

Join Us and Say NO to Forest Ridge Residences!

July, 2016

Dear Neighbor,

This letter is to inform you of a proposed five story, 296-unit apartment building on Forest Circle, which would have **significant negative impacts to our neighborhood**. Because this is a Chapter 40B project which allows the developer to bypass our local zoning laws, we need residents of both Winchester and Stoneham to join our efforts in opposition of this project. **Please see the back side of this page to learn more about how to join our efforts.**

There is a long history of building proposals in this area that date back nearly 25 years. Past applications have been denied by the Town of Winchester because of issues including drainage, safety, ingress and traffic. A map of the latest proposal is below for your review. Additional information can be found on the Town of Winchester's website: www.winchester.us/423/Forest-Ridge-Residences

So many of us have been fighting the existing drainage and flooding, and the increase in traffic along Highland Ave., Forest Street and Park Street for years. If this project is allowed to move forward by the Town of Winchester and MA Housing, it will make these issues worse for the entire neighborhood.

Please join us at a public informational session that is scheduled for **Wednesday, July 27 at 7PM at the McCall Middle School** and submit your letters of concern to the individuals identified on the back of this letter **on or before August 20, 2016**. The Board of Selectmen will make their recommendation to Mass Housing on August 27th. Mass Housing will then determine if the project should go forward.

Should you have any questions, please contact us at noforestridge@gmail.com

Ellen White, Juli Riemenschneider, Keith Mullan, Rachel Roll, & Denis A. Collet



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How to Help:

1) Attend the public informational session that is scheduled for **Wednesday, July 27 at 7PM at the McCall Middle School**. Neighbors are welcome and encouraged to speak and submit letters.

2) Send a letter or an email and/or call the Winchester Board of Selectmen to voice your concerns. **Because of upcoming deadlines, all letters and emails should be sent before August 20, 2016.**

- Lance Grenzeback, Chairman: lgrenzeback@comcast.net
- Steve Powers: powers.s@comcast.net
- Michael Bettencourt: mbettencourt@winchester.us
- Jim Whitehead: jwhitehead@winchester.us
- David Errico: d.errico@comcast.net

Written correspondence should also be copied to the Town Manager, Richard Howard: townmanager@winchester.us

3) Send a letter or an email and/or call the Winchester Planning Board:

- Diab Jerius: djerius@gmail.com
- Elizabeth M. Cregger: ecregger1@aol.com
- Maureen I. Meister: meister.maureen@gmail.com
- Charles N. Tseckares: tseckares@cbtarchitects.com
- Jacqueline A. Welch: jwelch27@outlook.com

Written correspondence should also be copied to the Town Manager, Richard Howard: townmanager@winchester.us and the Town Planner, Brain Szekely: bszekeley@winchester.us

4) If after receiving the Board of Selectman's recommendation, Mass Housing decides that the proposal should go forward, the Winchester Zoning Board of Appeals will review the project. If this happens, correspondence should be sent to ZBA members, Lawrence Beals, Joan Langsam, Ricard Sampson, Dorothy Simboli, Jonathan Gyory and Kevin Sarney through their administrator Janine Viarella: jviarella@winchester.us

Our Major Concerns:

- **Traffic:**

At rush hour, traffic currently backs up from the intersection of RT 28 and Marble Street in Stoneham to Highland Ave. This development will add a significant amount of traffic and will further clog intersections leading to Rt 93.

- **Safety - Existing Roads:**

The intersections of Forest Street with Forest Circle, Bellevue Ave., Grant Road, Laurel Hill Lane and Keenan Drive have limited site distances. Adding significant traffic will make these turns more difficult and increase the likelihood of accidents.

- **Safety - Proposed Roads:**

The safety access to the proposed development is Forest Circle. The existing width and proposed turning radius will make fire truck access very difficult.

The development includes an emergency access road that is at a grade of 10%. This road drops 55 feet in elevation ending at Forest Circle. Snow or rain could make this steep road slippery for emergency vehicles. This road would also funnel storm water toward the neighborhood.

- **Drainage and Flooding:**

Many properties in this area currently have drainage issues that require sump pumps. The development proposes a large proportion of building and pavement, this would increase the rate and amount of run off. Surface bedrock and the topography limit the project's ability to control water from storms.

- **Blasting:**

The site is a combination of wetlands and bedrock outcrop. The current topography drops 75 feet from the high point to Forest Circle. This proposal will require that an immense amount of bedrock to be blasted and removed. The wetland is above the area of blasting. If blasting causes fissures in the rock the wetland could drain toward residences.