

Name: John A. Anderson
Address: 14 Wilson Rd.

Stoneham, MA 02180

Date: 12/8-13

Members of the Board
Board of Selectmen
35 Central Street
Stoneham, MA 02180

Subject: The Commons at Weiss Farm;
MassHousing Project #SA-13-006

Dear Members of the Board:

As a resident of Stoneham, I am firmly opposed to the application for Site Approval submitted by Weiss Farm, LLC currently under review at MassHousing. The proposed construction of 3 five story buildings 66 feet high with 264 apartments and 456 parking spaces at 170 Franklin Street is totally inappropriate for that location. I urge you to ask MassHousing to reject the application.

Reasons for Project Rejection

Traffic on Congested Franklin Street and Safety of School Children

Construction of 264 apartments and 456 parking spaces will bring hundreds of additional automobiles entering and exiting Franklin Street on a daily basis. Given that Stoneham has no public transportation on Franklin Street, tenants living at the Commons at Weiss Farm will travel by automobile.

There is no way that Franklin Street can handle additional automobile traffic. Franklin Street is already burdened with excessive traffic because of commuters, schools, existing apartments and condominiums and places of business. The backup of cars on Franklin Street is especially bad on school days.

Commuters from Melrose and Stoneham regularly use Franklin Street because it provides a corridor to three major highways, Routes 1, 93, 95.

Parents use Franklin Street to drive their children to schools in Stoneham. There are 12 schools in Stoneham nine of which are within a half mile of Franklin Street. The entrances to three schools on Franklin Street including the high school with a student population of 675 are all within a few hundred feet of Weiss Farm. There are two schools on Franklin Street for preschool aged children.

The school committee in Stoneham recently used traffic data to determine that the Middle School could not be constructed on existing high school property because it would severely impact daily traffic and safety on Franklin Street. How can the developer rationalize construction of a huge apartment project on Franklin Street when the Middle School could not be constructed there?

Given the high concentration of schools in the already congested Franklin Street area, the addition of 264 apartments and hundreds of automobiles on Franklin Street will create a serious safety issue for school children. To consider adding an apartment project anywhere on Franklin Street is obviously unacceptable.

Disregard for Local Zoning Laws

Developer's plans request relief from six Town zoning laws. For example, Stoneham limits building height to 30 feet but plans are for 66 foot high buildings, more than double the allowable height. It is clear that the developer has no intention of conforming with Town zoning laws or construction that is in keeping with surrounding residential neighborhoods.

Water Drainage and Potential Health Hazards

Much of the 26 acres at Weiss Farm is wetlands. Accumulation of water from rainfall on the property at Weiss Farm and flooding of the surrounding area historically has been a problem for homes adjacent to Weiss Farm which have received water in the past. The massive size of the proposed development will likely make water drainage worse as formerly pervious land becomes impervious with new construction. An increase in water runoff from the combination of new construction and farmland soil erosion could create a health hazard from polluted water.

Unwelcome Increase in Demand on Town Utilities

The addition of 264 apartments consisting of 27 studios, 105 one bedroom, 114 two bedroom and 18 three bedroom units will increase demand on our entire school system at the elementary, middle and high school levels requiring marked increases in our teaching staff, support staff, school supplies and building space. Crowded classrooms at any level are not what this town desires or needs. A project of this size and scope would require additional fire and police personnel and other resources as well. Our need for additional town personnel and resources would create a budget shortfall that would have to be subsidized by Stoneham taxpayers. This project undoubtedly will increase our taxes.

Additional Housing Units are Not Needed in Stoneham

The latest decennial U. S. Census shows that Stoneham had 464 vacant housing units and a rental vacancy rate of 7.4%. Stoneham and seven bordering cities and towns had 5,670 vacant housing units and a rental vacancy rate of 6.1%. Construction of 264 additional apartments in Stoneham is not necessary.

Sincerely,

John A. Anderson

Name: Kirsten M. Anderson

Address: 14 Wilson Rd.

Stoneham, MA 02180

Date: 12/8-13

Members of the Board
Board of Selectmen
35 Central Street
Stoneham, MA 02180

Subject: The Commons at Weiss Farm;
MassHousing Project #SA-13-006

Dear Members of the Board:

As a resident of Stoneham, I am firmly opposed to the application for Site Approval submitted by Weiss Farm, LLC currently under review at MassHousing. The proposed construction of 3 five story buildings 66 feet high with 264 apartments and 456 parking spaces at 170 Franklin Street is totally inappropriate for that location. I urge you to ask MassHousing to reject the application.

Reasons for Project Rejection

Traffic on Congested Franklin Street and Safety of School Children

Construction of 264 apartments and 456 parking spaces will bring hundreds of additional automobiles entering and exiting Franklin Street on a daily basis. Given that Stoneham has no public transportation on Franklin Street, tenants living at the Commons at Weiss Farm will travel by automobile.

There is no way that Franklin Street can handle additional automobile traffic. Franklin Street is already burdened with excessive traffic because of commuters, schools, existing apartments and condominiums and places of business. The backup of cars on Franklin Street is especially bad on school days.

Commuters from Melrose and Stoneham regularly use Franklin Street because it provides a corridor to three major highways, Routes 1, 93, 95.

Parents use Franklin Street to drive their children to schools in Stoneham. There are 12 schools in Stoneham nine of which are within a half mile of Franklin Street. The entrances to three schools on Franklin Street including the high school with a student population of 675 are all within a few hundred feet of Weiss Farm. There are two schools on Franklin Street for preschool aged children.

The school committee in Stoneham recently used traffic data to determine that the Middle School could not be constructed on existing high school property because it would severely impact daily traffic and safety on Franklin Street. How can the developer rationalize construction of a huge apartment project on Franklin Street when the Middle School could not be constructed there?

Given the high concentration of schools in the already congested Franklin Street area, the addition of 264 apartments and hundreds of automobiles on Franklin Street will create a serious safety issue for school children. To consider adding an apartment project anywhere on Franklin Street is obviously unacceptable.

Disregard for Local Zoning Laws

Developer's plans request relief from six Town zoning laws. For example, Stoneham limits building height to 30 feet but plans are for 66 foot high buildings, more than double the allowable height. It is clear that the developer has no intention of conforming with Town zoning laws or construction that is in keeping with surrounding residential neighborhoods.

Water Drainage and Potential Health Hazards

Much of the 26 acres at Weiss Farm is wetlands. Accumulation of water from rainfall on the property at Weiss Farm and flooding of the surrounding area historically has been a problem for homes adjacent to Weiss Farm which have received water in the past. The massive size of the proposed development will likely make water drainage worse as formerly pervious land becomes impervious with new construction. An increase in water runoff from the combination of new construction and farmland soil erosion could create a health hazard from polluted water.

