

Sagarino, Maria

From: Terry Rice <terryrice8@gmail.com>
Sent: Friday, April 26, 2024 2:10 PM
To: Sagarino, Maria
Subject: 40B permit application from Fellsway Development LLC

RECEIVED

APR 26 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.

Hello:

I am a member of the Friends of the Middlesex Fells and regularly use the Fells for hiking and walking.

I support the Friends of the Fells and their position on the proposal from Fellsway Development LLC.

I urge you to:

- Work with DCR to construct a **publicly accessible trailhead** to provide safe access and promote sustainable enjoyment of the Fells from the project site.
- Work in partnership with stakeholders and neighborhood residents to explore ways to protect the forest, including **improved and/or expanded fencing**, creation of **natural buffer areas**, and use of **natural infrastructure** within the entire redevelopment footprint (including working with property owners of already-redeveloped parcels).
- **Protect wildlife** by ensuring that **no second-generation anticoagulant rodenticides (SGARs)** are used in the demolition, construction, and ongoing operation and maintenance of the site.
- Use only responsibly sourced **native plants** in landscaping, **limit use of fertilizers and pesticides**, and manage any **invasive plants** during construction and ongoing operation and maintenance of the site.
- If modifications to Woodland Road are needed, mitigation measures should be focused on **improving bicycle and pedestrian safety and access** both to and from the site and to nearby Fells visitor access points.

Kindest regards,

Terry Rice

--

Terry J. Rice

+1.339.221.6414

www.linkedin.com/in/terryrice

SafeLink Hotline: (877) 785-2020

www.abortionfinder.org

Pronouns: he / him

Sagarino, Maria

RECEIVED

From: Janet Green <leonardo8989@hotmail.com>
Sent: Friday, April 26, 2024 12:09 PM
To: Sagarino, Maria
Cc: friends@fells.org
Subject: Stoneham Board of Appeals Hearing Wednesday May 1 on Stoneham Housing Project in the Fells

APR 26 2024

STONEHAM
BOARD OF APPEALS

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To: Board of Appeals

The Middlesex Fells are very important to me, and, more importantly, to the region.

As someone who lives in Malden, as well as a member of Friends of the Fells and Bike to the Sea, I urge you to:

- Work with DCR to construct a **publicly accessible trailhead** to provide safe access and promote sustainable enjoyment of the Fells from the project site.
- Work in partnership with stakeholders and neighborhood residents to explore ways to protect the forest, including **improved and/or expanded fencing**, creation of **natural buffer areas**, and use of **natural infrastructure** within the entire redevelopment footprint (including working with property owners of already-redeveloped parcels).
- **Protect wildlife** by ensuring that **no second-generation anticoagulant rodenticides (SGARs)** are used in the demolition, construction, and ongoing operation and maintenance of the site.
- Use only responsibly sourced **native plants** in landscaping, **limit use of fertilizers and pesticides**, and manage any **invasive plants** during construction and ongoing operation and maintenance of the site.
- If modifications to Woodland Road are needed, mitigation measures should be focused on **improving bicycle and pedestrian safety and access** both to and from the site and to nearby Fells visitor access points.

Thank you for your consideration.

Janet Green

Sagarino, Maria

RECEIVED

APR 26 2024

STONEHAM
BOARD OF APPEALS

From: Lelia Pascale <lpascale17@gmail.com>
Sent: Friday, April 26, 2024 9:43 AM
To: Sagarino, Maria
Cc: friends@fells.org
Subject: Recommendations for The Residences at Spot Pond Development

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Ms. Sagarino - please distribute this letter to the members of the BOA. Thank you!

Dear BOA,

I am writing in regards to the planned development at 5 Woodland Road. I strongly oppose this development, for several reasons, including the influx of people it will generate and the lack of commercial businesses that would contribute to the tax base (our schools are in a \$1.9 million dollar shortfall, our class sizes are too big, and we have two other incredibly large apartment complexes being constructed!) and the potential environmental impact. Other means of affordable housing should be considered, because the lack of affordable housing is also very important. Maybe we start by making more affordable units in the two new apartment buildings?? But, I digress.

If there is nothing I can do about stopping the project, then important modifications and measures should be in place to ensure that the nearby Fells, which is a true gem in our area, is fully protected, and even enhanced. Below are some comments for consideration.

Friends of the Fells has analyzed the development plan for the 40B multi-family housing project and believes the final project design should comprehensively take into consideration the site as an "inholding" of the Fells, and consider modifications that would both safeguard the natural resources of the Fells, and also provide new amenities that would allow current and future residents, and the general public, to sustainably enjoy and care for the park.

- The Gutierrez Company should work directly with the Department of Conservation and Recreation (DCR) to plan and construct a publicly accessible trail head within the project boundaries to provide safe access to the Fells to new and existing residents, and to promote sustainable use of the Fells. The trail head should include amenities such as ADA compliant public parking spaces, trash receptacles serviced by property management, and an informational kiosk.
- The Gutierrez Company should work with DCR, Friends of the Fells, and other stakeholders to thoughtfully consider the interface between the Fells forest land and the project area. For instance, the property boundary's fencing should be improved and maintained to protect the Fells from the creation of multiple "social" unauthorized trails, which can fragment habitat and cause erosion. Also, an increased buffer between the development footprint and the property boundary would provide options for natural infrastructure (rain gardens, swales) to filter run-off, control erosion, and increase overall natural green space within the project boundary.
- The parking space requirement (1.7x per unit) should be negotiated to a lower number to accommodate some of the recommendations outlined in this document.
- As required, the increase in parking and traffic from the current density of the project (378 units) will require a permit from DCR (302 CMR 11.00) and review under MEPA (301 CMR 11.00). The scope of the review

conducted by MEPA and DCR should include the character of Woodland Road and intersections in adjacent communities (Medford, Melrose) to analyze the regional impact of the proposed density. If significant impacts are found, the density of the project should be adjusted (lowered) to address these impacts.

- Modifications to Woodland Road should be completed to improve pedestrian and bike safety and access to and from the project site and the Fells generally, and to mitigate potential traffic impacts. Mitigation measures should be agreed to as a part of this project should generally follow and support the vision for Woodland Road as conceived in the Spot Pond Circumferential Trail Study. Elements to consider include traffic circles, bike lanes, sidewalks, and a pedestrian crosswalk with signals. Significant public outreach should be completed via multiple public hearings/design charrettes and be developed to receive public input on proposed modifications to this historic parkway.
- Only responsibly sourced native plants should be used in landscaping, and rules should be put into place to prevent ongoing landscaping and maintenance from impacting the surrounding forest (e.g., prohibiting the storage or disposal of green waste on-site or into the forest, limiting use of fertilizers and pesticides, and invasive plant management).
- No anticoagulant rodenticide should (ever) be used in the demolition and construction phases of this project, as well as post-construction ongoing operation and maintenance, to protect wildlife from secondary exposure (particularly raptors that feed on and control rodent populations).
- A lighting plan should be developed to minimize light impacts to wildlife in the surrounding forest land.
- One indoor meeting space should be included in the development plan to be used by community groups.

