

**Stoneham Board of Selectmen – Minutes of Meeting November 12, 2013**

Vice Chairman Thomas Boussy called the meeting to order at 7:10 p.m. Also present were Selectman DePinto, Selectwoman Ann Marie O'Neill, Selectman Vallarelli, Town Administrator David Ragucci and Town Counsel William H. Solomon. Chairman Sweeney was unable to attend.

**Pledge of Allegiance**

**Public Meeting/Proposal to MassHousing (Commonwealth of Mass) for "Site Plan Approval/Project Eligibility" for "The Commons at Weiss Farm/170 Franklin Street, Stoneham"**

Vice Chairman Boussy read the public notice. The Stoneham Board of Selectmen will hold a Public Meeting on Tuesday, November 12, 2013, at 7:00 p.m., in the Town Hall Auditorium, 35 Central Street, Stoneham, for a presentation to the Board of Selectmen by John M. Corcoran and Company regarding a Proposal to MassHousing (Commonwealth of Mass) for "Site Plan Approval/Project Eligibility" for "The Commons at Weiss Farm/170 Franklin Street, Stoneham". Vice Chairman Boussy explains the purpose of the meeting and the planned agenda for the night. Attorney Jon Witten spoke to explain that the application was submitted to MassHousing and not the Town of Stoneham and he explained this process. He also stated the Board of Selectmen can comment on the applicant's application to MassHousing. Attorney Steven Cicatelli was present representing John M. Corcoran and Company. He states that what is being proposed is a 264 unit rental apartment development that is to be known as "The Common at Weiss Farm". Attorney Cicatelli states that they are in the preliminary stages and have a filed a project eligibility application with MassHousing. Attorney Cicatelli introduces Peter Mahoney from John M. Corcoran and Company, Jim White the Civil Engineer on the project and the 40B consultants. He states that tonight will be an overall presentation. Peter Mahoney the Senior Project Director makes a 5 minute video presentation on the company history and other John M. Corcoran and Company projects followed by a 10-15 minute power point presentation that highlights the project and what was contained in the project eligibility application. Ipswich Town Planner Glenn Gibbs gives his insights regarding the Board of Selectmen review at this stage and comments to MassHousing. Vice Chairman Boussy opens discussion up to the Board of Selectmen. Selectman Vallarelli states that they were told there would be no three bedroom units. Peter White responds saying this changed in their planning level and state level. Selectwoman O'Neill asks Peter if he thinks that length of the building is appropriate for the site. Peter states yes. Selectwoman O'Neill asks how long the buildings are. Mr. White did not know the answer to this question stating the architect could not be at tonight's meeting. Vice Chairman Boussy asks Peter White why they did not come to Stoneham first to get our input. Attorney Cicatelli states that he contacted every Chairman on the Boards the town to announce this project before any planning. Attorney Cicatelli states they have been very open to meeting and having a discussion but they have not had the opportunity to do so in an open forum. Vice Chairman Boussy states he feel that they should have come to us to discuss what would be best for Stoneham before submitting the application to MassHousing that is what he feels would be they being a good neighbor. Selectwoman O'Neill states that she is overcome by the size of Lynnfield Commons which is fewer units and on Rt 1 than what is proposed for Stoneham which is located in a residential area and a two way street which is already burdened with traffic. Selectwoman O'Neill asks have they thought about how they are going to mitigate issues like flooding, low water pressure, traffic and safety of our children. Selectwoman O'Neill also states that last year we were looking to put the Middle School at the High School during the construction phase of the new Middle School and could not because we couldn't support for our own children because of the additional traffic. Peter Mahoney states this will all be looked at as we go forward to the Zoning Board of Appeals. Mr. Mahoney states that they are at the stage to find out if the site is approved for housing. Vice Chairman Boussy asks about the lack of green space. Mr. Mahoney states they are not at the landscape plan stage. Selectman DePinto reiterates how this area was not safe for our school to go there but you are stating this project is. Town Administrator Ragucci states the chain of events that took place with this project thus far. Selectman DePinto asks if the jobs that were mentioned that would be available from the development of this project would they be Stoneham jobs. Mr. Mahoney states they will hold job fairs. Selectwoman O'Neill requests an open dialog on this project. Mr. Mahoney states he is in agreement. The 40B consultant clarifies that the State policy has within the past few weeks and it is mandated that all 40B projects have to have 10% three bedroom units. Vice Chairman Boussy requests that John M. Corcoran and Company withdraw their application and come back to the town and work a plan that is acceptable to all. Mayor Dolan from Melrose speaks his concerns regarding this project. He states that some of his concerns are the impact on the quality of life to Melrose and Stoneham residents, the drainage impacts, increase in traffic, MWRA infrastructure, water issue at Weiss Farm and the size and scale of this project. Vice Chairman opens to public comments at 8:10 p.m. Comments were made by Kevin Dolan 23 Crystal Drive (Member of Planning Board), Paula Sarno 6 Ellen Road, Rachael Warren 111 Franklin Street, James Sullivan, George Georgouzantas Fieldstone Drive, Joan Lemire 12 Fairview Road, Bob DASHO 8 Gerard Road, Marcia Wengen 56 Washington Street, John Eaton 18 Citation Avenue, Bill Previdi 11 Elmhurst Road (Member of Finance and Advisory Board), Mary Pecoraro 5 Walsh Avenue, Julie Driscoll 23 Walsh Avenue, Sue Fiore Dinanno Road, Cindy Hemenway 14 Fells Road, Marylou Bracciotti 26 Broadway, Dan McAuley 21 Rowe Hill Road.

Vice Chairman Boussy closes public meeting at 8:50 p.m. Vice Chairman Boussy would like to give Mr. Mahoney or Attorney Cicatelli the opportunity to respond or comment. Mr. Mahoney would like to thank the Board of Selectmen for this opportunity and state he is not prepared to answer anything formally but he will take it back while working on this project and is looking forward to a fruitful relationship with the town. Vice Chairman Boussy asks again if they are willing to withdraw their application to MassHousing. Mr. Mahoney states no they are not willing to withdraw but are willing to work with the town. Town Counsel William Solomon gives his input on the project.

Selectman DePinto moved for the meeting to adjourn, seconded by Selectman Vallarelli and **unanimously voted (4-0)**.

**Meeting adjourned at 8:55 p.m.**

Respectfully submitted,  
*Erin Sinclair*