Unwelcome Increase in Demand on Town Utilities

The addition of 264 apartments consisting of 27 studios, 105 one bedroom, 114 two bedroom and 18 three bedroom units will increase demand on our entire school system at the elementary, middle and high school levels requiring marked increases in our teaching staff, support staff, school supplies and building space. Crowded classrooms at any level are not what this town desires or needs. A project of this size and scope would require additional fire and police personnel and other resources as well. Our need for additional town personnel and resources would create a budget shortfall that would have to be subsidized by Stoneham taxpayers. This project undoubtedly will increase our taxes.

Additional Housing Units are Not Needed in Stoneham

The latest decennial U. S. Census shows that Stoneham had 464 vacant housing units and a rental vacancy rate of 7.4%. Stoneham and seven bordering cities and towns had 5,670 vacant housing units and a rental vacancy rate of 6.1%. Construction of 264 additional apartments in Stoneham is not necessary.

Sincerely,

Kirsten M. Anderson

Name: COLIN STANLEY ARNO

Address: 152 COLLINCOTE STREET.

Stoneham, MA 02180

Date: 12/8/2013

Members of the Board
Board of Selectmen
35 Central Street
Stoneham, MA 02180

Subject: The Commons at Weiss Farm;
MassHousing Project #SA-13-006

Dear Members of the Board:

As a resident of Stoneham, I am firmly opposed to the application for Site Approval submitted by Weiss Farm, LLC currently under review at MassHousing. The proposed construction of 3 five story buildings 66 feet high with 264 apartments and 456 parking spaces at 170 Franklin Street is totally inappropriate for that location. I urge you to ask MassHousing to reject the application.

Reasons for Project Rejection

Traffic on Congested Franklin Street and Safety of School Children

Construction of 264 apartments and 456 parking spaces will bring hundreds of additional automobiles entering and exiting Franklin Street on a daily basis. Given that Stoneham has no public transportation on Franklin Street, tenants living at the Commons at Weiss Farm will travel by automobile.

There is no way that Franklin Street can handle additional automobile traffic. Franklin Street is already burdened with excessive traffic because of commuters, schools, existing apartments and condominiums and places of business. The backup of cars on Franklin Street is especially bad on school days.

Commuters from Melrose and Stoneham regularly use Franklin Street because it provides a corridor to three major highways, Routes 1, 93, 95.

Parents use Franklin Street to drive their children to schools in Stoneham. There are 12 schools in Stoneham nine of which are within a half mile of Franklin Street. The entrances to three schools on Franklin Street including the high school with a student population of 675 are all within a few hundred feet of Weiss Farm. There are two schools on Franklin Street for preschool aged children.

The school committee in Stoneham recently used traffic data to determine that the Middle School could not be constructed on existing high school property because it would severely impact daily traffic and safety on Franklin Street. How can the developer rationalize construction of a huge apartment project on Franklin Street when the Middle School could not be constructed there?

Given the high concentration of schools in the already congested Franklin Street area, the addition of 264 apartments and hundreds of automobiles on Franklin Street will create a serious safety issue for school children. To consider adding an apartment project anywhere on Franklin Street is obviously unacceptable.

Disregard for Local Zoning Laws

Developer's plans request relief from six Town zoning laws. For example, Stoneham limits building height to 30 feet but plans are for 66 foot high buildings, more than double the allowable height. It is clear that the developer has no intention of conforming with Town zoning laws or construction that is in keeping with surrounding residential neighborhoods.

Water Drainage and Potential Health Hazards

Much of the 26 acres at Weiss Farm is wetlands. Accumulation of water from rainfall on the property at Weiss Farm and flooding of the surrounding area historically has been a problem for homes adjacent to Weiss Farm which have received water in the past. The massive size of the proposed development will likely make water drainage worse as formerly pervious land becomes impervious with new construction. An increase in water runoff from the combination of new construction and farmland soil erosion could create a health hazard from polluted water.

Unwelcome Increase in Demand on Town Utilities

The addition of 264 apartments consisting of 27 studios, 105 one bedroom, 114 two bedroom and 18 three bedroom units will increase demand on our entire school system at the elementary, middle and high school levels requiring marked increases in our teaching staff, support staff, school supplies and building space. Crowded classrooms at any level are not what this town desires or needs. A project of this size and scope would require additional fire and police personnel and other resources as well. Our need for additional town personnel and resources would create a budget shortfall that would have to be subsidized by Stoneham taxpayers. This project undoubtedly will increase our taxes.

Additional Housing Units are Not Needed in Stoneham

The latest decennial U. S. Census shows that Stoneham had 464 vacant housing units and a rental vacancy rate of 7.4%. Stoneham and seven bordering cities and towns had 5,670 vacant housing units and a rental vacancy rate of 6.1%. Construction of 264 additional apartments in Stoneham is not necessary.

Sincerely,



Name: Vince DeWitt

Address: 4 Dapper Cove Dr

Stoneham, MA 02180

Date: 12-9-13

Members of the Board
Board of Selectmen
35 Central Street
Stoneham, MA 02180

Subject: The Commons at Weiss Farm;
MassHousing Project #SA-13-006

Dear Members of the Board:

As a resident of Stoneham, I am firmly opposed to the application for Site Approval submitted by Weiss Farm, LLC currently under review at MassHousing. The proposed construction of 3 five story buildings 66 feet high with 264 apartments and 456 parking spaces at 170 Franklin Street is totally inappropriate for that location. I urge you to ask MassHousing to reject the application.

Reasons for Project Rejection

Traffic on Congested Franklin Street and Safety of School Children

Construction of 264 apartments and 456 parking spaces will bring hundreds of additional automobiles entering and exiting Franklin Street on a daily basis. Given that Stoneham has no public transportation on Franklin Street, tenants living at the Commons at Weiss Farm will travel by automobile.

There is no way that Franklin Street can handle additional automobile traffic. Franklin Street is already burdened with excessive traffic because of commuters, schools, existing apartments and condominiums and places of business. The backup of cars on Franklin Street is especially bad on school days.

Commuters from Melrose and Stoneham regularly use Franklin Street because it provides a corridor to three major highways, Routes 1, 93, 95.

Parents use Franklin Street to drive their children to schools in Stoneham. There are 12 schools in Stoneham nine of which are within a half mile of Franklin Street. The entrances to three schools on Franklin Street including the high school with a student population of 675 are all within a few hundred feet of Weiss Farm. There are two schools on Franklin Street for preschool aged children.