As a reminder, here is some information about this invaluable asset we have in our backyard.

About the Fells: The Fells is a significant public recreational resource, a fragile and diverse ecosystem with a critical role in conservation, and host to multiple important regional water resources. It includes many unique and sensitive natural plant communities and is home to state-listed endangered species. It is a destination for walking, hiking, biking, dog walking, fishing, kayaking, and more, and provides enriching outdoor experiences to thousands of visitors every month. It stores significant amounts of carbon, absorbs runoff from heavy rains, and supports critical pollinator species like butterflies and bees. The Friends of the Fells is committed to preserving the Fells in all of these roles through cooperation with partners and stakeholders.

Thank you for your consideration.

-Lelia Pascale

4 W Hancock St
Stoneham, MA

Sagarino, Maria

From: Kari Percival <karipercival@hotmail.com>
Sent: Friday, April 26, 2024 10:29 AM
To: Sagarino, Maria
Cc: Friends of the Middlesex Fells
Subject: Protect Wildlife habitat at Residences at Spot Pond development

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APR 26 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.

To: Town Clerk, Maria Sagarino, at msagarino@stoneham-ma.gov
Please forward to all members of the Stoneham Board of Appeals

Dear Stoneham Board of Appeals,

I spend a lot of time in the Fells near Spot Pond and Virginia Wood. Few people know that this area is vital, sensitive habitat to spotted salamanders. They spend most of their lives underground among the hemlocks and pines of the woodlands, and only are seen on wet nights in spring when they lay their eggs in vernal pools. This is only one of the sensitive wild species that call the area home.

The 40B permit application Fellsway Development LLC late last year to build a 378-unit residential development known as *The Residences at Spot Pond* at 5 Woodland Road in Stoneham should be modified to protect these and many other species living in the immediate area. The project design should be improved to comprehensively take into consideration the site as an "inholding" of the Fells, and consider modifications that would safeguard the adjacent natural resources of the Fells and also provide new amenities that would allow current and future residents, and the general public, to sustainably enjoy and care for the forest.

I urge the Town of Stoneham to require the developer to protect sensitive wildlife habitat by following the recommendations put forward by the Friends of the Fells, including:

- Work with DCR to construct a **publicly accessible trailhead** to provide safe access and promote sustainable enjoyment of the Fells from the project site.
- Work in partnership with stakeholders and neighborhood residents to explore ways to protect the forest, including **improved and/or expanded fencing**, creation of **natural buffer areas**, and use of **natural infrastructure** within the entire redevelopment footprint (including working with property owners of already-redeveloped parcels).
- **Protect wildlife** by ensuring that **no second-generation anticoagulant rodenticides (SGARs)** are used in the demolition, construction, and ongoing operation and maintenance of the site.
- Use only responsibly sourced **native plants** in landscaping, **limit use of fertilizers and pesticides**, and manage any **invasive plants** during construction and ongoing operation and maintenance of the site.
- If modifications to Woodland Road are needed, mitigation measures should be focused on **improving bicycle and pedestrian safety and access** both to and from the site and to nearby Fells visitor access points.

Sincerely yours,

Kari Percival
4 Seaview Ave
Malden, MA 02148

Sagarino, Maria

RECEIVED

From: Sara M. Giffin <smgiffin@gmail.com>
Sent: Friday, April 26, 2024 10:10 AM
To: Sagarino, Maria
Cc: friends@fells.org
Subject: Letter regarding proposed Stoneham Development, please distribute at May 1 meeting

APR 26 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.

Maria , will you please distribute my letter to the members of the Board of Appeals at the meeting on May 1?

Dear Board of Appeals,

I am a Somerville resident and avid supporter of the Fells. I spend time hiking, running and biking there with my family and dog regularly. It is important to me that the proposed residential development fully take into consideration the location as an "inholding" of the Fells, and consider modifications that would safeguard the adjacent natural resources of the Fells and also provide new amenities that would allow current and future residents, and the general public, to sustainably enjoy and care for the forest. I fully agree with an advocate for the recommendations of Friend of the Fells:

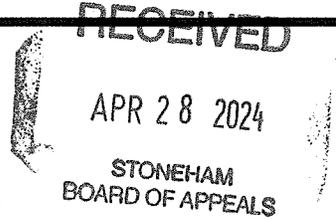
- Work with DCR to construct a **publicly accessible trailhead** to provide safe access and promote sustainable enjoyment of the Fells from the project site.
- Work in partnership with stakeholders and neighborhood residents to explore ways to protect the forest, including **improved and/or expanded fencing**, creation of **natural buffer areas**, and use of **natural infrastructure** within the entire redevelopment footprint (including working with property owners of already-redeveloped parcels).
- **Protect wildlife** by ensuring that **no second-generation anticoagulant rodenticides (SGARs)** are used in the demolition, construction, and ongoing operation and maintenance of the site.
- Use only responsibly sourced **native plants** in landscaping, **limit use of fertilizers and pesticides**, and manage any **invasive plants** during construction and ongoing operation and maintenance of the site.
- If modifications to Woodland Road are needed, mitigation measures should be focused on **improving bicycle and pedestrian safety and access** both to and from the site and to nearby Fells visitor access points.

Thank you for taking these important considerations into account.

Best,
Sara West
25 Fairmount Ave., Somerville, MA
smgiffin@gmail.com
920-279-0183

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Sara Giffin West
920.279.0183

Sagarino, Maria



From: The Ehrhardts <rap.tors@verizon.net>
Sent: Sunday, April 28, 2024 10:45 AM
To: Sagarino, Maria
Cc: friends.of.the.middlesex.fells@mx-usa.keela.co
Subject: Concerns regarding "The Residences at Spot Pond"

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Hello Ms. Sagarino,

Would you please forward this message to the Stoneham Board of Appeals.
Thank you.

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Dear members of the Board of Appeals,

Please allow me to comment on this project, motivated by the Friends of the Fells letter to the developer. I understand and appreciate the Gutierrez Company's detailed response.

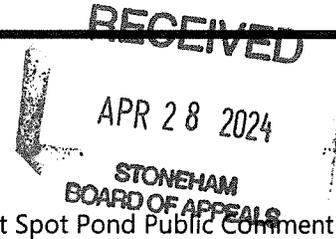
- Although the project does not directly abut the Fells, I encourage the Town to make a best effort to have the developer, along with other abutting developments, support access and limited visitor parking at its site.
- Hold the developer, contractors, and any subsequent management company responsible for maintaining rodent-resistant trash and recycling storage. Denying rodents access to food is the first line of defense. Distributing traps and rodenticides (fortunately not SGARs as pledged by Gutierrez) is evidence that that first line has failed due to lack of diligence.

