



To: Town of Stoneham

From: The Gutierrez Company

Subject: The Residences at Spot Pond
Response to Comments on Initial Application

Date: March 20, 2024

On behalf of Fellsway Development LLC, the Applicant, this memorandum contains responses to comments on the application for a Comprehensive Permit submitted to the Stoneham Zoning Board of Appeals for The Residence at Spot Pond. This document responds to the following three Town of Stoneham comment letters listed below:

- Letter dated January 3, 2024 from Safety Officer Laura Engel, Police Department, Town of Stoneham
- Memo dated January 4, 2024 from Chief Matthew Grafton, Fire Department, Town of Stoneham
- Letter dated January 17, 2024 from Erin Wortman, Director of Planning and Community Development, Town of Stonham

Police Department Comments

In response to the comments from the Stoneham Police Department as outlined in the letter from Safety officer Laura Engel dated January 3, 2024, the Applicant commits to the following:

- Each building will have address numbering that will be visible to emergency responders during daylight and nighttime hours. The building numbering and illumination will be included on the plans submitted with the application for a Building Permit.
- At any time during construction, the Applicant shall inform the Police Department when work is planned along a public roadway or sidewalk, and shall arrange a Police detail as required.
- Upon completion of each building, a Knox box will be provided which will contain access keys/key fobs to the building. The Knox box will be accessible to emergency response personnel.
- Prior to the start of construction, emergency contact information for construction site management personnel will be provided to the Town.
- At the end of construction, prior to building occupancy and use, emergency contact information for building management personnel will be provided to the Town.

The applicant does not object to any of the Police Department comments nor their inclusion as conditions of approval of the Comprehensive Permit.

Fire Department Comments

In response to the comments from the Stoneham Fire Department as outlined in the memo from Fire Chief Matthew Gratton dated January 4, 2024, the Applicant commits to the following:

- Prior to demolishing existing structures on site, the Applicant will meet with the Fire Department, provide required details of the work, and obtain all permits as required by the Fire Department.
- Hydraulic calculations and the determination of need for a fire pump for each building will be provided with the application for a Building Permit.
- Final locations for Fire Department Connections (FDC), standpipes and the hydrants will be shown on the plans submitted with the application for a Building Permit and coordinated with the Fire Department.
- The number and location of municipal radio boxes will be coordinated with the Fire Department and will be included on the plans submitted with the application for a Building Permit.
- Final building, floor and unit numbering will follow Fire Department requirements and will be specified on the plans submitted with the application for a Building Permit.
- The Applicant acknowledges and accepts that the Fire Department may require third party review of the fire sprinkler/fire suppression and the fire alarm system.
- Any building BDA system required will include radio frequencies for both the Stoneham Police and Fire departments.
- Ladder swath path analysis showing fire truck accessibility across the site was completed by Allen & Major Associates, Inc, the site design professional engineer, and is included on sheet C-108 of the Site Development Plan set submitted as part of the Comprehensive Permit application.
- The comprehensive permit application materials contain preliminary architectural plans showing the locations of exterior building access, elevators, and elevator lobbies. Final locations will be included on the plans submitted with the application for a Building Permit and coordinated with the Fire Department.
- Emergency building signage and directories will be included with the application for a Building Permit and coordinated with the Fire Department.
- The final building design will meet all applicable laws and codes for the project. Building code compliance will be included as part of the plans submitted with the application for a Building

Permit and the Fire Department will have the right to review the Building Permit application materials.

The applicant does not object to any of the Fire Department comments nor their inclusion as conditions of approval of the Comprehensive Permit.

Planning and Community Development Comments

In response to the comments from the Stoneham Planning & Community Development Department as outlined in the letter from the Director of Planning & Community Development, Erin Wortman, dated January 17, 2024, the Applicant commits to the following:

- The Applicant takes no issue with the presentation of the need for affordable housing within the Stoneham community nor the Subsidized Housing Inventory (SHI) data presented. The only additional comment is that the SHI percentages presented do no account for any other growth in the number of Stoneham's total housing units nor any potential loss of affordable units due to attrition and or expiration of affordability obligations.
- The Applicant concurs that the Medical/Office/Residential District is proven to be "highly suitable for future housing" and agrees that "it is critical that the community continues to add affordable units and reach safe harbor status while addressing the gap between available subsidized housing and qualifying residents in town."
- Covenant Agreement: As indicated, the Applicant has demonstrated project eligibility in part via the Memorandum of Agreement, entered into by the Applicant and the Town, acting through and by the Select Board, which outlines the terms by which the Town would agree to allow a multi-family residential development to proceed pursuant to M.G.L. Ch. 40B. A copy of which is included in the application materials for a Comprehensive Permit.
- Traffic: The Applicant concurs that the Traffic Impact Assessment completed by Langan Engineering & Environmental Services was prepared in accordance with the Massachusetts Department of Transportation Guidelines and, as the Planning Director indicated, "demonstrated the existing roadway infrastructure is adequate to accommodate the traffic expected to be generated by the proposed development." Further, this study concludes that the development of this project at this location will not result in significant changes in traffic flow or diminish safety within the study area." The Applicant also refers to the Traffic Impact Assessment reminding the Board that the proposed residential development results in much less traffic than reuse as a hospital or office and no greater traffic than other previously approved uses. Please also refer to the concurrent findings of the peer review completed by Vanasse & Associates, Inc.
- Existing MBTA Route 99 Bus Stop: The applicant is open to relocating the bus stop and will work with the Town and MBTA to identify acceptable locations for the bus stop, or stops if more than one, and a bus shelter.

- **Environmental Impact:** Given that the project site is fully improved with an existing hospital building and support buildings, the Applicant concurs that “the project does not impact any important habitat features or water resources on-site as the project is almost entirely within the existing disturbed area.” The Applicant has purposefully selected native plant species and proposes dark sky compliant lighting fixtures. Furthermore, the Applicant has met with the Stoneham Stormwater Board and provided a comprehensive stormwater design and evaluation which has been reviewed by the McKenzie Engineering Group.
- **Waiver Requests:** The Applicant concurs that the waiver requests “are reasonable” and would be beneficially to the project if granted.
- **Parking:** The Applicant supports the Town’s parking requirement of 1.7 spaces per unit as this is consistent with market demand and use. However, subject to a grant of a waiver from the Board of Appeals, the Applicant is amenable to eliminating the 82-space parking area (located on Map 27, Lot 3CM) and only building if the spaces are required or needed.
- **Local Preference:** The Applicant concurs with the need for affordable housing in the Town of Stoneham and as indicated in the Memorandum of Agreement between the Applicant and the Town: “Subject to compliance with Massachusetts laws and regulations and subject to MassHousing approval, Fellsway [the Applicant] shall provide a local preference for the affordable residential units in the Project, with such preference managed by the Town for qualified persons currently residing, or employed, in the Town.”
- **Connectivity to other areas of Stoneham:** The Applicant concurs that the proposed project does not abut the Middlesex Fells. Nonetheless, the Applicant will continue to work cooperatively with the Town and other interested parties to support the Town’s efforts and vision identified in the 2023 Spot Pond Circumferential Study.
- **Other Considerations:** The Applicant concurs that multiple other aspects of the project design and operation will be and have now been addressed by the multiple other department and peer reviews completed for the proposed project. The comments contained herein, and from the other reviewers, will ultimately make the development a better overall project.

The applicant does not object to any of the Planning & Community Development Department comments and provides the above responses for the Board of Appeals consideration in approval of a Comprehensive Permit.