The school committee in Stoneham recently used traffic data to determine that the Middle School could not be constructed on existing high school property because it would severely impact daily traffic and safety on Franklin Street. How can the developer rationalize construction of a huge apartment project on Franklin Street when the Middle School could not be constructed there?

Given the high concentration of schools in the already congested Franklin Street area, the addition of 264 apartments and hundreds of automobiles on Franklin Street will create a serious safety issue for school children. To consider adding an apartment project anywhere on Franklin Street is obviously unacceptable.

Disregard for Local Zoning Laws

Developer's plans request relief from six Town zoning laws. For example, Stoneham limits building height to 30 feet but plans are for 66 foot high buildings, more than double the allowable height. It is clear that the developer has no intention of conforming with Town zoning laws or construction that is in keeping with surrounding residential neighborhoods.

Water Drainage and Potential Health Hazards

Much of the 26 acres at Weiss Farm is wetlands. Accumulation of water from rainfall on the property at Weiss Farm and flooding of the surrounding area historically has been a problem for homes adjacent to Weiss Farm which have received water in the past. The massive size of the proposed development will likely make water drainage worse as formerly pervious land becomes impervious with new construction. An increase in water runoff from the combination of new construction and farmland soil erosion could create a health hazard from polluted water.

Unwelcome Increase in Demand on Town Utilities

The addition of 264 apartments consisting of 27 studios, 105 one bedroom, 114 two bedroom and 18 three bedroom units will increase demand on our entire school system at the elementary, middle and high school levels requiring marked increases in our teaching staff, support staff, school supplies and building space. Crowded classrooms at any level are not what this town desires or needs. A project of this size and scope would require additional fire and police personnel and other resources as well. Our need for additional town personnel and resources would create a budget shortfall that would have to be subsidized by Stoneham taxpayers. This project undoubtedly will increase our taxes.

Additional Housing Units are Not Needed in Stoneham

The latest decennial U. S. Census shows that Stoneham had 464 vacant housing units and a rental vacancy rate of 7.4%. Stoneham and seven bordering cities and towns had 5,670 vacant housing units and a rental vacancy rate of 6.1%. Construction of 264 additional apartments in Stoneham is not necessary.

Sincerely,

Name: P. DeVellis

Address: 4 Dapper Derby Dr

Stoneham, MA 02180

Date: 12/20/13

Members of the Board
Board of Selectmen
35 Central Street
Stoneham, MA 02180

Subject: The Commons at Weiss Farm;
MassHousing Project #SA-13-006

Dear Members of the Board:

As a resident of Stoneham, I am firmly opposed to the application for Site Approval submitted by Weiss Farm, LLC currently under review at MassHousing. The proposed construction of 3 five story buildings 66 feet high with 264 apartments and 456 parking spaces at 170 Franklin Street is totally inappropriate for that location. I urge you to ask MassHousing to reject the application.

Reasons for Project Rejection

Traffic on Congested Franklin Street and Safety of School Children

Construction of 264 apartments and 456 parking spaces will bring hundreds of additional automobiles entering and exiting Franklin Street on a daily basis. Given that Stoneham has no public transportation on Franklin Street, tenants living at the Commons at Weiss Farm will travel by automobile.

There is no way that Franklin Street can handle additional automobile traffic. Franklin Street is already burdened with excessive traffic because of commuters, schools, existing apartments and condominiums and places of business. The backup of cars on Franklin Street is especially bad on school days.

Commuters from Melrose and Stoneham regularly use Franklin Street because it provides a corridor to three major highways, Routes 1, 93, 95.

Parents use Franklin Street to drive their children to schools in Stoneham. There are 12 schools in Stoneham nine of which are within a half mile of Franklin Street. The entrances to three schools on Franklin Street including the high school with a student population of 675 are all within a few hundred feet of Weiss Farm. There are two schools on Franklin Street for preschool aged children.

The school committee in Stoneham recently used traffic data to determine that the Middle School could not be constructed on existing high school property because it would severely impact daily traffic and safety on Franklin Street. How can the developer rationalize construction of a huge apartment project on Franklin Street when the Middle School could not be constructed there?

Given the high concentration of schools in the already congested Franklin Street area, the addition of 264 apartments and hundreds of automobiles on Franklin Street will create a serious safety issue for school children. To consider adding an apartment project anywhere on Franklin Street is obviously unacceptable.

Disregard for Local Zoning Laws

Developer's plans request relief from six Town zoning laws. For example, Stoneham limits building height to 30 feet but plans are for 66 foot high buildings, more than double the allowable height. It is clear that the developer has no intention of conforming with Town zoning laws or construction that is in keeping with surrounding residential neighborhoods.

Water Drainage and Potential Health Hazards

Much of the 26 acres at Weiss Farm is wetlands. Accumulation of water from rainfall on the property at Weiss Farm and flooding of the surrounding area historically has been a problem for homes adjacent to Weiss Farm which have received water in the past. The massive size of the proposed development will likely make water drainage worse as formerly pervious land becomes impervious with new construction. An increase in water runoff from the combination of new construction and farmland soil erosion could create a health hazard from polluted water.

Unwelcome Increase in Demand on Town Utilities

The addition of 264 apartments consisting of 27 studios, 105 one bedroom, 114 two bedroom and 18 three bedroom units will increase demand on our entire school system at the elementary, middle and high school levels requiring marked increases in our teaching staff, support staff, school supplies and building space. Crowded classrooms at any level are not what this town desires or needs. A project of this size and scope would require additional fire and police personnel and other resources as well. Our need for additional town personnel and resources would create a budget shortfall that would have to be subsidized by Stoneham taxpayers. This project undoubtedly will increase our taxes.

Additional Housing Units are Not Needed in Stoneham

The latest decennial U. S. Census shows that Stoneham had 464 vacant housing units and a rental vacancy rate of 7.4%. Stoneham and seven bordering cities and towns had 5,670 vacant housing units and a rental vacancy rate of 6.1%. Construction of 264 additional apartments in Stoneham is not necessary.

Sincerely,

Name: Sandra Riccarda

Address: 3 Michael Circle

Stoneham, MA 02180

Date: 12/9/17

Members of the Board
Board of Selectmen
35 Central Street
Stoneham, MA 02180

Subject: The Commons at Weiss Farm;
MassHousing Project #SA-13-006

Dear Members of the Board:

As a resident of Stoneham, I am firmly opposed to the application for Site Approval submitted by Weiss Farm, LLC currently under review at MassHousing. The proposed construction of 3 five story buildings 66 feet high with 264 apartments and 456 parking spaces at 170 Franklin Street is totally inappropriate for that location. I urge you to ask MassHousing to reject the application.

