

Robert & Tara Lawler
53 Walsh Avenue
Stoneham, MA 02180

November 17, 2013

Members of the Selectmen
35 Central Street
Stoneham, MA 02180

Subject: The Commons at Weiss Farm; Mass Housing Project #SA-13-006

Dear Members of the Board,

As residents of Stoneham, we are very concerned about the application for Site Approval submitted by Weiss Farm, LLC currently under review at Mass Housing. The proposed construction of 264 apartments and 456 parking spaces at the proposed location at 170 Franklin Street is inappropriate. We urge members of the Board to ask Mass Housing to reject the application.

The plans for these apartment buildings do not conform with Stoneham's current zoning laws or to surrounding residential neighborhoods. Required lot area per dwelling unit is 10,000 square feet but plans are for only 4,236 square feet per dwelling unit. The required building height limit is 30 feet but the plans are for 66 foot buildings, more than double the allowable height. The permitted use of the land is for single family homes but plans are for an apartment building. Required parking space is for 2.1 cars per dwelling unit but the plans are for 1.7 cars per dwelling unit. Maximum numbers of signs allowed are one but plans are for six monument signs and five directional. Maximum sizes of signs are one square foot but plans are for 650 square foot signs. It is clear that the developer has no intention of conforming to Town zoning laws or doing construction that is in keeping with surrounding residential neighborhoods.

There are SO many issues with building an apartment complex of this magnitude on Franklin Street in a residential neighborhood. The first is TRAFFIC. Franklin Street is already a congested street, especially during peak travel times. Adding an additional 500+ cars to the neighborhood makes no sense. My second concern is SAFETY. One of our children attends Teachable Moments a daycare adjacent to Weiss Farm. There are five classrooms ranging from 3 months of age to 5 years old servicing over 50 children. In the past 3 years there have been several car accidents adjacent to the school and Weiss farm due to the high traffic volume and the difficulty of pulling on to this busy street. Construction of 264 units will only make Franklin Street more dangerous.

I am also especially concerned with the environmental impact of the proposed development and its impact on soil erosion and the local water table. The Commons of Weiss Farm development will not only cause on site soil erosion but off site soil erosion. The rates of erosion do not have to be high for significant quantities of the agricultural pollutants of Weiss Farm to be transported off site.

My third concern is again SAFETY but in regard to our police, fire, and EMT. With the potential of over 500 additional residents will John M. Corcoran and Company be adding their own emergency services or further straining our already small departments? How will our town be financially able to properly secure and protect its own?

Thank you for your support in this matter. We look forward to your presentation to Mass Housing that will include this and other information in support of the people of Stoneham who believes that this apartment project at its proposed location is inappropriate for our town.

Sincerely,



CC:

Attn. Gregory Watson, Massachusetts Housing, One Beacon St., Boston, MA 02108
Attn. Katherine Lacy, AICP, Massachusetts Housing, One Beacon St., Boston, MA 02108