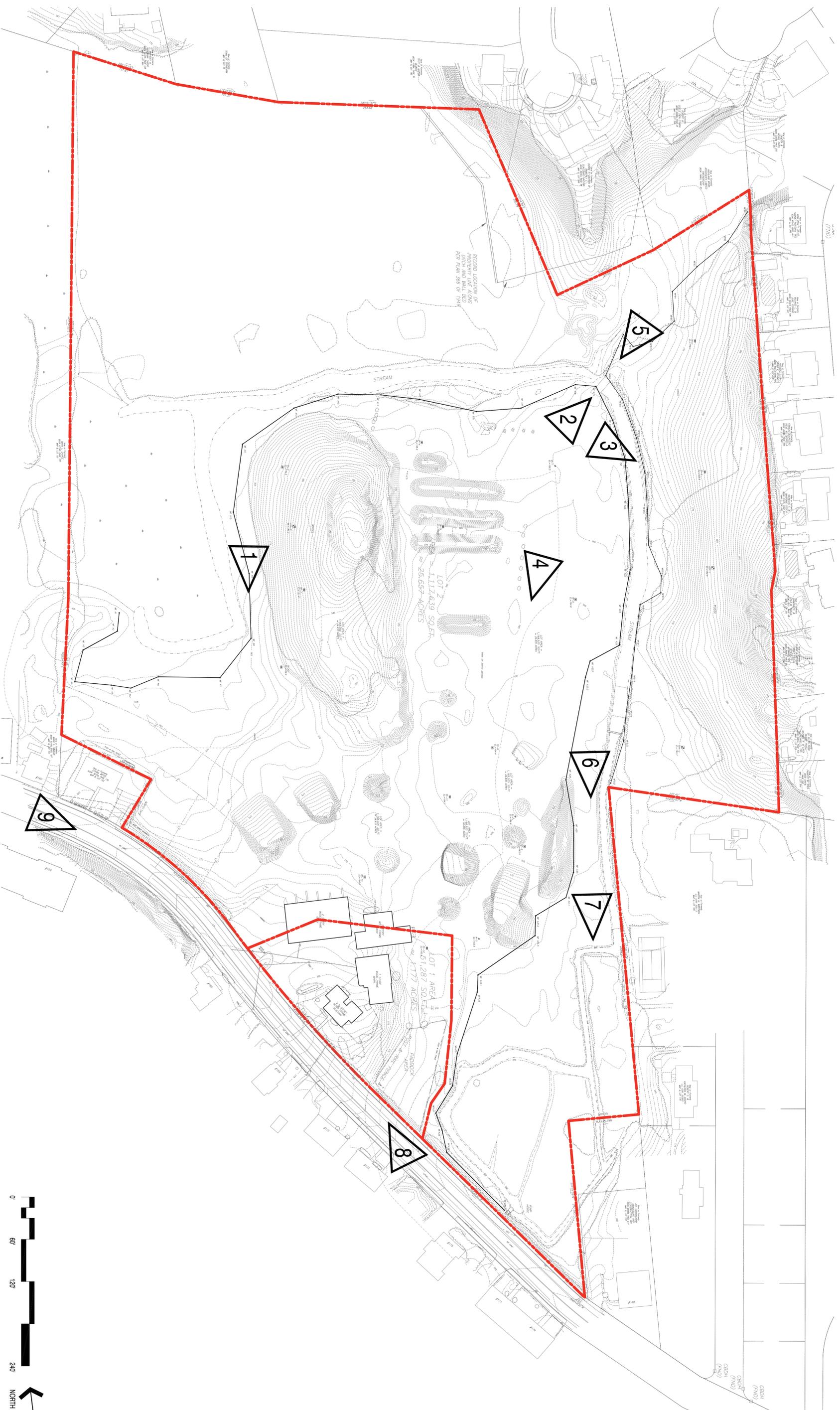
Communication services are available on the overhead along Franklin Street. It is anticipated that the communication services to the site will extend underground from a utility pole through the project site.

1.3.5 Gas

National Grid provides gas service to the Town of Stoneham. There is existing 12-inch gas main in Franklin Street adjacent to the project site.

1.4 Easements

There is an existing 10 foot wide sewer easement along Franklin Street. The sewer easement is for the sewer line from the existing Weiss Farm house. It is assumed that this easement will remain in place. This easement will need to be continued to the new subdivision property line for the house. There is also a drain and ditch easement at the northwest corner of the site in the wetland area. This easement is outside of the area proposed for development and would not impact the proposed project. There are no other known easements.



Existing Conditions

Stoneham - Weiss Farm



Southwest towards Franklin Street from wetland

1



Northeast towards bridge and potential open space

2



North towards residential buffer hill

3



South towards Franklin Street and existing business structure

4



Southwest over bridge toward knoll and Franklin Street

5



South along vegetated / constructed canal

6



South towards wetland and constructed canal

7



Northwest on Franklin Street

8



Southeast on Franklin Street

9