Reasons for Project Rejection

Traffic on Congested Franklin Street and Safety of School Children

Construction of 264 apartments and 456 parking spaces will bring hundreds of additional automobiles entering and exiting Franklin Street on a daily basis. Given that Stoneham has no public transportation on Franklin Street, tenants living at the Commons at Weiss Farm will travel by automobile.

There is no way that Franklin Street can handle additional automobile traffic. Franklin Street is already burdened with excessive traffic because of commuters, schools, existing apartments and condominiums and places of business. The backup of cars on Franklin Street is especially bad on school days.

Commuters from Melrose and Stoneham regularly use Franklin Street because it provides a corridor to three major highways, Routes 1, 93, 95.

Parents use Franklin Street to drive their children to schools in Stoneham. There are 12 schools in Stoneham nine of which are within a half mile of Franklin Street. The entrances to three schools on Franklin Street including the high school with a student population of 675 are all within a few hundred feet of Weiss Farm. There are two schools on Franklin Street for preschool aged children.

The school committee in Stoneham recently used traffic data to determine that the Middle School could not be constructed on existing high school property because it would severely impact daily traffic and safety on Franklin Street. How can the developer rationalize construction of a huge apartment project on Franklin Street when the Middle School could not be constructed there?

Given the high concentration of schools in the already congested Franklin Street area, the addition of 264 apartments and hundreds of automobiles on Franklin Street will create a serious safety issue for school children. To consider adding an apartment project anywhere on Franklin Street is obviously unacceptable.

Disregard for Local Zoning Laws

Developer's plans request relief from six Town zoning laws. For example, Stoneham limits building height to 30 feet but plans are for 66 foot high buildings, more than double the allowable height. It is clear that the developer has no intention of conforming with Town zoning laws or construction that is in keeping with surrounding residential neighborhoods.

Water Drainage and Potential Health Hazards

Much of the 26 acres at Weiss Farm is wetlands. Accumulation of water from rainfall on the property at Weiss Farm and flooding of the surrounding area historically has been a problem for homes adjacent to Weiss Farm which have received water in the past. The massive size of the proposed development will likely make water drainage worse as formerly pervious land becomes impervious with new construction. An increase in water runoff from the combination of new construction and farmland soil erosion could create a health hazard from polluted water.

Unwelcome Increase in Demand on Town Utilities

The addition of 264 apartments consisting of 27 studios, 105 one bedroom, 114 two bedroom and 18 three bedroom units will increase demand on our entire school system at the elementary, middle and high school levels requiring marked increases in our teaching staff, support staff, school supplies and building space. Crowded classrooms at any level are not what this town desires or needs. A project of this size and scope would require additional fire and police personnel and other resources as well. Our need for additional town personnel and resources would create a budget shortfall that would have to be subsidized by Stoneham taxpayers. This project undoubtedly will increase our taxes.

Additional Housing Units are Not Needed in Stoneham

The latest decennial U. S. Census shows that Stoneham had 464 vacant housing units and a rental vacancy rate of 7.4%. Stoneham and seven bordering cities and towns had 5,670 vacant housing units and a rental vacancy rate of 6.1%. Construction of 264 additional apartments in Stoneham is not necessary.

Sincerely,



Name: Teresa Webber
Address: 185 Franklin St
Stoneham, MA 02180

Date: 12/2/2013

Members of the Board
Board of Selectmen
35 Central Street
Stoneham, MA 02180

Subject: The Commons at Weiss Farm;
MassHousing Project #SA-13-006

Dear Members of the Board:

As a resident of Stoneham, I am firmly opposed to the application for Site Approval submitted by Weiss Farm, LLC currently under review at Mass Housing. The proposed construction of 3 five story buildings 66 feet high with 264 apartments and 456 parking spaces at 170 Franklin Street is totally inappropriate for that location. I urge you to ask Mass Housing to reject the application.

Reasons for Project Rejection

Traffic on Congested Franklin Street and Safety of School Children

Construction of 264 apartments and 456 parking spaces will bring hundreds of additional automobiles entering and exiting Franklin Street on a daily basis. Given that Stoneham has no public transportation on Franklin Street, tenants living at the Commons at Weiss Farm will travel by automobile.

There is no way that Franklin Street can handle additional automobile traffic. Franklin Street is already burdened with excessive traffic because of commuters, schools, existing apartments and condominiums and places of business. The backup of cars on Franklin Street is especially bad on school days.

Commuters from Melrose and Stoneham regularly use Franklin Street because it provides a corridor to three major highways, Routes 1, 93, 95.

Parents use Franklin Street to drive their children to schools in Stoneham. There are 12 schools in Stoneham nine of which are within a half mile of Franklin Street. The entrances to three schools on Franklin Street including the high school with a student population of 675 are all within a few hundred feet of Weiss Farm. There are two schools on Franklin Street for preschool aged children. The school committee in Stoneham recently used traffic data to determine that the Middle School could not be constructed on existing high school property.

because it would severely impact daily traffic and safety on Franklin Street. How can the developer rationalize construction of a huge apartment project on Franklin Street when the Middle School could not be constructed there?

Given the high concentration of schools in the already congested Franklin Street area, the addition of 264 apartments and hundreds of automobiles on Franklin Street will create a serious safety issue for school children. To consider adding an apartment project anywhere on Franklin Street is obviously unacceptable.

Disregard for Local Zoning Laws

Developer's plans request relief from six Town zoning laws. For example, Stoneham limits building height to 30 feet but plans are for 66 foot high buildings, more than double the allowable height. It is clear that the developer has no intention of conforming with Town zoning laws or construction that is in keeping with surrounding residential neighborhoods.

Water Drainage and Potential Health Hazards

Much of the 26 acres at Weiss Farm is wetlands. Accumulation of water from rainfall on the property at Weiss Farm and flooding of the surrounding area historically has been a problem for homes adjacent to Weiss Farm which have received water in the past. The massive size of the proposed development will likely make water drainage worse as formerly pervious land becomes impervious with new construction. An increase in water runoff from the combination of new construction and farmland soil erosion could create a health hazard from polluted water.

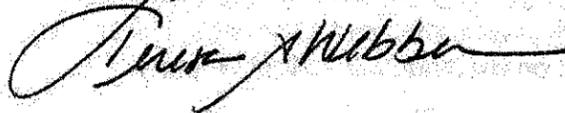
Unwelcome Increase in Demand on Town Utilities

The addition of 264 apartments consisting of 27 studios, 105 one bedroom, 114 two bedroom and 18 three bedroom units will increase demand on our entire school system at the elementary, middle and high school levels requiring marked increases in our teaching staff, support staff, school supplies and building space. Crowded classrooms at any level are not what this town desires or needs. A project of this size and scope would require additional fire and police personnel and other resources as well. Our need for additional town personnel and resources would create a budget shortfall that would have to be subsidized by Stoneham taxpayers. This project undoubtedly will increase our taxes.