Thank you for listening,
Fred Ehrhardt
Reading, MA
Friends of Fells member

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This email has been checked for viruses by Avast antivirus software.
www.avast.com

Sagarino, Maria

From: Sue Dalelio <sue.dalelio@gmail.com>
Sent: Sunday, April 28, 2024 10:42 AM
To: Sagarino, Maria
Cc: Cherylanne Petrunti; chris.redfern@fells.org
Subject: To Stoneham Board of Appeals: Residences at Spot Pond Public Comment



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.

Dear Ms. Sagarino,

Please distribute my comments to the members of the Board of Appeals as part of the public comments for the May 1 Town Hall re: the Residences at Spot Pond development. Thank you.

Dear Members of the Stoneham Board of Appeals:

I am writing to contribute my public comments for the proposed development, The Residences at Spond Pond development, 5 Woodlawn Road.

As a lifelong (50+ years) resident of this area, I can attest to the Middlesex Fells Reservation being one of the greatest natural resource treasures in this area. My parents told us tales of getting spring water in the Fells back when those springs were still working. My childhood memories are filled with outings with my parents and siblings in the Fells. As an adult, my family and I hike the Fells' trails several times a week, year-round. We are constantly in awe and wonder at the natural resources surrounding us during each journey. Just yesterday, a barred owl flew right past us as we began our hike!

Although I am a proponent of building additional housing, I strongly believe that it must be done thoughtfully given the treasure that is the Fells Reservation to avoid the long-term detrimental impact on the Fells Reservation and all of its inhabitants and visitors. Therefore, I am a proponent of Friends of the Fells advocacy for this development project. Specifically:

I believe the project design should be improved to comprehensively take into consideration the site as an "inholding" of the Fells, and consider modifications that would safeguard the adjacent natural resources of the Fells and also provide new amenities that would allow current and future residents, and the general public, to sustainably enjoy and care for the forest.

- Work with DCR to construct a **publicly accessible trailhead** to provide safe access and promote sustainable enjoyment of the Fells from the project site.
- Work in partnership with stakeholders and neighborhood residents to explore ways to protect the forest, including **improved and/or expanded fencing**, creation of **natural buffer areas**, and use of **natural infrastructure** within the entire redevelopment footprint (including working with property owners of already-redeveloped parcels).
- **Protect wildlife** by ensuring that **no second-generation anticoagulant rodenticides (SGARs)** are used in the demolition, construction, and ongoing operation and maintenance of the site.
- Use only responsibly sourced **native plants** in landscaping, **limit use of fertilizers and pesticides**, and manage any **invasive plants** during construction and ongoing operation and maintenance of the site.
- If modifications to Woodland Road are needed, mitigation measures should be focused on **improving bicycle and pedestrian safety and access** both to and from the site and to nearby Fells visitor access points.

Thank you for this consideration.

Susan Dalelio
40 Stearns Ave
Medford MA 02155

Sagarino, Maria

From: Chenine Peloquin <chenine@gmail.com>
Sent: Monday, April 29, 2024 4:18 PM
To: Sagarino, Maria; friends@fells.org
Subject: 5 Woodland Road

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APR 29 2024

STONEHAM
BOARD OF APPEALS

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Dear Ms. Sagarino, please distribute this letter to the members of the Board of Appeals. Thank you!

Dear Members of the Board of Appeals,

As a Medford Resident who lives directly below Woodland Road and can walk to the Fells from my home, I care deeply about our natural resources. I am a member of the Friends of Fellsmere Heights and a one-time board member (advocating for public space at the former Malden Hospital site) so am familiar with the difficult choices you face as you consider the impacts of development on our open spaces, but also familiar with how developers try to get out of providing fair compensation to the communities they profit from. My family and neighbors use this area to connect with nature, exercise, and develop community connections. Our children are in a scout troop that regularly does trash pick up in the Fells. I want all of us to be able to bike safely around Spot Pond even with the increased traffic. Our birds of prey must be protected during and after the construction.

For these reasons and more, I urge you to make the recommendations of the Friends of the Fells required for the 5 Woodland Road development including (but not limited to):

- Work with DCR to construct a **publicly accessible trailhead** to provide safe access and promote sustainable enjoyment of the Fells from the project site.
- Work in partnership with stakeholders and neighborhood residents to explore ways to protect the forest, including **improved and/or expanded fencing**, creation of **natural buffer areas**, and use of **natural infrastructure** within the entire redevelopment footprint (including working with property owners of already-redeveloped parcels).
- **Protect wildlife** by ensuring that **no second-generation anticoagulant rodenticides (SGARs)** are used in the demolition, construction, and ongoing operation and maintenance of the site.
- Use only responsibly sourced **native plants** in landscaping, **limit use of fertilizers and pesticides**, and manage any **invasive plants** during construction and ongoing operation and maintenance of the site.
- If modifications to Woodland Road are needed, mitigation measures should be focused on **improving bicycle and pedestrian safety and access** both to and from the site and to nearby Fells visitor access points.

Please confirm that you received this message, and please do prioritize our natural resources. We must demand maximum benefit to our communities from private development companies who CAN and SHOULD be using some of their massive profits for public benefit.

Thank you,

Chenine & Eric Peloquin
108 Belle Ave
Medford, MA
509-981-8425

RECEIVED

Sagarino, Maria

APR 30 2024

From: Camille Chesnick <cec724@verizon.net>
Sent: Tuesday, April 30, 2024 6:51 AM
To: Sagarino, Maria
Cc: friends.of.the.middlesexfells@mx-usa.keela.co; chris.redfern@fells.org
Subject: 40B project at Spot Pond

STONEHAM
BOARD OF APPEALS

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Maria, please distribute to Board of Appeals members. Thank you.

To the Members of the Board of Appeals:

I have lived in Stoneham abutting the Middlesex Fells for 40 years and have enjoyed the beauty of the forest, the paths through the fells and the wildlife it protects and fosters.

40B has, unfortunately and once again, stripped towns of the right to determine their own fate and preserve their heritage.

I totally agree with the recommendations of the Friends of the Middlesex Fells concerning enhancing the property with ways for citizens to enjoy the natural beauty of the Fells. I also feel the project is too large for the area in question and the traffic it will bring to a pristine road will be devastating. The additional resources necessary to service these buildings will be a burden on the town.

I ask that, since we can't override 40B, at least try to make the project smaller and endorse the recommendations of the Friends of the Middlesex Fells.

Thank you,

Camille Chesnick
2 Sparhawk Circle, Stoneham, MA

Sagarino, Maria

From: Kirsten Derrickson-Boice <kirsten.derrickson@gmail.com>
Sent: Tuesday, April 30, 2024 3:59 PM
To: Sagarino, Maria
Cc: friends@fells.org
Subject: Comments related to the application for The Residences at Spot Pond

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.

