

Sagarino, Maria

From: Denise Bonfiglio <dbonfiglio@icloud.com>
Sent: Wednesday, March 27, 2024 9:31 AM
To: Sagarino, Maria
Subject: Resident at Sterling Hill Condo

RECEIVED

MAR 27 2024

STONEHAM
BOARD OF APPEALS

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Denise Bonfiglio, I'm a resident at 7 Executive Drive Unit 221, Stoneham MA. I'm wringing to voice my concerns on the proposed Residences at Spot Pond 378 unit development at the former hospital site located on Executive Drive.

I purchased my condo at 7 Executive Drive based on the confirmation that there would be no further developments in the area other than the Alta Clara complex which had broken ground by the time I moved in.

Prior to moving to 7 Executive Drive Unit 221, I sold 2 single family homes, one in MA and one on NH to afford the mortgage for the new condo development at 7 Executive Drive.

Had I known at the time of purchase that 2 rental properties one over 200 units and the other close to 400 units, I would have NEVER considered a purchase as 7 Executive Drive.

I've attended meetings with the owners of the properties and listened to their plans to build a 378 40B rental property with plans needing 751 parking spaces of which, 142 spaces will not be located as part of the development project, rather 60 spaces at the Life Care Center and 82 in the current grass area in front of 7 and 11 Executive Drive which is the ONLY large grass area on Executive Drive of which Sterling Hill pays to enjoy, along with residences of Alta Clara and staff/visitors at the Life Care Center.

Overflow parking for 7 and 11 Executive Drive is the Life Care Center, I believe 20 spaces, however the spaces are not reserved for residences so we share these spaces with the anyone who parks at the Life Care Center to walk their dogs or hike the trails behind 7 and 11 Executive Drive. During the summer months, there are limited to NO overflow spaces available due to the trails being a popular location for local kids to hang out, and people driving to the Life Care Center parking their cars to walk their dogs up the road to 7 Executive Drive.

During the holidays the Life Care Center parking lot is full, along with cars lined along Executive Drive due to limited overflow parking at Alta Clara, people visiting residence at 7 and 11 Executive Drive, and people visiting residences at the Life Care Center.

A 40b rental property with 374 units planning on only 751 parking spaces is completely unrealistic! If every unit has one car visiting along with the residence parking, the need is over 1100 parking spaces.

I am not against tearing down the Hospital which is been completely neglected by the owner for 20+ years, I have concerns about Asbestos control and rat control in that building (considering there is water in front and behind that building). Depending on how the rats will be eliminated, there is a high possibility that poisoned rats will be consumed by animals contaminating the reservoir and Spot Pond. I'm obviously concerned about traffic in and out of Executive Drive considering the town is proposing to eliminate a lane of traffic heading in and out of Executive Drive.

Finally, I'm extremely concerned about the value of my property. This area was considered to be desirable for home buyers due to conservation land that surrounds the location. My property will be severely impacted by a 40b 374 unit rental property across the street, along with the Alta Clara rental property netting over 600 rental units in a small congested area.

Thank you for your time and consideration in my concerns noted above.

Denise Bonfiglio, resident at Sterling Hill Condominium.