Additional Housing Units are Not Needed in Stoneham

The latest decennial U. S. Census shows that Stoneham had 464 vacant housing units and a rental vacancy rate of 7.4%. Stoneham and seven bordering cities and towns had 5,670 vacant housing units and a rental vacancy rate of 6.1%. Construction of 264 additional apartments in Stoneham is not necessary.

Sincerely,



Mrs. Sandra Correia
19 Rustic Road
Stoneham, MA 02180

November 25, 2013

Members of the Board
Board of Selectmen
35 Central Street
Stoneham, MA 02180

Subject: The Commons at Weiss Farm;
MassHousing Project #SA-13-006

Dear Members of the Board:

As a resident of Stoneham, I am very concerned about the application for Site Approval submitted by Weiss Farm, LLC currently under review at MassHousing. The proposed construction of 264 apartments and 456 parking spaces at the proposed location at 170 Franklin Street is inappropriate. I urge you to ask MassHousing to reject the application.

Summary of Problems

The problems include inconsistency with local housing needs, traffic on busy Franklin Street and safety of children, disregard for local zoning laws, construction not in keeping with surrounding residential neighborhoods, destruction of wetlands, possible water drainage and health issues, possible water and sewage problems and negative environmental impact.

Reasons for Project Rejection

Additional Housing is Not Needed in Stoneham

Construction of 264 apartments on Franklin Street is inconsistent with local housing needs based on the latest decennial U. S. Census for Stoneham and surrounding communities. For 2010, Stoneham had 9,458 rented and owned housing units of which 8,994 were occupied and 464 were vacant, a rental vacancy rate of 7.4% and a homeowner vacancy rate of .9%. Taking a broader view, Stoneham and seven bordering cities and towns (Malden, Medford, Melrose, Reading, Wakefield, Winchester, and Woburn) collectively had 114,828 rented and owned housing units of which 109,158 were occupied and 5,670 were vacant, a rental vacancy rate of 6.1% and a homeowner vacancy rate of 1%. This data shows that construction of 264 additional apartments in Stoneham is obviously not necessary. (Source: American Factfinder, U. S. Department of Commerce, U. S. Census Bureau).

Stoneham currently has a program that addresses the housing needs of low income people. Stoneham Housing Authority oversees 285 units of low income housing (of which 15 units were vacant due to remodeling as of 9/9/2013.) Tenants pay not more than 30% of their income toward the rent. (Source: Sharon Wilkins, Executive Director of Stoneham Housing Authority at board meeting held on 9/9/2013.)

Traffic on Busy Franklin Street and Safety of School Children

Construction of 264 apartments and 456 parking spaces will bring hundreds of additional automobiles entering and exiting Franklin Street on a daily basis. Given that Stoneham has no public transportation on Franklin Street, it is reasonable to expect that prospective tenants will travel by automobile.

There is no way that Franklin Street can handle additional traffic of any kind. Franklin Street is already burdened with excessive traffic because of commuters, schools, existing apartments and condominiums and places of business. The backup on Franklin Street is especially bad on school days.

Besides several places of business, there are single family homes, apartments and condominium buildings on Franklin Street including Brookmeadow and Villa Grande. An assisted living complex with 88 apartments is currently under construction on Franklin Street.

Commuters from Melrose and Stoneham regularly use Franklin Street because it provides an access way to three major highways, Routes 1, 93, 95.

Parents use Franklin Street to drive their kids to schools in Stoneham. There are 12 schools in Stoneham, six public and six private, accounting for a student population of 3,305. Nine of the 12 schools are within a half mile of Franklin Street including Stoneham High School, Colonial Park Elementary School, South Elementary School and Greater Boston Academy. Three of the 12 schools are right on Franklin Street including the high school which has a student population of 675. Two other schools on Franklin Street are private for preschool aged children.

The school committee in Stoneham recently used traffic data to determine that the Middle School could not be constructed on existing high school property because it would severely impact day to day traffic and safety on Franklin Street. How can the developer rationalize construction of a huge apartment project on Franklin Street when the Middle School could not be constructed there?

Given the high concentration of schools in the already busy Franklin Street area, the addition of 264 apartments and hundreds of automobiles on Franklin Street will create a serious safety issue for children. Additional police, traffic lights and traffic calming devices are not likely to make Franklin Street any safer for children.

Considering the increased traffic, congestion and safety concerns, to consider adding an apartment project anywhere on Franklin Street is ridiculous and obviously unacceptable.

Disregard for Local Zoning Law

Developer's plans for apartment buildings do not conform with local zoning laws or with surrounding residential neighborhoods. Zoning law requires lot area per dwelling unit of 10,000 square feet but plans are for only 4,236 square feet per dwelling unit. Zoning requires building height limit of 30 feet but plans are for 66 foot buildings, more than double the allowable height. The permitted use of the land is for single family homes but plans are for an apartment building. Zoning requires parking space for 2.1 cars per dwelling unit but plans are for 1.7 cars per dwelling unit. Maximum number of signs allowed are one but plans are for six monument signs and five directional. Maximum size of signs are one square foot but plans are for 650 square foot signs.

It is clear that the developer has no intention of conforming with Town zoning laws or construction that is in keeping with surrounding residential neighborhoods.

Encroachment on Wetlands

Much of the 25.7 acres of land on Weiss Farm is wetlands. There is a large wetland area on the west and north sides of the property and on the east side adjacent to Franklin Street. Wetlands need to be protected. The project will encroach upon a significant amount of the remaining wetlands in Stoneham.

Water Drainage and Potential Health Hazards

Accumulation of water on the property at Weiss Farm and flooding of the surrounding area has been a significant problem in the past for homes in both Stoneham and Melrose. It is likely that flooding will only get worse as land which was pervious will become impervious after the new construction. Homes in adjacent areas have received water in the past and this massive project can only make water runoff conditions worse even creating a health hazard from polluted water.

Water and Sewer Problems

In the project plans, it is reported that there is a 12 inch ductile iron water line in Franklin Street adjacent to the project site. A hydrant flow test reportedly 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. How do we know that this is adequate pressure for the proposed development? If it is not adequate, who has to pay for the necessary modifications?

In the project plans, it is reported that there is a 10-inch sewer line in Franklin Street adjacent to the westerly portion of this site. The line flows in a westerly

direction. It is anticipated that the proposed project will connect to this 10-inch line. How do we know that the existing 10-inch line will be adequate for this massive apartment project? Can the existing Town sewage disposal system handle this Project? Who would pay for the necessary modifications to get a failed sewage disposal system to function properly?

