



# CITY OF MELROSE

## OFFICE OF THE MAYOR

City Hall, 562 Main Street  
Melrose, Massachusetts 02176  
Telephone - (781) 979-4440  
Fax - (781) 662-2182

ROBERT J. DOLAN  
*Mayor*

November 12, 2013

### VIA HAND DELIVERY

Robert Sweeney, Chairman  
Stoneham Board of Selectmen  
35 Central Street  
Stoneham, MA 02180

**Re: The Commons at Weiss Farm/170 Franklin Street  
(Site Plan Approval/Project Eligibility)**

Dear Chairman Sweeney:

This correspondence is intended to outline the concerns of the City of Melrose in connection with a proposal recently submitted to MassHousing for site plan approval/project eligibility for The Commons at Weiss Farm – a 264 unit 40B development on the former Weiss Farm property.

As Mayor, I have consistently advocated for responsible economic development projects that grow our local economies while having minimal impacts on our communities. This project poses a number of concerns, which are not addressed in the application to MassHousing, that could impact the quality of life for Melrose residents including but not limited to the following:

- Drainage impacts associated with the project given that any flow will come downstream to Melrose. I note here that the application filed with MassHousing does not contain any analysis of existing conditions or proposed remediation measures;
- Increased traffic along the Franklin Street corridor and surrounding Melrose roadways resulting from the project. Again, I note here that the application filed with Mass Housing does not contain any analysis of the traffic impact associated with this large scale housing development on a congested roadway that is experiencing significant development pressure and has limited transit options; and
- Potential negative impacts on an already strained MWRA infrastructure.

I have serious concerns about the size and scale of this 40B proposal in light of the limited information presented in the filing to MassHousing. This project should undergo a rigorous review by the Town of Stoneham with consideration of concerns raised by abutting communities who will experience negative impacts from this project if it is not appropriately scaled and the infrastructure and traffic impacts properly mitigated. I respectfully request that Melrose be kept informed of the process and provided with opportunities to comment in the future as the process unfolds.

Thank you in advance for your cooperation.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Robert J. Dolan', written in a cursive style.

Robert J. Dolan  
Mayor

Cc: David Ragucci, Stoneham Town Administrator  
Robert Van Campen, City Solicitor  
Denise Gaffey, Director of Planning & Community Development  
John V. Scenna, Director of Public Works