

Paul Rutz
7 Executive Dr. #233
Stoneham, MA 02180

Dec 7, 2023



Board of Appeals
Town of Stoneham
35 Central Street, Basement Level
Stoneham, MA 01280

Dear Board of Appeals,

As a member of the Sterling Hill community on Woodland Road, I am dismayed by the Gutierrez Company proposal to build 378 apartment units on the site of the old Boston Regional Medical Center, across from our condo complex.

Most of the residents at Sterling Hill, including myself, are the original owners of our condos which were completed in 2018. We purchased our units with the understanding that there was a written promise by the Gutierrez Company in 2011 to never erect housing of any sort on the hospital site and that this promise was re-affirmed in 2017 by an irrevocable waiver agreement attached to the deed of the hospital lot.

The traffic congestion on Woodland Road is already quite severe – entering and exiting our property is challenging during rush hour. The small rotary at Woodland Rd and Pond St is already overwhelmed and I find it dangerous much of the day.

The proposal would convert our large front yard area into 80 parking spaces, an eyesore and potential for noise at all hours. Although we do not hold the title to this land, since 2018 we have paid for landscaping, mowing, and irrigation to keep this area attractive and available for dog-walkers and for children, many of whom walk over from the adjacent Alta Clara apartments which has no green space at all. The local goose population also flies in from Spot Pond each day to graze in this area.

We understand that the 2022 proposal by the Gutierrez Company to build a life sciences building on this site was abandoned due to a drop in demand for such facilities, but after more than 20 years of procrastination on their part it does not seem unreasonable to hold them to their promise of no new housing and await the inevitable upturn in demand for business property.

Thank you,

Handwritten signature of Paul Rutz in blue ink.

Paul Rutz