Hello! I am unable to attend the Board of Appeals meeting on Wednesday, May 1st regarding the application for *The Residences at Spot Pond*. Could you please distribute my letter (below) to the members of the Board of Appeals for their consideration? Thank you so much for your assistance and for all you do!

Best,
Kirsten Derrickson-Boice

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APR 30 2024

STONEHAM
BOARD OF APPEALS

Dear Board of Appeals,

I write to you today in response to the application for *The Residences at Spot Pond*. I am unable to attend the Board of Appeals meeting on Wednesday, May 1st so wanted to share my comments via email for your consideration.

While I welcome utilizing this currently vacant property for beneficial and much-needed housing, I believe it is important that the Board keep the larger community and the environment in mind when doing so. In fact, our community has the opportunity to show our leadership in ecologic best practices and community building, as well as keeping Stoneham a place people want to visit and enjoy.

To that end, below are some recommendations I support in regard to this new building:

- Work with DCR to construct a **publicly accessible trailhead** to provide safe access and promote sustainable enjoyment of the Fells from the project site.
 - The Fells is such an amazing resource that is meant for all to enjoy. Not only was it meant to be a preserve for nature, it brings people together, promotes health, and benefits mental health. Please allow it to continue to be a community asset.
- Work in partnership with stakeholders and neighborhood residents to explore ways to protect the forest, including **improved and/or expanded fencing**, creation of **natural buffer areas**, and use of **natural infrastructure** within the entire redevelopment footprint (including working with property owners of already-redeveloped parcels).
 - My mother (in Pennsylvania) created a monarch waystation and worked with nearby farmers to create a natural buffer between the farmland and the waystation. It was easy to establish, needs little maintenance, makes the area more attractive, and helps with additional habitat for animals and pollinators.
- **Protect wildlife** by ensuring that **no second-generation anticoagulant rodenticides (SGARs)** are used in the demolition, construction, and ongoing operation and maintenance of the site.
 - If you do nothing else, I plead with you to not allow SGARs. It not only kills the predators who naturally mitigate pest populations, but makes them suffer needlessly. Being near the Fells, there are natural predators literally next door who will help keep pest populations in check as long as they are not poisoned themselves. Our own State Senator, Jason Lewis, supports restricted use of SGARs. Again, we have a chance to be a thoughtful leader here.

- Use only responsibly sourced **native plants** in landscaping, **limit use of fertilizers and pesticides**, and manage any **invasive plants** during construction and ongoing operation and maintenance of the site.
 - By utilizing native plants, they are used to local conditions and should be more pest resistant and thrive with less maintenance. By limiting use of pesticides, it also helps protect the soil and surrounding Fells and allows for natural predator/prey relationships to be established which in turn will help everything thrive.

Thank you very much for your time and review of my comments. And thank you for all you do.

Best,
Kirsten Derrickson-Boice
(North St, Stoneham)

Sagarino, Maria

RECEIVED

From: Jessica Angell <jessica.angell@gmail.com>
Sent: Tuesday, April 30, 2024 1:59 PM
To: Sagarino, Maria; friends@fells.org
Cc: John Carlson
Subject: Letter in support of Friends of the Fells Recommendations for The Residences at Spot Pond Development

APR 30 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.

Dear Maria,

I write this email in support of the Friends of the Fells' recommendations for modifications and improvements to the plans for Residences at Spot Pond. Could you please share this letter with the members of the Board of Appeals?

My husband John and I have been frequent visitors of the Fells and consider it our outdoor home for our Sheepdog, Monty, and two young children, Magnus & Micah. The Fells has given us so much over the years, we feel compelled to voice our support of the Friends of the Fells recommendations to amend the current plans for the Residences at Spot Pond, so that the Fells may continue to be accessible, welcoming, and protected for all to enjoy. Our recommendations echo those of the Friends of the Fells, and include:

1. Work with DCR to construct a publicly accessible trailhead to provide safe access and promote sustainable enjoyment of the Fells from the project site.
2. Work in partnership with stakeholders and neighborhood residents to explore ways to protect the forest, including improved and/or expanded fencing, creation of natural buffer areas, and use of natural infrastructure within the entire redevelopment footprint (including working with property owners of already-redeveloped parcels).
3. Protect wildlife by ensuring that no second-generation anticoagulant rodenticides (SGARs) are used in the demolition, construction, and ongoing operation and maintenance of the site.
4. Use only responsibly sourced native plants in landscaping, limit use of fertilizers and pesticides, and manage any invasive plants during construction and ongoing operation and maintenance of the site.
5. If modifications to Woodland Road are needed, mitigation measures should be focused on improving bicycle and pedestrian safety and access both to and from the site and to nearby Fells visitor access points.

We plan to join the Board of Appeals meeting tomorrow night and thank you for your consideration.

Best Regards,
Jessica & John Carlson



FRIENDS OF
THE FELLS

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APR 30 2024

STONEHAM
BOARD OF APPEALS

April 30, 2024

Board of Appeals
Town of Stoneham
35 Central Street
Stoneham, MA 02180

Re: Comprehensive Permit Application – The Residences at Spot Pond, 5 Woodland Road - Map 27, Parcel 3, Parcel 3CM, and Parcel 6

Dear Chair Shulman and Board Members:

We request that the Stoneham Board of Appeals consider the following permit conditions be included in your anticipated permit determination regarding this project, as they are consistent with and responsive to the site plan review standards and criteria outlined in the Town of Stoneham's Zoning Bylaws, including protecting the "visual and environment qualities of the area", that "reasonably adequate provisions have been made" for project elements including pedestrian safety and access, and that site design should "take into account compatibility with the surrounding area, landscape, natural features" (see Stoneham Code, Chapter 15, Sections 7.2.1.2 and 7.2.3.1).

The Friends of the Fells has reviewed the April 4, 2024 "responsive comments" letter provided by the Gutierrez Company (hereafter referred to as "Applicant"), which references recommendations we made in our January 11 letter to the Applicant and also submitted to this Board as public testimony. While the Applicant's "responsive comments" indicated general support for many of our recommendations, we believe that it is necessary to memorialize the following specific conditions in your permit to ensure they are integrated into the project.

Establish a formal Fells trailhead

We appreciate that the Applicant's response to our recommendations includes a promise to "continue to work cooperatively with the Town of Stoneham, the Friends of the Fells and other interested parties to promote sustainable use of the Fells."

Friends of the Fells, DCR, MWRA, the management team at Alta Clara, and Sterling Hill condo owners all support the establishment of a legal, publicly accessible trailhead within this redevelopment district to facilitate sustainable use of the Fells. MWRA has committed to provide right-of-way access through their property, and DCR staff acknowledges the need for a trailhead to provide legal access into the Fells from the project site.

