

LEGAL NOTICE

NOTICE OF PUBLIC HEARING OF THE STONEHAM BOARD OF APPEALS

You are hereby notified that the Stoneham Board of Appeals will hold a Public Hearing **THURSDAY EVENING, January 18, 2024** at 6:00 p.m. in the Hearing Room, Town Hall to hear all persons interested in the application by **Fellsway Development LLC c/o The Gutierrez Company** located at 200 Summit Drive, Suite 400, Burlington, Massachusetts, (collectively the “Applicant”) for approval of a Comprehensive Permit in accordance with M.G.L. c. 40B § 20 to 23 for the property at 5 Woodland Road, Stoneham, Massachusetts (See assessors Map 27, Parcels 3, 3CM and 6), regarding a proposed 378-unit residential development known as The Residences at Spot Pond located at 5 Woodland Road in Stoneham, Massachusetts. Pursuant to M.G.L. c. 40B, the applicant requests that the Stoneham Zoning Board of Appeal waive the requirements of the Stoneham By-Laws and act on behalf of any Stoneham permitting authority. The following is a preliminary list of waivers necessary to permit the proposed project. Section 4.15.2.4 for the number of 378 additional units allowed and the maximum density of units per acre of thirty-eight (38). Section 5.2.1 Table One Dimensional Requirements – The proposed front yard setback is 9.2 feet for an accessory structure (garage). Section 5.2.1 Table One Dimensional Requirements – The proposed lot coverage is 31.1%. Section 4.15.2.10 (a) requires 1.7 parking spaces per unit. A waiver of the minimum parking requirements may be needed. Section 18-33R requires twenty-five (25) copies of the application be filed. The application was submitted electronically along with several paper copies. Additional paper copies will be provided as requested. This list will be updated as necessary as permitting proceeds. This hearing is being conducted pursuant to the comprehensive permit provisions of M.G.L. c. 40B and the Town of Stoneham Bylaw Chapter 18. The plans and additional supporting materials may be seen daily except Friday afternoon in the Town Clerk's Office.

Tobin Shulman, Chairman
Stoneham Board of Appeals

Run weeks of January 3, 2024 and January 10, 2024