

Diane Trovato
11 Executive Dr. Unit 111
Stoneham, MA 02180

Stoneham Board of Appeal
c/o Maria Sagarino,
Town Clerk Town Hall,
35 Central Street Stoneham, MA 02180

Re: Residences at Spot Pond, 5 Woodland Rd

Dear Stoneham Board of Appeal:

After sitting thru many meetings about this proposed development I still have concerns with the parking, the size of the development and the unresolved concerns that were addressed by the independent reviewers. I am not sure if all the unresolved issues will be concerns that should be addressed prior to approval, meaning, the reviewers stated that they answered but still did not address what was suggested by the reviewer the town asked to represent us.

In regard the Architectural reviewer final comments that were not fully addressed in person by the reviewer with the general public. Davis Square states that the site is well suited however THERE REMAINS SEVERAL CONCERNS and the board can address in conditions. Please do not disregard this reviewers final comments and re-read the areas of concerned

Davis Square states:

- The “future playground area” should be in the base scoped the development and functional on day one.
- Parking areas have insufficient tree planting for additional screening. (My concern: the parking facing Sterling Hill needs more attractive building screening material)
- There is a major concern about the material being used on the exterior that will require regular maintenance and suggests prior to approval a condition be set that every 15 years repainting cycle be included in their operational budget. (Was an operational budget submitted and reviewed?)
- Proper rooftop screening has not been addressed nor has the emergency back-up power/generators location been addressed. It was asked in the first review and noted in the final review.

While the traffic engineer statistically shows there will be minimum traffic impact, I am not convinced, especially trying to cross from one side of Woodland Ave onto Executive Drive during high traffic times. This will be my reality soon.

Since this is a 40B development, the 3 bedrooms are ideally meant for people with children. They will be young, requiring a play area, not a future play area currently in the plans. If occupied by older children,

they most likely be driving, requiring a car since there is no busses going into the town center. Now assume a 3 car household. More parking required.

The drawing state there are (90) EV spots and per a note on the drawing say MAY OR MAY NOT BE RESTRICTED TO EV USE ONLY. This means other people with EV cars in the surrounding area could be taking a spot while not living at this development to charge their vehicles.

(59) Non-exclusive parking spots are currently being used by the Life Care Center, Sterling Hill, Friends of the Fells, and others. These spots, which are not on the enclosed within the main site are being deemed in the total count which is a problem since we already know others are using them.

Even at Sterling Hill, the 1.7 spots per unit proposes parking issues with everyone owning more than 1 car, overnight guest, children moving home, and guests.

Bikers and motor cycle owners, which are mostly used 8 months of the year will have a car for the winter months.

In closing, I feel, the project is too big and not enough land. In my opinion, it needs to be scaled down. I'm not opposed to it, just not this big. There are too many concerns now and many more issues that it will produce. Many people who live in the area are telling you their concerns. Most are taxpayers to the town.

I am not opposed to 40B and Stoneham needs to make their state quota but I feel there are other projects in process, and more after this one to get the 40B requirements met. It would be a disservice to impose so many in one place, with a small area (footprint) that might not be able to handle it.

Please, do the right thing. Please look at how all the reviewers' comments were answered. There are "recommendations" by the reviewed and findings not fully resolved. Please set "conditions" that will help this project and the people that are most affected - the ones who live here, visit here and in surrounding neighborhoods. Represent me and the town with a full commitment to do the job thoroughly.

Godspeed,
Diane Trovato