



TOWN OF  
STONEHAM  
MASSACHUSETTS

PLANNING BOARD  
781-279-2695

STONEHAM PLANNING BOARD AGENDA

(in accordance with provision of M.G.L. c.30A, §§ 18-25)

Wednesday, October 9, 2019

Hearing Room

7:00 P.M.

Schedule Next Meeting (s)

Approve September 4, 2019 minutes

380 Main St

Discussion Only; proposed building banners

PUBLIC HEARINGS:

Zoning Map Change - Rockville Park

*Represented by Charles Houghton\*

Article

To see if the Town will vote to amend the Stoneham Town Code, Chapter 15, Zoning Bylaw by amending the Zoning Map of the Town of Stoneham to add to the Residence B District the following described property off of Rockville Park:

A certain parcel of land situated in Stoneham, Middlesex County, Commonwealth of Massachusetts bounded and de follows:

Beginning at a point, said point being thirty and eighty hundredths feet (30.80') from the Northeasterly corner of Ian Holahan Walker, thence running

S 69°- 33'-57"E by the southerly sideline of Rockville Park a distance of Forty-one and eighty-nine hundredths feet (41.89') to a Point, thence

Easterly And curving to the right along the arc of a curve having a radius of forty feet (40') and a length of one hundred four and fifty-five hundredths feet (104.55') to a point, thence

S 69° -33'-57"E a distance of fifty-nine and ninety hundredths feet (59.90') to a point, thence

N 21°- 32'-25"E a distance of eighteen and fifty hundredths feet (18.50') to a point, thence

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STONEHAM  
TOWN CLERK  
REGISTRARS

- S 78°- 40'-03"E a distance of one hundred one and seventeen hundredths feet (101.17') to a point, thence
- S 04°- 31'-33"W a distance of two hundred forty-four and eighty hundredths feet (244.80') to a point, thence
- N 83°-23'-55"W a distance of forty-three and six hundredths feet (43.06') to a point, thence
- N 67°-21'-29"W a distance of one hundred fifteen and forty-nine hundredths feet (115.49') to a point, thence
- N 26°-16'-49"E a distance of seventeen and ninety-one hundredths feet (17.91') to a point, thence
- S 73°-35'-13"W a distance of one hundred twenty-nine and thirty-one hundredths feet (129.31') to a point, thence
- N 50°-41'-47"W a distance of seventy-nine and nineteen hundredth feet (79.19') to a point, thence
- N 32°-03'-17"W a distance of sixty-five and fifty-eight hundredths feet (65.58') to a point, thence
- N 33°-31'-18"E a distance of one hundred eighty-five and eighty-two hundredths feet (185.82') to the point of beginning.

The above described parcel of land contains an area of 75,592 S.F. and is more particularly shown as area to be rezoned plan entitled "Plan of Land for rezoning purposes, Rockville Park, Stoneham, MA" scale 1" = 30' prepared by Edward P.L.S. dated February 25, 2019.

Charles F. Houghton and others

August S. Niewenhous, Chairman  
 STONEHAM PLANNING BOARD  
 Run weeks September 25, and October 2 2019

**Zoning Map Change - 10 Orchard Street, 5 Glendale Road, and Summit Road**

*Represented by Charles Houghton*

You are hereby notified that the Stoneham Planning Board will hold a public hearing on **WEDNESDAY, October 9, 2019**, in the Hearing Room, Town Hall, 35 Central Street, Stoneham, MA at 7:30 P.M. to hear all persons interested in an Article to amend the Stoneham Town Code, Chapter 15, Zoning Bylaw contained in the Warrant for the Annual Town Meeting to be held on May 6, 2019 as follows:

Article

To see if the Town will vote to amend the Stoneham Town Code, Chapter 15, Zoning Bylaw by amending the Zoning Map of the Town of Stoneham to add to the Residence B District the following described properties at 10 Orchard Street, 5 Glendale Road and Summit Road:

## 10 ORCHARD STREET

That certain parcel of land, with all the buildings and improvements thereon, situated on the northerly side of Orchard Street in the Town of Stoneham, in the county of Middlesex, Commonwealth of Massachusetts shown as "10 Orchard Street, Map 19, Parcel 70" on a plan entitled 'Plan of Land, 10 Orchard Street, 5 Glendale Road & Summit Road, Stoneham, Massachusetts, Prepared for: Larkin Real Estate Group, Inc; February 12, 2019; Scale: 1 inch equals 40 feet'; by A.S. Elliott & Associates, Inc., Professional Land Surveyors; P.O. Box 85, Hopedale, MA 01747, bounded and described as follows:

Beginning at a point on the northerly line of said Orchard Street, said point being at the intersection of the northerly line of said Orchard Street and the easterly line of Park Street;

Thence: N 21°25'05" W running a distance of two hundred twenty-two and forty-eight hundredths (222.48') feet, the last line following the easterly line of said Park Street;

Thence: N 46°25'28" E running a distance of nine and ninety-three hundredths (9.93') feet;