Negative Environmental Impact

Stoneham is unique because the Middlesex Fells Reservation comprises one third of the 6.6 square miles of land area in Stoneham. The Fells is enjoyed by Stoneham residents as well as residents from communities in the surrounding area. The Fells is readily accessible by bus lines, rapid transit and commuter rail and by automobile from Routes 28, I-93 and I-95. Construction of 264 apartments and 456 parking spaces on Franklin Street leading to an increase in traffic, congestion and pollution caused by hundreds of additional automobiles will further erode what remains of the unique bucolic environment of the Middlesex Fells area. (Sources: FY 2012 Town Annual Report and website of Friends of the Fells at <http://www.fells.org>.)

Thank you for reading my lengthy letter. As you can see, I have a number of concerns. The overwhelming numbers of residents of Stoneham believe that this apartment project is inappropriate for the Town of Stoneham especially at the proposed location on Franklin Street. The application should be rejected.

Sincerely,



Sandra Correia

STONEHAM
TOWN CLERK
REGISTRARS

11 Fieldstone Drive
Stoneham, MA 02180
December 10, 2013

2013 DEC 10 A 11:39

Robert Sweeny, Chairman
Board of Selectmen
Town of Stoneham
35 Central Street
Stoneham, MA 02180

Re: The Commons at Weiss Farm project

Dear Mr. Sweeney and Members of the Board of Selectmen:

As you know, we are opposed to the construction of a multi-leveled, and multi-unit rental apartment complex planned to be built on Franklin Street. We oppose development of the Weiss Farm property under these current planned 40B project because it simply does not take the town's needs into consideration and will forever alter the neighborhood and town we have come to call home.

In 2002 we moved to Stoneham, a perfect location near Routes 1, 93 and 95, with many amenities and top rated schools at that time. We were attracted to the Colonial Park neighborhood for so many reasons, not least of which were the quiet, single-family homes dotting the neighborhood. Colonial Park Elementary School was just 5 houses away from ours, and as we were planning on starting a family, the location was ideal. As you know, we really put our roots in Stoneham, becoming involved in town affairs and our school. We really have a stake in the town and are concerned about the direction its future is heading. This project concerns us because if it comes to be, Stoneham will forever be changed—all without an opportunity for our town to weigh in on this alternation.

Firstly, Corcoran has admittedly ignored any input from Stoneham about the type of complex it wants to build on Franklin Street. In fact, I understand that Mr. Raggucci and the Board had to pry information piecemeal from counsel to the developer during the beginning stages of the process. At the public hearing the Board held in November, representatives of Corcoran misrepresented the facts when they said that they attempted to reach out to the town. Throughout the summer, the group that has become known as "Friends of Stoneham" met numerous times at the Stoneham Library in public forums: No representative of Corcoran ever spoke at or even attended a meeting. Moreover, when the town was asked to meet to review the plans before they were submitted, you and our town manager were given one day only to meet. That shameful and underhanded conduct cannot be rewarded.

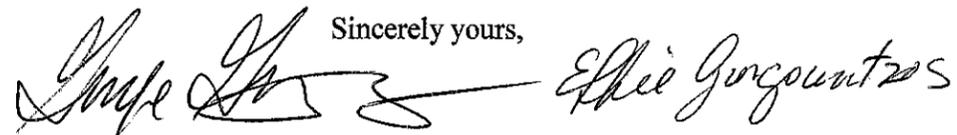
Secondly, it is clear that Corcoran did not take local concerns into consideration in submitting its plans. The Commons at Weiss Farm follows the blueprint of another Corcoran behemoth located in Lynnfield, located right on Route 1 North, hardly a thoroughfare resembling Franklin Street. At the public meeting I invited representatives of Corcoran Company to join me at the corner of Rustic Road and Franklin Street at 7 a.m. to witness firsthand the busy traffic feeding into the Colonial Park area, Stoneham High School, KinderCare & Teachable Moments, and simply passing through Melrose and Saugus to Routes 93 and 95. As you know, the town rejected building a new hybrid Middle-High School complex on Franklin Street because of these serious traffic and safety concerns. The introduction of at least 300 cars during peak traffic hours would be devastating to the town, and poses a significant safety risk because of the numbers of students being picked up or dropped off, not to mention the hardship such traffic would pose to emergency responders who may need to service residences in the general area. Franklin Street cannot take the traffic.

Thirdly, Weiss Farm is located on moist wetlands. Even those areas that are not designated environmental wetlands maintain high levels of moisture. There is a home located on Sunset Road that literally was sinking; it's now demolished and the builder is constructing his home on screwed pylons. Introducing four major buildings in the area will undoubtedly affect the flow of water in this saturated area, causing undue flooding in the neighboring residences all the way to Melrose, and introducing added pressure to the culverts already in the area.

Fourthly, Weiss Farm functioned as a working farm for years. Pesticides and other chemicals may be present in the ground that would be disturbed by this major construction project and the effect it would have on the antecedent wetlands. A thorough environmental impact study must be conducted prior to a shovel hitting the ground here. These flooding and environmental concerns are real and should not be ignored by the developer or the town.

Lastly, we must be realistic. Something will eventually be built at Weiss Farm. We should work with Corcoran or any other developer to ensure that these critical concerns are addressed in a way that curbs the threats to the town while meeting the housing needs of Stoneham. There are other venues for such a large project to be built in Stoneham and we should provide guidance to Corcoran or other developers to assist with effective development of the town that will meet the needs for affordable and regular housing. Unfortunately, the Commons at Weiss Farm project does not come close to meeting these needs and taking our town's needs and the reality of the locale into consideration.

Thank you for your consideration of our concerns.

Sincerely yours,


George & Effie Georgountzos

c: Gregory Watson, MassHousing

Mr. John Correia
19 Rustic Road
Stoneham, MA 02180

November 25, 2013

Members of the Board
Board of Selectmen
35 Central Street
Stoneham, MA 02180

Subject: The Commons at Weiss Farm;
MassHousing Project #SA-13-006

Dear Members of the Board:

As a resident of Stoneham, I am very concerned about the application for Site Approval submitted by Weiss Farm, LLC currently under review at MassHousing. The proposed construction of 264 apartments and 456 parking spaces at the proposed location at 170 Franklin Street is inappropriate. I urge you to ask MassHousing to reject the application.

Summary of Problems

The problems include inconsistency with local housing needs, traffic on busy Franklin Street and safety of children, disregard for local zoning laws, construction not in keeping with surrounding residential neighborhoods, destruction of wetlands, possible water drainage and health issues, possible water and sewage problems and negative environmental impact.

