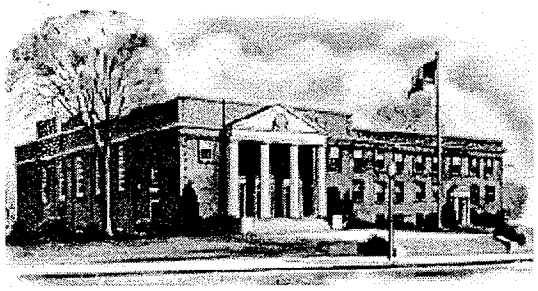

TOWN OF
STONEHAM
MASSACHUSETTS

PLANNING BOARD
781-279-2695

STONEHAM PLANNING BOARD AGENDA

NOTICE OF MEETING
JANUARY 7, 2015 at 7:30 PM
Hearing Room

2014 DEC 23 P 2:01
STONEHAM
TOWN CLERK
REGISTRARS

7:30 P.M.
ITEMS FOR DISCUSSION:

- Schedule next meeting

7:30 PM
PUBLIC HEARINGS:

- **<u>42 Pleasant Street</u>**
  Represented by Charles Houghton

An Article to amend the Stoneham Town Code, Chapter 15, Zoning Bylaw contained in the Warrant as Article 2 of the Special Town Meeting to be held Monday, January 12, 2015 has been submitted as follows:

Article 2.

1.) by amending the Zoning Map of the Town of Stoneham to add to the Residence B District the following described property at 42 Pleasant Street:Beginning at a point on the Northerly side of Pleasant Street being the Southwesterly lot corner of the subject property; thence

2.) N 24°41'00" E Thirty-three and 00/100 (33.00) feet; thence

N 61°44'00" W	Thirty and 64/100 (30.64) feet; thence
N 13°03'10" E	Three Hundred Forty and 42/100 (340.42) feet; thence
N 17°52'10" E	Sixteen and 00/100 (16.00) feet; thence
S 76°07'55" E	Eighty-three and 39/100 (83.39) feet; thence
S 86°53'47" E	Eighty-nine and 75/100 (89.75) feet; thence

by a curve with a radius of One thousand, One hundred Twenty-five and 23/100 (1,125.23) feet and an arc length of One hundred Twenty-one and 17/100 (121.17) feet; thence

S 12°53'45" W	Two Hundred Seventy-five and 09/100 (275.09) feet; thence
N 52°21'50" W	Fifty-three and 82/100 (53.82) feet; thence
S 37°38'10" W	Eighty-six and 18/100 (86.18) feet; thence
N 52°21'50"W	Ninety-four and 84/100 (94.84) feet along Pleasant Street to the Point of Beginning

The above described property contains 75,891 square feet of land, and
2.) by amending Section 4.3.3.1(h) to read as follows: Section 4.3.3.1(h) If there is more than one (1) such structure on a lot of record, there shall be at least sixty (60) feet between each structure except for town houses where there shall be at least forty-five (45) feet between each structure. The only exception may be that no more than three (3) buildings may each be interconnected by a covered walkway or breezeway for reasons of convenience and shelter from the elements, if such walkway, in the opinion of the Planning Board and the Board of Selectmen, shall not impair services to the buildings by emergency vehicles or equipment. Such buildings so interconnected shall be deemed as separate and individual buildings for the purposes of administering the Rules and Regulations Governing the Subdivision of Land for the Town of Stoneham. (5-1-95, Art. 11) and,
3.) and by amending Section 5.2.1 Table One - Dimensional Requirements as attached:

- **Gerald Road, Subdivision**
  Represented by Charles Houghton

  Continuation
  Martin H. Wantman of 20 Gerard Road, Stoneham, Massachusetts requests approval for a Definitive Subdivision pursuant to the Town of Stoneham By-laws and the Massachusetts Subdivision Control Laws for the property located at 20 Gerald Road, Stoneham,
  Massachusetts

- **489 Main Street**
  Represented by Charles Houghton

  A special permit has been requested by Michael J. O'Sullivan, Trustee, Buckingham Realty Trust of 7 West Street, Wakefield, MA 01880 to propose an addition to the existing building at 489 Main Street, Stoneham, MA 02180 to convert the building to a six-unit residential building in accordance with Town of Stoneham Zoning By-law 4.4.3.2.