Thence: S 53°37'47" E running a distance of seventy-two and twenty-two hundredths (72.22') feet to an iron rod, the last two lines bounding on land owned now or formerly by Guilene M. Jeanty;

Thence: S 53° 40'17" E running a distance of ninety (90.00') feet;

Thence: S 66°58'20" E running a distance of one hundred (100.00') feet to a point on the westerly line of Glendale Road, the last two lines bounding on land owned now or formerly by Inge Hunzelman;

Thence: S 23°02'59' W running a distance of one hundred fifty (150.00') feet to a point on the northerly line of said Orchard Street, the last line following the westerly line of said Glendale Road;

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Thence: N 55°52'20" W running a distance of one hundred one and ninety-one hundredths (101.91') feet;

Thence: N 68°49'55" W running a distance of five and ninety-five hundredths (5.95') feet to the point and place of beginning, the last two lines following the northerly line of said Orchard Street.

Said parcel contains approximately 25,847 square feet or 0.69 acres.

## 5 GLENDALE ROAD

That certain parcel of land, with all the buildings and improvements thereon, situated on the westerly side of Glendale Road in the Town of Stoneham, in the county of Middlesex, Commonwealth of Massachusetts shown as "5 Glendale Road, Map 19, Parcel 71C" on a plan entitled 'Plan of Land, 10 Orchard Street, 5 Glendale Road & Summit Road, Stoneham, Massachusetts, Prepared for: Larkin Real Estate Group, Inc; February 12, 2019; Scale: 1 inch equals 40 feet'; by A.S. Elliott & Associates, Inc., Professional Land Surveyors; P.O. Box 85, Hopedale, MA 01747', bounded and described as follows:

Beginning at a point in the westerly line of said Glendale Road, said point being at the intersection of the westerly line of said Glendale Road and the southerly line of Summit Road;

Thence: S 23°02'59" W running a distance of one hundred forty (140.00') feet, the last line following the westerly line of said Glendale Road;

Thence: N 66°58'20" W running a distance of one hundred (100.00') feet;

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Thence: N 53°40'17" W running a distance of ninety (90.00') feet, the last two lines bounding on "Map 19, Parcel 70" as shown on said plan;

Thence: N 37°52'20" E running a distance of one hundred sixty-two and eight hundredths (162.08') feet to a point on the southerly line of said Summit Road, the last line bounding on land owned now or formerly by Guilene M. Jeanty, and land owned now or formerly by Treacy Builders, Inc.;

Thence: S 52°37'25" E running a distance of one hundred fifty and eighty-two hundredths (150.82') feet to the point and place of beginning, the last line following the southerly line of said Summit Road.

Said parcel contains approximately 26,389 square feet or 0.61 acres.

### **SUMMIT ROAD**

That certain parcel of land, with all the buildings and improvements thereon, situated on the southerly side of Summit Road in the Town of Stoneham, in the county of Middlesex, Commonwealth of Massachusetts shown as "Summit Road, Map 19, Parcel 65" on that plan entitled 'Plan of Land, 10 Orchard Street, 5 Glendale Road & Summit Road, Stoneham, Massachusetts, Prepared for: Larkin Real Estate Group, Inc; February 12, 2019; Scale: 1 inch equals 40 feet'; by A.S. Elliott & Associates, Inc., Professional Land Surveyors; P.O. Box 85, Hopedale, MA 01747', bounded and described as follows:

Beginning at a point in the southerly line of said Summit Road, said point being at the end of said Summit Road;

Thence: S 52°37'25" E running a distance of forty-seven and sixty hundredths (47.60') feet, the last line following the southerly line of said Summit Road;

Thence: S 37°52'20" W running a distance of one hundred ten and eight hundredths (110.08') feet, the last line bounding on land owned now or formerly by Inge Hunzelman;

Thence: N 33°07'14" W running a distance of one hundred twenty-five and one hundredth (125.01') feet, the last line bounding on land owned now or formerly by Guilene M. Jeanty;

Thence: N 51°53'00" E running a distance of seventy and fifty-nine hundredths (70.59') feet;

Thence: S 52°37'25" E running a distance of fifty-three and fifty-one hundredths (53.51') feet to the point and place of beginning, the last two lines bounding land owned now or formerly by Mosley Park Condominium Association.

Said parcel contains approximately 9,960 square feet or 0.23 acres.

Charles F. Houghton and others

August S. Niewenhous, Chairman  
STONEHAM PLANNING BOARD

Run weeks September 25 and October 2, 2019

**Rear Hillside Ave**

*Represented by James Juliano*

AN application has been submitted by Gold Star Homes, LLC for an approval of a subdivision pursuant to Stoneham Town Code, Chapter 17 to construct a single family home and make improvements to the roadway located at Rear Hillside Avenue, Stoneham, MA. A plan by Eastern Land Survey entitled "MODIFIED DEFINITIVE SUBDIVISION PLAN TO A WAY IN EXISTENCE PRIOR TO THE ADOPTION OF SUBDIVISION CONTROL LOCATED IN STONEHAM, MASS. REAR HILLSIDE AVE. dated March 1, 2018 and revised December 20, 2018 and further revised January 15, 2019.