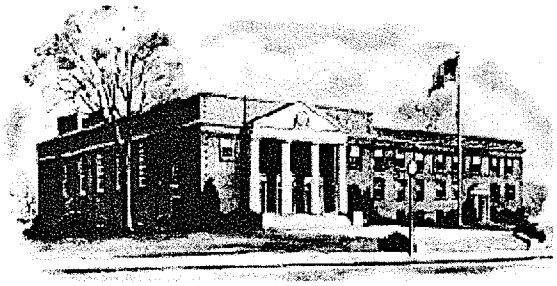

TOWN OF
STONEHAM
MASSACHUSETTS
Town Hall
35 Central Street
Stoneham, Massachusetts 02180
BOARD OF APPEAL
781-279-2695

2014 SEP 22 P 3: 31
TOWN CLERK
REGISTRARS

STONEHAM BOARD OF APPEALS AGENDA

And NOTICE OF MEETING

(in accordance with provision of Chapter 626, Acts of 1958)

Thursday, September 25, 2014
7:00 PM
Hearing Room

7:00 P.M.

- **Other Business**

7:30 P.M.

PUBLIC HEARINGS

- **Reconsideration: 92 Montvale Ave**
  Ernest Agresti
  AMENDED Appeal vs Variance

  An application has been submitted by Ernest Agresti, Cummings Properties, on behalf of 92 Montvale Ave for an *appeal of the Building Inspector's denial* to erect an LED sign at 92 Montvale Ave, Stoneham, MA. Applicant requests a variance of the Town of Stoneham By-laws as follows: Section 6.7 Signs Commercial I District The proposed sign will feature LED technology and the ability to change messages, which are proposed to change at intervals of not less than once every 8 seconds. Each time the sign changes it falls under the category of a flashing sign. Flashing signs are prohibited from town. These signs also have the ability to have animation and scrolling messages which are also prohibited

- **Reconsideration: 489 Main Street**
  Represented by Charles Houghton, Esq.

  An application has been submitted by **Michael J. O'Sullivan** of 7 West Street, Wakefield, MA as Trustee of the Buckingham Realty Trust to convert the existing building at 489 Main Street, Stoneham, MA to a seven-unit residential building. Petitioner is requesting variances pursuant to Section 4.17.2.1 Residential/Business Overlay District - The maximum number of units allowed in this overlay district is five. The proposed is seven units. Section 5.2.1 (4) Business - The required setback from any street shall be 15 feet. The proposed addition is five feet from Benton Street. Applicant is also seeking a variance of Section 6.3.3 Off Street Parking Requirements - The required number of parking spaces for residential use is 2.1 per unit, therefore requiring 15 spaces. The proposed has only 13 spaces. Additionally, Section 6.3.4.2.(3) Off Street Parking Requirements - The required aisle width for two way traffic is 24 feet. The proposed aisle width is twenty (20 feet. Section 6.3.4.2 (2) Off

Street Parking Requirements - The parking spaces are required to meet the setback required in the district. The side setback in Business District is 10 feet. The proposed parking is setback approximately .8 foot from one side property line and 3 feet from the other side property line. Section 6.5.2.4 Landscape and Screening -There is a 4 foot required landscape strip where setbacks are required. There is not a 4 foot landscape strip at all of the required setback areas. Section 6.3.5.2 Lighting and Screening - The proposed does not provide proper screening for vehicle headlight glare. Parking Space Number 11 is in violation of Section 6.3.4.2(4) as it will require passing over another parking space and parking spaces 12 and 13 will require backing up into Benton Street in violation of Section 6.3.4.2(5) which requires that no vehicle shall be required to enter or leave by backing. Lastly the layout of the parking area does not allow sufficient space for the storage of plowed snow in violation of Section 6.3.4.2.(10)

- **45-47 Summer Street**
  6 Pershing Place
  Representede by Charles Houghton

  An application has been submitted by Francisco Fionda and Maria Centore, Trustees of the C & F Realty Trust, 45-47 Summer Street, Stoneham, MA and Maria Centore, Trustee of the ML Realty Trust, 6 Pershing Place, Stoneham, MA to divide the lots at 45-47 Summer Street and 6 Pershing Place into new Lot A-1 and new Lot B-1. Lot A-1, 45-47 Summer Street, Stoneham will contain 7,360 square feet. Lot A-1 has an existing dwelling which is a two-family house and therefore 20,000 square feet is required for Residence A in accordance with Section 5.2.1 and Lot A-1 will be in violation of this requirement. The required rear setback in Section 5.2.1 for Residence A. is 15 feet. The proposed new lot line will create a rear setback for the garage of 7.8 feet for Lot A-1 in violation of Section 5.2.1. Lot B-1 at 6 Pershing Place has an existing single family dwelling and Section 5.2.1 requires lot size of 10,000 square feet for a single family dwelling in Residence A. Lot B-1 will contain 6,510 square feet and will be in violation of the minimum Lot size requirement of Section 5.2.1 of 10,000 square feet.

- **7 Stonehill Drive**
  Represented by Prince Lobel Tye LLP

  Sirius XM Radio, 1500 Eckington PL NE, Washington, DC 20002, hereby petitions the Town of Stoneham Zoning Board of Appeals for a Special Permit pursuant to Section 6.2.3 of the Zoning Bylaw (and M.G.L. c. 40A § 6) to modify its existing wireless communication facility on the property located at 7 Stonehill Drive (Map 15, Lot 69). The proposed modification consists of installing one (1) dish antenna, replacing one (1) existing omni directional antenna with one (1) new panel antenna, installing one (1) new Sirius XM GPS Antenna, replacing one (1) BTS Cabinet with one (1) new BTS Cabinet and installing two (2) new concealed coaxial cables running from the GPS antenna and panel antenna to the new BTS Cabinet.