



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

**Stoneham Board of Appeals Minutes**  
**Thursday, September 14, 2023**  
**Town Hall Hearing Room**  
**6:00 PM**

Members of the Board present: Chair Tobin Shulman, Vice Chair Robert Saltzman, R. Michael Dufour and Associate Member William Sullivan

Also present: Town Clerk Maria Sagarino acting as Clerk to the Board of Appeals, Peter Mahoney and Ian Gasco-Wiggin of John M. Corcoran & Company

Mr. Shulman brought the meeting to order at 6:08PM and made introductions of the other Board members present. He then invited Peter Mahoney to Speak. Peter Mahoney appeared on behalf of John M. Corcoran & Company and introduced his colleague Ian Gasco-Wiggin who would be in charge of the day to day construction for the project. Mr. Mahoney explained that at this point they have the past few months advancing the project. They have their debt and equity financing in place, they've been advancing their plans, they have the final plans with Mass Housing and their goal would be to submit a building permit application by the end of this month to get going by the end of the year. He continued to say that their appearance was confirmatory in nature. The permit allows for architectural and design changes to the buildings that do not substantially change the project, so they are appearing for the Board to confirm the insubstantial changes. Mr. Mahoney mentions the plans that were submitted along with a memo detailing the five changes.

As the project advances, plans change. Mr. Mahoney continued to go over the changes that are outlined further in their memo. He stated that they spent some more time looking at the architectural and exterior details, studying how materials to make it more attractive. They originally showed flat roofs on the town houses but thought that a pitched roof made more sense and would fit in better on Franklin Street. In advancing the site they looked at the pool and moving things around a bit to make the space flow better. The driveway also shifted a few inches to a foot to accommodate an existing utility pole. With that being said, Mr. Mahoney asked the Board if they had any questions.

Mr. Shulman asked the Board members if anyone had questions or comments. Mr. Sullivan pointed out that the memo mentioned that the driveway was being moved north but it would actually be easterly because the street runs east to west. Mr. Sullivan asked if the driveway would be shifting toward Melrose because of the utility pole. Mr. Gasco-Wiggin confirmed that it was. Mr. Sullivan then asked about the moving of the roof decks. Mr. Mahoney apologized. He hadn't described that change. The roof deck on the back building, Building C, which is a U shaped building was formerly on the northeast corner. They moved it to the northwest corner to move it further from the neighborhood. It would be moved toward the wooded views more. Mr. Sullivan asked if that was recessed down. Mr. Mahoney said the roof deck sits on the fifth floor.

Mr. Sullivan also pointed out the small change to the club room. Mr. Mahoney responded that they had reduced the space for the club room which is adjacent to the roof deck.

Mr. Sullivan added that he likes the new design for the balconies and the pitched roof for the town houses. He further commented that it's an improvement.

Mr. Dufour asked if there was a rendering. Mr. Gasco-Wiggin was able to show the Board an elevation that he had.

Mr. Saltzman made a motion to make a determination that the changes proposed are insubstantial. Mr. Sullivan seconded the motion. A roll call vote was taken. All members present voted in favor 4-0 (Sullivan, Dufour, Saltzman, Shulman). Mr. Mahoney thanked the Board.

Mr. Saltzman made a motion to adjourn which was seconded by Mr. Dufour. All members present voted in favor.

The meeting adjourned at 6:16PM.

Respectfully submitted:

Maria Sagarino  
Town Clerk

Documents and other exhibits used by the Board of Appeals during this meeting to be made part of the official record but not attached to these minutes:

Weiss Farm Apartments, LLC Notice of Insubstantial Change to Comprehensive Permit dated August 30, 2023

Letter date August 14, 2023 detailing the 5 insubstantial changes

Revised set of plans entitled "DESIGN DEVELOPMENT SET THE COMMONS AT WEISS FARM STONEHAM, MASSACHUSETTS AUGUST 8, 2023" with Appendix A listing the sheet titles.