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Stoneham, MA 02180

Nov. 20, 2013

Stoneham Board of Selectman
35 Central Street
Stoneham, Ma 02180

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

Dear Members of the Board:

As a resident of Stoneham, I am very concerned about the application for Site Approval submitted by Weiss Farm, LLC currently under review at MassHousing and I urge you to ask MassHousing to reject this application. The proposed construction of 264 apartments and 456 parking spaces at the proposed location at 170 Franklin Street is inappropriate for this area.

The problems include the safety of school children on the very busy Franklin, disregard for local zoning laws, construction not in keeping with surrounding residential neighborhoods, **potential destruction of wetlands, possible health issues, potential water drainage and sewage.**

Busy Franklin Street and Endangerment of Children

This will bring hundreds of additional automobiles entering and exiting Franklin Street on a daily basis creating a huge safety issue especially for the high number of school children in the Franklin Street area.

On Franklin Street within ½ mile of Weiss farm are two child care centers, a high school, Dunkin Donuts, and an 86 unit assisted living complex (still under construction). Franklin Street is not a highway and cannot handle the approximately 500 more cars expected from this proposed project. Given the high concentration of schools in the already busy Franklin Street area, this additional traffic would create a serious safety issue for children.

Disregard for Local Zoning Law

The developer's plans for 3 large 5 story apartment buildings does not conform with local zoning laws or with surrounding residential neighborhoods. The zoning laws require lot area per dwelling unit be 10,000 square feet but these plans are for only 4,236 square feet per dwelling unit. The zoning law for building height is limited to 30 feet but these 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 3 apartment buildings. Required

parking space is for 2.1 cars per dwelling unit but plans are for 1.7 cars per dwelling unit. The Maximum number of signs allowed is one but plans are for six monument signs and five directional. Maximum size allowed for signs is one square foot but these plans are for 650 square foot signs.

It is clear that the developer has no intention or desire to conform to the town zoning laws.

Potential Health Hazards & Encroachment on Wetlands

Much of Weiss Farm is wetlands and wetlands need to be protected. The massive size of the proposed development will likely add to displacement of water causing continuous flooding problems for homes in nearby neighborhoods from constant runoff. Homes in adjacent areas have received water in their basements in the past and now it can only get worse and even create health hazards from contaminated water.

Can the existing Town sewage disposal system handle this Project? Who would pay for the necessary modifications to get a failed sewage disposal system to function properly? Will this cause more flooding in the surrounding homes in Stoneham and Melrose? Please consider this massive burden on Stoneham's water and sewage system and the impact to the wetlands.

This apartment project is just inappropriate and wrong for this location in Stoneham. Please take time to review these issues and request that MassHousing reject the developer's application for this project on Weiss.

Sincerely,



Marie Meibaum