Reasons for Project Rejection

Additional Housing is Not Needed in Stoneham

Construction of 264 apartments on Franklin Street is inconsistent with local housing needs based on the latest decennial U. S. Census for Stoneham and surrounding communities. For 2010, Stoneham had 9,458 rented and owned housing units of which 8,994 were occupied and 464 were vacant, a rental vacancy rate of 7.4% and a homeowner vacancy rate of .9%. Taking a broader view, Stoneham and seven bordering cities and towns (Malden, Medford, Melrose, Reading, Wakefield, Winchester, and Woburn) collectively had 114,828 rented and owned housing units of which 109,158 were occupied and 5,670 were vacant, a rental vacancy rate of 6.1% and a homeowner vacancy rate of 1%. This data shows that construction of 264 additional apartments in Stoneham is obviously not necessary. (Source: American Factfinder, U. S. Department of Commerce, U. S. Census Bureau).

Stoneham currently has a program that addresses the housing needs of low income people. Stoneham Housing Authority oversees 285 units of low income housing (of which 15 units were vacant due to remodeling as of 9/9/2013.) Tenants pay not more than 30% of their income toward the rent. (Source: Sharon Wilkins, Executive Director of Stoneham Housing Authority at board meeting held on 9/9/2013.)

Traffic on Busy Franklin Street and Safety of School Children

Construction of 264 apartments and 456 parking spaces will bring hundreds of additional automobiles entering and exiting Franklin Street on a daily basis. Given that Stoneham has no public transportation on Franklin Street, it is reasonable to expect that prospective tenants will travel by automobile.

There is no way that Franklin Street can handle additional traffic of any kind. Franklin Street is already burdened with excessive traffic because of commuters, schools, existing apartments and condominiums and places of business. The backup on Franklin Street is especially bad on school days.

Besides several places of business, there are single family homes, apartments and condominium buildings on Franklin Street including Brookmeadow and Villa Grande. An assisted living complex with 88 apartments is currently under construction on Franklin Street.

Commuters from Melrose and Stoneham regularly use Franklin Street because it provides an access way to three major highways, Routes 1, 93, 95.

Parents use Franklin Street to drive their kids to schools in Stoneham. There are 12 schools in Stoneham, six public and six private, accounting for a student population of 3,305. Nine of the 12 schools are within a half mile of Franklin Street including Stoneham High School, Colonial Park Elementary School, South Elementary School and Greater Boston Academy. Three of the 12 schools are right on Franklin Street including the high school which has a student population of 675. Two other schools on Franklin Street are private for preschool aged children.

The school committee in Stoneham recently used traffic data to determine that the Middle School could not be constructed on existing high school property because it would severely impact day to day traffic and safety on Franklin Street. How can the developer rationalize construction of a huge apartment project on Franklin Street when the Middle School could not be constructed there?

Given the high concentration of schools in the already busy Franklin Street area, the addition of 264 apartments and hundreds of automobiles on Franklin Street will create a serious safety issue for children. Additional police, traffic lights and traffic calming devices are not likely to make Franklin Street any safer for children.

Considering the increased traffic, congestion and safety concerns, to consider adding an apartment project anywhere on Franklin Street is ridiculous and obviously unacceptable.

Disregard for Local Zoning Law

Developer's plans for apartment buildings do not conform with local zoning laws or with surrounding residential neighborhoods. Zoning law requires lot area per dwelling unit of 10,000 square feet but plans are for only 4,236 square feet per dwelling unit. Zoning requires building height limit of 30 feet but plans are for 66 foot buildings, more than double the allowable height. The permitted use of the land is for single family homes but plans are for an apartment building. Zoning requires parking space for 2.1 cars per dwelling unit but plans are for 1.7 cars per dwelling unit. Maximum number of signs allowed are one but plans are for six monument signs and five directional. Maximum size of signs are one square foot but plans are for 650 square foot signs.

It is clear that the developer has no intention of conforming with Town zoning laws or construction that is in keeping with surrounding residential neighborhoods.

Encroachment on Wetlands

Much of the 25.7 acres of land on Weiss Farm is wetlands. There is a large wetland area on the west and north sides of the property and on the east side adjacent to Franklin Street. Wetlands need to be protected. The project will encroach upon a significant amount of the remaining wetlands in Stoneham.

Water Drainage and Potential Health Hazards

Accumulation of water on the property at Weiss Farm and flooding of the surrounding area has been a significant problem in the past for homes in both Stoneham and Melrose. It is likely that flooding will only get worse as land which was pervious will become impervious after the new construction. Homes in adjacent areas have received water in the past and this massive project can only make water runoff conditions worse even creating a health hazard from polluted water.

Water and Sewer Problems

In the project plans, it is reported that there is a 12 inch ductile iron water line in Franklin Street adjacent to the project site. A hydrant flow test reportedly 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. How do we know that this is adequate pressure for the proposed development? If it is not adequate, who has to pay for the necessary modifications?

In the project plans, it is reported that there is a 10-inch sewer line in Franklin Street adjacent to the westerly portion of this site. The line flows in a westerly

direction. It is anticipated that the proposed project will connect to this 10-inch line. How do we know that the existing 10-inch line will be adequate for this massive apartment project? Can the existing Town sewage disposal system handle this Project? Who would pay for the necessary modifications to get a failed sewage disposal system to function properly?

Negative Environmental Impact

Stoneham is unique because the Middlesex Fells Reservation comprises one third of the 6.6 square miles of land area in Stoneham. The Fells is enjoyed by Stoneham residents as well as residents from communities in the surrounding area. The Fells is readily accessible by bus lines, rapid transit and commuter rail and by automobile from Routes 28, I-93 and I-95. Construction of 264 apartments and 456 parking spaces on Franklin Street leading to an increase in traffic, congestion and pollution caused by hundreds of additional automobiles will further erode what remains of the unique bucolic environment of the Middlesex Fells area. (Sources: FY 2012 Town Annual Report and website of Friends of the Fells at <http://www.fells.org>.)

Thank you for reading my lengthy letter. As you can see, I have a number of concerns. The overwhelming numbers of residents of Stoneham believe that this apartment project is inappropriate for the Town of Stoneham especially at the proposed location on Franklin Street. The application should be rejected.

Sincerely,



John Correia

Mrs. Josephine Thomson
19 Stonewood Avenue
Stoneham, MA 02180

November 25, 2013

Members of the Board
Board of Selectmen
35 Central Street
Stoneham, MA 02180

Subject: The Commons at Weiss Farm;
MassHousing Project #SA-13-006

Dear Members of the Board:

As a resident of Stoneham, I am very concerned about the application for Site Approval submitted by Weiss Farm, LLC currently under review at MassHousing. The proposed construction of 264 apartments and 456 parking spaces at the proposed location at 170 Franklin Street is inappropriate. I urge you to ask MassHousing to reject the application.

