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MAR 21 2024

STONEHAM
BOARD OF APPEALS

Rosemary Galasso
11 Executive Drive
Stoneham, MA. 02180

To the Attention of the STONEHAM BOARD OF SELECTMEN

I've read the easement agreement. (Like most legal documents it was wordy and confusing). I'd like confirmation that I am understanding its contents correctly.

1. It is perpetual vs time bound.
2. Upon completion of the parking area, Mr G. shall install reasonable screening and or planting, between the Parking Easement Area & improvements to be constructed. MR. G will be responsible for maintenance at his expense.
3. Mr. G. shall reimburse Sterling Hill for its pro rata share of real estate taxes attributable to the Parking Easement (based on land evaluation only) Upon receipt of a written request from Sterling Hill. (Documenting evidence of such cost)

A few considerations during the planning phase of turning the green space into a parking area:

1. The current pole lamps are quite bright and shine into units. The addition of more parking spaces will undoubtedly come with a need for more lighting. What plans are in place to determine if the additional light sources will be an interference with privacy and/or sleep as many bedrooms face the current green space?
2. What plans have been made to deter the parking area from being used for skateboarding, bike riding, hanging out, etc?
3. Will the parking area be a "no idling" zone to mitigate the added fumes?
4. Will parking spaces be angled such that headlights will not shine into condo units?

An alternate idea, and one that could keep the current green space as a place all can enjoy, would be repurposing the parcel of land Mr. Gurterize was planning to donate. The parking spaces could sit on that parcel of land. Alternatively, the

pool could be located on the donated parcel and the additional parking could be between the apartment buildings.

Taking down the existing hospital structure, removal of old materials and delivery of new, and equipment required to construct the new buildings can all result in unintentional damage to roadways and property. What is the insurance and protection plan to ensure timely restoration of any damages?

The changes occurring in this neighborhood will effect all residents. Some are mild inconveniences while others are drastic changes to the lifestyle promised by the Sterling Hill community. During your deliberation, PLEASE consider the sizable invests made by all residents and the need to protect that way of life. Thank you for your attention to our plight.