Given the significant community benefits the Middlesex Fells will provide to new residents of the project, including amenities adjacent or near the project referenced in the permit application (80 miles of trails, observation tower, boat facility, etc.), a permit condition should be included that the Applicant's engineer work with DCR, MWRA, and partners to determine the cost of design and construction of a new trailhead and associated amenities and the Applicant should provide funds in the amount of the determined cost. Additionally, the Applicant will integrate into their development footprint an ADA compliant eight-space parking area dedicated for trailhead parking located directly across Executive Drive from the MWRA right-of-way access road.

Improve safety and access for pedestrians and cyclists

The Applicant's Traffic Impact Assessment and peer review of the project assert that improvements for safe access for pedestrians and cyclists to and from the project site are to be expected, citing roadway improvements outlined in the Spot Pond Circumferential Trail Study (see <https://www.stoneham-ma.gov/1037/Spot-Pond-Loop-Conceptual-Design>). However, this study is a preliminary conceptual design, and no planning for implementation is underway nor have funds been allocated for these improvements.

This project will increase the need for pedestrian and cycling infrastructure on Woodland Road, and will also result in additional traffic, which will increase safety risks for pedestrians and cyclists. Given the construction of this project will occur well before any improvements envisioned in the Spot Pond Circumferential Trail Study are implemented, it should be the responsibility of the Applicant to make direct investments in improvements to Woodland Road to address these risks by funding the planning, design, and construction of enhancements to Woodland Road to address safety and access of pedestrians and cyclists to and from the project site.

The Applicant notes that after the Comprehensive Permit process is complete, they "will comply with state environmental review and state agency permitting requirements as applicable." Our analysis indicates that a construction access permit will be required by DCR, which will provide a formal process for the Applicant to work with DCR to determine the specific mitigation required to address the safety and access concerns outlined above.

Additionally, while we do not believe required mitigation for bicycle and pedestrian safety should be limited to the Woodland Road/Pond Street intersection, we do concur with the recommendation by Vanasse & Associates (letter dated April 8, 2024) that the Applicant undertake not only additional study of the Woodland Road/Pond Street intersection, but also fund design and construction of improvements, as stated in their letter:

"[I]t is suggested that the Applicant's engineer determine the value of the recommended improvements (design and construction) and that the Applicant provide funds to the Town in the amount of the determined value for use in completing safety improvements at the subject intersection or at an alternate location that is impacted by the Project."

(We note, however, that safety improvements would be implemented by the owner of the roadway, not the Town, and thus the funds would be directed to DCR.)

Prohibit use of second-generation anticoagulant rodenticides

We are pleased that the Applicant “commits to using traps and/or non-second-generation anticoagulant rodenticide (SGARs) as needed for rodent control” (see April 4 letter). We request that this commitment be memorialized in a permit condition with the specific language that no anticoagulant rodenticide will be used in the demolition and construction phases of this project, as well as post-construction ongoing operation and maintenance, to protect wildlife from secondary exposure (particularly raptors that feed on and control rodent populations).

Native Plantings

We are pleased that the Applicant’s comments concur with our recommendation to use only native, non-invasive planting species and acknowledge that the submitted planting plan does not include any such plant material. The Applicant has indicated that their landscape architect is reviewing our recommended modifications to the plant species and it is expected that many of the requested substitutions will be able to be accommodated and included in the updated plan set. We request that a permit condition be included that the Applicant submit an updated draft planting plan to Friends of the Fells for comment before finalizing a plan.

Support for sustainable use of the Middlesex Fells Reservation

The Residences at Spot Pond is anticipated to be the final redevelopment project in the district being proposed by the Applicant. Given the significant benefits the Applicant has received over multiple development projects within the district over a period of decades, and in consideration of the expanded use of the Reservation resulting from this project and to support the sustainable use of the Reservation over the long term, upon successful completion of the project, we propose to include a permit condition that requests that the Applicant make a direct contribution of not less than \$200,000 to the Middlesex Fells Reservation Fund. This fund was established by the state legislature to support the ongoing maintenance and operation of the Middlesex Fells. The use of the funds donated will be at the complete discretion of the DCR per the Fund enabling language.

We appreciate the opportunity to provide these permit condition recommendations. Please contact me if you have any questions or would like additional information regarding these recommendations.

Best,



Executive Director
Friends of the Middlesex Fells Reservation
235 West Foster Street
Melrose, MA 02176
chris.redfern@fells.org

cc: Scott Weiss, Gutierrez Company (via email)

Sagarino, Maria

From: Jennifer Moore <jennifer.moore.venault@gmail.com>
Sent: Wednesday, May 1, 2024 9:30 PM
To: Sagarino, Maria
Subject: Concerns Regarding The Residence at Spont Pond Project Impacts on Pollution

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.

Dear Board of Appeal,

As a resident of Stoneham since September 2022, I am writing to express my increasing concern regarding today's hearing and the lack of attention given to the potential increase in pollution resulting from the proposed project. Specifically, I am concerned about both noise pollution from increased traffic and air pollution.

It was disconcerting to note that there was no mention of a mitigation plan to address these pollution concerns. As a member of the Stoneham community and a global citizen, I strongly believe that it is the responsibility of both the board and each individual to prioritize sustainability in our actions and decisions.

Reducing traffic and minimizing pollution are crucial steps that we must take for the well-being of both current and future generations. Our children deserve a clean and healthy environment, and it is imperative that we take action now to safeguard their future.

Thank you for considering my concerns.

Best regards,

Jennifer Moore Venault
21 Summerhill St.
Stoneham, MA

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MAY - 1 2024

**STONEHAM
BOARD OF APPEALS**

Sagarino, Maria

From: Laurie Adamson <adamsonl@verizon.net>
Sent: Wednesday, May 1, 2024 2:36 PM
To: Sagarino, Maria
Cc: friends@fells.org
Subject: please distribute to The Board of Appeals - The Residences at Spot Pond

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MAY - 1 2024

STONEHAM
BOARD OF APPEALS

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To the Stoneham Board of Appeals re: Gutierrez project The Residences at Spot Pond

We live downhill from this project in Melrose and have several concerns.

There will be increased traffic/ congestion on Woodland Road. This concern was studied when Alta Clara and Fellsview Terrace Condos were proposed and there was concern then. The traffic on Woodland Road especially during commuting hours has increase significantly since these 2 projects were built.

We are concerned about the impact the construction and completed building/parking lot will have on the Fells environment. This project is surrounded by the Fells on all sides. We are concerned about the runoff which will result from the amount of non porous pavement in this project. The runoff goes downhill into a backup drinking water reservoir. Has this been studied?

We have seen a significant amount of erosion on the dirt road in the Fells behind Alta Clara since this building was constructed despite the retaining walls which were built. More pavement will result in further erosion. We are concerned about the human impact on the Fells. There will be more human traffic, bikes and dogs in the upper reservoir area (backup drinking water reservoir). We have been hiking in the Fells for over 40 years and have seen the impact humans are having on this very special ecosystem.