Summary of Problems

The problems include inconsistency with local housing needs, traffic on busy Franklin Street and safety of children, disregard for local zoning laws, construction not in keeping with surrounding residential neighborhoods, destruction of wetlands, possible water drainage and health issues, possible water and sewage problems and negative environmental impact.

Reasons for Project Rejection

Additional Housing is Not Needed in Stoneham

Construction of 264 apartments on Franklin Street is inconsistent with local housing needs based on the latest decennial U. S. Census for Stoneham and surrounding communities. For 2010, Stoneham had 9,458 rented and owned housing units of which 8,994 were occupied and 464 were vacant, a rental vacancy rate of 7.4% and a homeowner vacancy rate of .9%. Taking a broader view, Stoneham and seven bordering cities and towns (Malden, Medford, Melrose, Reading, Wakefield, Winchester, and Woburn) collectively had 114,828 rented and owned housing units of which 109,158 were occupied and 5,670 were vacant, a rental vacancy rate of 6.1% and a homeowner vacancy rate of 1%. This data shows that construction of 264 additional apartments in Stoneham is obviously not necessary. (Source: American Factfinder, U. S. Department of Commerce, U. S. Census Bureau).

Stoneham currently has a program that addresses the housing needs of low income people. Stoneham Housing Authority oversees 285 units of low income housing (of which 15 units were vacant due to remodeling as of 9/9/2013.) Tenants pay not more than 30% of their income toward the rent. (Source: Sharon Wilkins, Executive Director of Stoneham Housing Authority at board meeting held on 9/9/2013.)

Traffic on Busy Franklin Street and Safety of School Children

Construction of 264 apartments and 456 parking spaces will bring hundreds of additional automobiles entering and exiting Franklin Street on a daily basis. Given that Stoneham has no public transportation on Franklin Street, it is reasonable to expect that prospective tenants will travel by automobile.

There is no way that Franklin Street can handle additional traffic of any kind. Franklin Street is already burdened with excessive traffic because of commuters, schools, existing apartments and condominiums and places of business. The backup on Franklin Street is especially bad on school days.

Besides several places of business, there are single family homes, apartments and condominium buildings on Franklin Street including Brookmeadow and Villa Grande. An assisted living complex with 88 apartments is currently under construction on Franklin Street.

Commuters from Melrose and Stoneham regularly use Franklin Street because it provides an access way to three major highways, Routes 1, 93, 95.

Parents use Franklin Street to drive their kids to schools in Stoneham. There are 12 schools in Stoneham, six public and six private, accounting for a student population of 3,305. Nine of the 12 schools are within a half mile of Franklin Street including Stoneham High School, Colonial Park Elementary School, South Elementary School and Greater Boston Academy. Three of the 12 schools are right on Franklin Street including the high school which has a student population of 675. Two other schools on Franklin Street are private for preschool aged children.

The school committee in Stoneham recently used traffic data to determine that the Middle School could not be constructed on existing high school property because it would severely impact day to day traffic and safety on Franklin Street. How can the developer rationalize construction of a huge apartment project on Franklin Street when the Middle School could not be constructed there?

Given the high concentration of schools in the already busy Franklin Street area, the addition of 264 apartments and hundreds of automobiles on Franklin Street will create a serious safety issue for children. Additional police, traffic lights and traffic calming devices are not likely to make Franklin Street any safer for children.

Considering the increased traffic, congestion and safety concerns, to consider adding an apartment project anywhere on Franklin Street is ridiculous and obviously unacceptable.

Disregard for Local Zoning Law

Developer's plans for apartment buildings do not conform with local zoning laws or with surrounding residential neighborhoods. Zoning law requires lot area per dwelling unit of 10,000 square feet but plans are for only 4,236 square feet per dwelling unit. Zoning requires building height limit of 30 feet but plans are for 66 foot buildings, more than double the allowable height. The permitted use of the land is for single family homes but plans are for an apartment building. Zoning requires parking space for 2.1 cars per dwelling unit but plans are for 1.7 cars per dwelling unit. Maximum number of signs allowed are one but plans are for six monument signs and five directional. Maximum size of signs are one square foot but plans are for 650 square foot signs.

It is clear that the developer has no intention of conforming with Town zoning laws or construction that is in keeping with surrounding residential neighborhoods.

Encroachment on Wetlands

Much of the 25.7 acres of land on Weiss Farm is wetlands. There is a large wetland area on the west and north sides of the property and on the east side adjacent to Franklin Street. Wetlands need to be protected. The project will encroach upon a significant amount of the remaining wetlands in Stoneham.

Water Drainage and Potential Health Hazards

Accumulation of water on the property at Weiss Farm and flooding of the surrounding area has been a significant problem in the past for homes in both Stoneham and Melrose. It is likely that flooding will only get worse as land which was pervious will become impervious after the new construction. Homes in adjacent areas have received water in the past and this massive project can only make water runoff conditions worse even creating a health hazard from polluted water.

Water and Sewer Problems

In the project plans, it is reported that there is a 12 inch ductile iron water line in Franklin Street adjacent to the project site. A hydrant flow test reportedly 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. How do we know that this is adequate pressure for the proposed development? If it is not adequate, who has to pay for the necessary modifications?

In the project plans, it is reported that there is a 10-inch sewer line in Franklin Street adjacent to the westerly portion of this site. The line flows in a westerly

direction. It is anticipated that the proposed project will connect to this 10-inch line. How do we know that the existing 10-inch line will be adequate for this massive apartment project? Can the existing Town sewage disposal system handle this Project? Who would pay for the necessary modifications to get a failed sewage disposal system to function properly?

Negative Environmental Impact

Stoneham is unique because the Middlesex Fells Reservation comprises one third of the 6.6 square miles of land area in Stoneham. The Fells is enjoyed by Stoneham residents as well as residents from communities in the surrounding area. The Fells is readily accessible by bus lines, rapid transit and commuter rail and by automobile from Routes 28, I-93 and I-95. Construction of 264 apartments and 456 parking spaces on Franklin Street leading to an increase in traffic, congestion and pollution caused by hundreds of additional automobiles will further erode what remains of the unique bucolic environment of the Middlesex Fells area. (Sources: FY 2012 Town Annual Report and website of Friends of the Fells at <http://www.fells.org>.)

Thank you for reading my lengthy letter. As you can see, I have a number of concerns. The overwhelming numbers of residents of Stoneham believe that this apartment project is inappropriate for the Town of Stoneham especially at the proposed location on Franklin Street. The application should be rejected.

Sincerely,



Josephine Thomson