Will there be toxic chemicals released during construction, will toxic chemicals be used for the landscaping ? These chemicals will have a deadly impact on the birds and wildlife in the area. Great Blue Herons nest on Spot Pond. Eagles, hawks and owls are frequently seen feeding in this area.

The project should be more limited in the number of units and the number of parking spaces. Toxic chemicals which could impact the birds, animals and plant life in this area should be ban from use during this project as well as after it's completion.

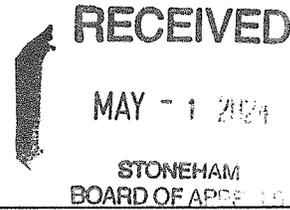
Thank you,

Laurie Adamson
Dennis N Crouse
12 Gould Street
Melrose

Members of the Friends of the Fells for 30 years

Sagarino, Maria

From: noreply@civicplus.com
Sent: Wednesday, May 1, 2024 4:12 PM
To: Sagarino, Maria
Subject: Online Form Submittal: Contact Maria Sagarino



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Contact Maria Sagarino

Name	Ed & Joanne
Email Address	ejtrocki@gmial.com
Subject	Residences at Spot Pond

Message To: Stoneham Board of Appeals 2024^(SEP) Stoneham Town Hall
Re: Residences at Spot Pond Housing Development
To the Stoneham Board of Appeals:

At some of the meetings you have heard a few of our concerns regarding this overly dense project. Understanding the value of Board's time and issues discussed with this project we are writing to briefly request the board reject the proposal of the current Spot Pond development as submitted.

Quite honestly, this project is just too large for the overall impact it will have on the area. As constituted, there is little to NO green space and what little there is in front of 7 & 11 Executive Drive, which is designed to be used for additional parking. The developer has asked for a waiver to keep this space as is, which is a step in the right direction, but it must be deeded or clearly defined that it will not be used for parking but for open space. The wording (and only building if the spaces are required or needed) is very broad and open ended.

Unimaginable that in the middle of the Fells, there will be 4 to 5 story residential buildings cramped together on this parcel when the town years earlier did its diligence to prevent this from happening.

I like, some of my neighbors, were told by the Sterling Hill developer that this type of development would not be possible. So, before we spent close to \$700,000 on our property seven years ago, I went to the Stoneham Town Hall; and was told that there was a recorded Non-negotiable agreement, signed

between the town and the Developer; does that have no value or legal standing at this point? Shouldn't there be some responsibility on the agreement to us property owners and local stakeholders? We are not saying this project should be completely closed down, but for Goodness sake, it is just too large for the parcel and adds various levels and points of density to the area.

The project and number of apartments should be cut down by at least 30-40%.

I could list pages with disagreements presented in this design; abutter rights, density to lot size, traffic, dogs, congestion, decline in quality of life, trash, questions and disagreements to peer reviews, to name a few. This plan needs to be re-designed, perhaps being abutters we could have more input. We respectfully request a rejection of the plan as is and a new design proposal more aligned with the Fells/Woodland Rd. area and residents.

Ed & Joanne Trocki
11 Executive Drive #133

Attachment 1 *Field not completed.*

Attachment 2 *Field not completed.*

Attachment 3 *Field not completed.*

Email not displaying correctly? [View it in your browser.](#)

Sagarino, Maria

From: connie pascale <cpascale24@gmail.com>
Sent: Wednesday, May 1, 2024 5:02 PM
To: Sagarino, Maria
Subject: For the Board of Adjustment: RECOMMENDATION to APPROVE the "Residences at Spot Pond" Development SUBJECT TO the conditions and limitations proposed by the Friends of the Fells advocacy group

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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.

Dear Board of Adjustment Members,

Affordable housing is critically important and in short supply, in Stoneham as almost everywhere else. Within reason and subject to appropriate constraints, especially in relation to all aspects of the environment, the project in question must be approved. To reject it now would only extend even further into the future Stoneham's ultimate compliance with the affordable housing needs of the community, especially in relation to the low-income households who live and/or work here.

However, approval of the project by the Board should be made subject to the developer's compliance with, and implementation of, the modifications, limitations and recommendations proposed by the Friends of the Fells advocacy group. They are both reasonable and necessary. The "health" of the Fells must be preserved, for it is important to the short- and long-term health of the people who live here, as well as to the "health" of Stoneham as an economic, social and residential entity.

Consequently, I urge the Board of Adjustment to approve the "Residences at Spot Pond" Development, **subject to** the conditions and limitations proposed by the Friends of the Fells advocacy group.

Sincerely,

Connie Pascale
109 Hill Street, Apt. 4, Stoneham, MA
732-691-1076
cpascale24@gmail.com

Marina Jokic
740 Highland Ave.,
Malden, MA 02148
marina.ilko.ivanova@gmail.com
602-561-2325



Stoneham Board of Appeals
Town of Stoneham

Dear Stoneham Board of Appeals,

One issue which has not been sufficiently elevated at these hearings is the anticipated increase in pollution and traffic resulting from the incursion of over 600 vehicles concentrated in this one location. This influx of vehicles and emissions poses a direct threat to the quality of life of residents in the surrounding neighborhoods, including Malden's Highland Ave, which has already been experiencing the pressures of increased traffic. The observation made during one of the last hearings by the city's engineer that traffic will be dispersed does not accord with the reality of those of us who live in the vicinity of the development.

Furthermore, the proposed project fails to adequately consider the site's significance as an "inholding" of the Fells and the need to safeguard its adjacent natural resources. While redevelopment is inevitable, it is imperative that any construction endeavors prioritize the preservation and enhancement of the surrounding ecosystem. I recommend that you take these points seriously when evaluating the suitability of this site for housing development. I urge you to conduct a thorough conservation assessment of the project, going beyond the superficial environmental evaluations that we've seen to date concerning this project.

It is crucial to address the inequitable burden that adjacent communities, such as Malden, may bear as a result of this development. The City of Stoneham's lapse to adequately provide affordable housing options for its residents should not result in neighboring communities having to bear the consequences of this massive development. It is incumbent upon Stoneham to address its own housing needs responsibly and not offload them onto neighboring municipalities.

In light of these concerns, I urge the Town of Stoneham to demand a drastic reduction in the number of apartment units and especially to curtail the number of parking spaces to half.

I respectfully implore the Town of Stoneham to heed these concerns and take proactive steps to protect and preserve the Fells as well as consider the impact on neighboring communities.

Sincerely,

Marina Jokic

FROM THE DESK OF
Jeffrey Adams

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MAY 1 2024

STONEHAM
BOARD OF APPEALS

May 1, 2024

Town of Stoneham
35 Central Street
Stoneham, MA. 02180

Dear Stoneham Board of Appeals,

To start with some background for you, my wife and I are avid outdoor enthusiasts who've been enjoying the natural world for 50 years. We've lived in Stoneham, MA since 1997 & are members of the Friends of the Fells, The Trustees, Mass Audubon, Sudbury Valley Trustees, Acton Conservation Trust, Essex Greenbelt and The Massachusetts Archaeological Society, Inc. We have been hiking in the Fells for over 30 years & frequently participate in numerous hiking/nature programs. We are now Hike Leaders for the Friends of the Fells.

I've spoken during an earlier Stoneham Board of Appeals meeting on the fragility of the Fells and concluded during my comments that I firmly believe that development and the natural world can coexist and provide a mutually beneficial symbiotic relationship. I do believe this and want to continue to have us work together, along with the Friends of the Fells, to ensure continued protection of this very sensitive ecological area while satisfying the housing need proposed with your development.

I support the following recommendations provided by the Friends of the Fells:

1. Recommend that the Gutierrez Company work directly with the Department of Conservation and Recreation (DCR) to plan and construct a publicly accessible trail head with the project boundaries to provide safe access to the Fells to new and existing residents, and to promote sustainable use of the Fells. The trail head should include amenities such as ADA compliant public parking spaces, trash receptacles serviced by property management, and an informational kiosk.
2. Recommend that the Gutierrez Company work with DCR, Friends of the Fells, and other stakeholders to thoughtfully consider the interface between the Fells forest land and the project area. For instance, the property boundary's fencing should be improved and maintained to protect the Fells from the creation of multiple "social" unauthorized trails, which can fragment habitat and cause erosion. Also, an increased buffer between the development footprint and the property boundary would provide options for natural infrastructure (rain gardens, swales) to filter runoff, control erosion, and increase overall natural green space within the property boundary.

3. Recommend that the parking space requirement (1.7x per unit) be negotiated to a lower number to accommodate some of the recommendations outlined.
4. Understanding that the increase in parking and traffic from the current density of the project (378 units) will require a permit from DCR (302 CMR 11.00) and review under MEPA (301 CMR 11.00). Recommend that the scope of the review conducted by MEPA and DCR include the character of Woodland Road and intersections in adjacent communities (Medford, Melrose) to analyze the regional impact of the proposed density. If significant impacts are found, recommend lowering the density of the project to address these impacts.
5. Recommend modifications to Woodland Road to improve pedestrian and bike safety and access to and from the project site and the Fells generally, and to mitigate potential traffic impacts. Recommend that mitigation measures agreed to as a part of this project should generally follow and support the vision for Woodland Road as conceived in the "Spot Pond Circumferential Trail Study". Elements to consider include traffic circles, bike lanes, sidewalks, and a pedestrian crosswalk with signals. Recommend that significant public outreach via multiple public hearings/design charrettes be developed to receive public input on proposed modifications to this historic parkway.
6. Recommend using only responsibly sourced native plants in landscaping, and that rules be put into place to prevent ongoing landscaping and maintenance from impacting the surrounding forest (e.g., prohibiting the storage or disposal of green waste on-site or into the forest, limiting use of fertilizers and pesticides, and invasive plant management).
7. Recommend that no anticoagulant rodenticide be used in the demolition and construction phases of this project, as well as post-construction ongoing operation and maintenance, to protect wildlife from secondary exposure (particularly raptors that feed on and control rodent populations).
8. Recommend developing a lighting plan to minimize light impacts to wildlife in the surrounding forest land.
9. Recommend that at least one indoor meeting space be included in the development plan to be used by community groups.

And finally, the Fells is a significant public recreational resource, a fragile and diverse ecosystem with a critical role in conservation, and host to multiple important regional water resources. It includes many unique and sensitive natural plant communities and is home to state-listed endangered species. It is a destination for walking, hiking, biking, dog walking, fishing, kayaking, and more, and provides enriching outdoor experience to thousands of visitors every month. It stores significant amounts of carbon, absorbs runoff from heavy rains, and supports critical pollinator species like butterflies and bees. The Friends of the Fells is committed to preserving the Fells in all of these roles through cooperation with partners and stakeholders.

Sincerely yours,

Jeffrey Adams

CC: Stoneham Board of Appeals, via Maria Sagarino

93 POND STREET STONEHAM, MA 02180 JEFFREYRADAMS@VERIZON.NET

Sagarino, Maria

From: Jennifer Silva <jenn.silva452@gmail.com>
Sent: Wednesday, May 1, 2024 1:56 PM
To: Sagarino, Maria
Cc: friends@fells.org
Subject: Support for Friends of Fells recommendations for Residences at Spot Pond development

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Hello Maria, could you please distribute this letter to the Board of Appeals?

Dear Board of Appeals,

I wanted to share that I fully support the recommendations made by the Friends of the Fells regarding the Residences at Spot Pond development. I think all new developments in Stoneham should follow guidelines to minimize impacts on wildlife and green space. As Stoneham develops its woodlands at an alarming rate, it is all the more important to conserve the few natural resources we have left, the most significant of which is the Middlesex Fells. They are an asset to the community and help ensure that Stoneham is a great place to live.

I am unable to attend the town meeting in May to express my support, but wanted to make sure my voice was heard here. Thanks,

Jenn Silva
8 Steele St
Stoneham, MA 02180
781-640-5587

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MAY - 1 2024

STONEHAM
BOARD OF APPEALS

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To: Stoneham Board of Appeals
Stoneham Town Hall
35 Central Street
Stoneham, MA 02180

MAY - 1 2024

STONEHAM
BOARD OF APPEALS

May 1, 2024

Subject: Residences at Spot Pond Housing Development

Dear Members of the Stoneham Board of Appeals,

I am writing to express my concerns regarding the proposed residences at Spot Pond, situated near the former Boston Regional Medical Center. Despite the commendable goal of increasing affordable housing, this development poses a significant risk to the Middlesex Fells Reservation's delicate ecosystem, as evidenced by recent biodiversity and park usage studies. An exhaustive ecological assessment is required before proceeding with the development.

It is important to note that evidence-based organizations vested in local urban ecology, such as Earthwise Aware, provide data-driven information to help communities understand their urban spaces and manage them better. Specifically, publicly accessible reports from Earthwise Aware — their [2023 Park Usage Report](#) (EwA Report, published February 19, 2024), [Vernal Pool and Threatened Species Report](#) (EwA Report, published December 26, 2023), and their recent publication '[The Reality of Urban Forests: Findings from year three of monitoring habitat fragmentation at the Middlesex Fells](#)' (EwA Report, published March 16, 2024) — highlight the vulnerability of the Fells. The urban forest, this specific location specifically, is already grappling with issues such as extreme habitat fragmentation, biological pollution, and invasive species, all of which will be exacerbated by further development and increased foot traffic.

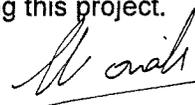
Key challenges faced by the Fells include:

- **Habitat Destruction:** Additional construction will attract more visitors, leading to further natural habitat loss and hindering native species' survival.
- **Invasive Species Proliferation:** Disturbed land from building activities provides fertile ground for invasive species to establish.
- **Bio-pollution:** Non-compliance with dog leash regulations leads to water contamination and widespread fecal littering along trails.
- **Unofficial Trails:** The proliferation of unauthorized trails has resulted in a network that far exceeds the official DCR trail system, causing more harm to the ecosystem, with extreme usage of the area since its recent development.
- **Vernal Pool Erosion:** The reservation's numerous vernal pools, vital for wetland species, are increasingly exposed due to diminishing protective vegetation.

The Fells is a crucial sanctuary for urban wildlife, hosting over 1,643 recorded species near the development site. This includes a diverse array of birds, amphibians, reptiles, mammals, insects, plants, and fungi, including threatened species. Adjacent to the development lies a Rare Species Core zone, which is essential for conserving at-risk species (definition [available](#) at the Massachusetts ArcGIS Hub).

I recommend that you take these points seriously when evaluating the suitability of this site for housing development. I urge you to conduct a thorough conservation assessment of the project, going beyond the superficial environmental evaluations that we've seen to date concerning this project.

– Sincerely, Claire O'Neill | President of Earthwise Aware



References

[1] Biodiversity-focused Sources

- **EwA Coarse Species List within 400 feet extending the margin of the proposed resident area:**
EwA Fells Research Grade Records [[here](#)] – 1289 species (Data extract: 20240316) = {88 avian, 7 amphibian, 5 reptilian, 10 mammalian, 712 insecta, 42 arachnea, 288 plants, 197 fungi species}, including 193 introduced species, and 12 threatened species.
- **EwA Coarse Species List in the popular area immediately off the proposed residence area:**
EwA Fells Research Grade Records [[here](#)] – 1643 species (Data extract: 20240316) = {98 avian, 7 amphibian, 6 reptilian, 15 mammalian, 851 insecta, 55 arachnea, 383 plants, 191 fungi species}, including 226 introduced species, and 14 threatened species.

EwA Sources:

- **EwA at the Fells Project** [<https://www.inaturalist.org/projects/ewa-at-the-fells>] // Coarse Species Lists
- **EwA Pheno Lite** [<https://www.aneccdata.org/projects/view/ewa-pheno-lite>] // EwA Climate studies - timing of flora developmental phases
- **EwA Buggy** [<https://www.aneccdata.org/projects/view/ewa-buggy>] // EwA Documentation of arthropod host plant associations (and dynamics)

[2] Fragmentation-focused Sources

- The Stoneham project area borders a **Rare Species Core** [[Hub Definition](#)]
- **EwA Interactive Map of the Fells Habitat** (open access)
[<https://www.arcgis.com/apps/webappviewer/index.html?id=eac30514ad6c4a8f83b152fdde20dcc8>]
- **EwA Fragmentation Report in the 400-ft margin of the project**
[https://drive.google.com/file/d/1xpmgls2Xu0NliJZb_vIEBLZMP8405eOU/view?usp=drive_link]
- **EwA Fragmentation report of the popular area off the residence/development area**
[https://drive.google.com/file/d/1jx_S5r-Yo1owgKQxEUT_dcoVa-WPdHC/view?usp=drive_link]

EwA Sources:

- **2023 EwA Fells Park Usage Report** [[here](#)] - Comprehensive statistical summary of the Park usage survey provides invaluable insights into the dynamic utilization patterns of Middlesex Fells
- **EwA Habitat Fragmentation StoryMap** [[here](#)] – Roadmap, guiding our efforts towards a more sustainable future for the Fells.
- **2023 EwA Vernal Pool and Threatened Species Report** [[here](#)]
- **The Reality of Urban Forest** [[here](#)] (2024) – Findings from year three of monitoring habitat fragmentation at the Middlesex Fells.
- **EwA Trail Report Project** [<https://www.aneccdata.org/projects/view/ewa-trail-report>]
- **EwA Invasive Flora Patrol** [<https://www.aneccdata.org/projects/view/ewa-invasive-monitoring>]



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MAY 16 2024

STONEHAM
BOARD OF APPEALS

May 8, 2024

Board of Appeals
Town of Stoneham
35 Central Street
Stoneham, MA 02180

Re: Comprehensive Permit Application – The Residences at Spot Pond, 5 Woodland Road - Map 27, Parcel 3, Parcel 3CM, and Parcel 6

Dear Chair Shulman and Board Members,

The Mystic River Watershed Association (MyRWA) would like to voice its support for the permit conditions for The Residences at Spot Pond proposed by Friends of the Fells in their letter of April 30, 2024.

The Mystic River Watershed Association is a 501(c)(3) nonprofit organization founded in 1972. The organization's mission is to protect and restore clean water and related natural resources in the watershed's twenty-two communities and to promote responsible stewardship of our natural resources through educational initiatives. MyRWA accomplishes its mission by forging links with citizens' groups, universities, businesses and government agencies. These alliances enable MyRWA to accomplish work throughout the watershed, documenting current conditions and advocating for resource management and protection. This collaborative approach creates a strong watershed voice and attracts much-needed public and private resources to the Mystic.

The Middlesex Fells has been an important natural resource to the area since it was explored in 1632. It was used for farming, timber, and industrial activity in the past. Since its establishment as one of the nation's first state parks over 100 years ago, it has served as a valuable natural resource and park for generations of people seeking recreation in nature. In addition, it is an important part of our regional climate resilience providing carbon storage, flood storage, radiational cooling, and wildlife habitat.

The Friends of the Fells is an important steward of this valuable resource that benefits people, wildlife and the environment. Their proposed permit conditions for the Comprehensive Permit are practical, low cost, and focused on the enhancing the environment and use of the Reservation. The conditions they call out include:

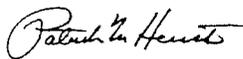
- Establish a formal Fells trailhead and provide an ADA compliant parking area for trailhead parking.

- Improve safety and access for pedestrians and cyclists on Woodland Road.
- Prohibit use of second-generation anticoagulant rodenticides during demolition, constructions, and post-construction ongoing operation and maintenance.
- Native plantings based on Friends of the Fells recommendations.
- Financial support for sustainable use of the Middlesex Fells Reservation by donation to the Middlesex Fells Reservation Fund.

These permit conditions will benefit the Applicant by enhancing the amenities adjacent or near the project. We commend the Friends of the Fells for proposing these thoughtful permit conditions and urge you to include them in the Comprehensive permit.

If you have any questions or require additional information, please contact MyRWA at (781) 316-3438 or by emailing patrick@mysticriver.org

Sincerely,



Patrick Herron, Executive Director
Mystic River Watershed Association

CC:

Friends of the Middlesex Fells Reservation
235 West Foster Street
Melrose, MA 02176
Friends@Fells.org