

*Charles F. Houghton*

*Attorney - At - Law*

*271 Main Street - Suite 202, Stoneham, Massachusetts 02180*

*Telephone: (781) 438-7444 Fax: (781) 438-2078*

*Christopher J. Gordon*  
*Attorney*

*Mark E. Mulligan*  
*Attorney*

*Janet E. Ewell*  
*Attorney*

*Maria D'Alenio*  
*Paralegal*

September 5, 2014

Board of Selectmen  
Town of Stoneham  
35 Central Street  
Stoneham, MA 02180

**Re: Stoneham Democratic Town Committee**

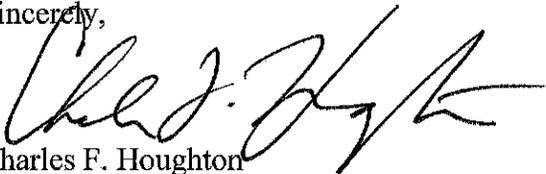
Dear Mr. Chairman and Members:

Following is a list of enrolled members of the above-referenced committee who desire appointment as election officers for a one-year term beginning September 1, 2014:

Warden	August S. Niewenhous
Deputy Warden	Maria Silvaggi
Inspector	Diana L. Cooper
Deputy Inspector	Shirley R. Murray

If you have any questions or require any additional information please do not hesitate to contact me.

Sincerely,

  
Charles F. Houghton

CFH:meh

Cc: Town Clerk

**TO: STONEHAM INDEPENDENT**

Please publish the following legal notice of a SITE PLAN HEARING on the following dates:

Wednesday, August 20, 2014

and

Wednesday, August 27, 2014

Bill should be sent to:

Attorney Charles F. Houghton  
271 Main Street, Suite 202  
Stoneham, MA 02180

**NOTICE OF HEARING**

The Stoneham Board of Selectmen will hold a public hearing in accordance with provisions of the Zoning By-Laws on Tuesday, September 9, 2014 at 8:00 pm. in the Hearing Room of the Town Hall on the petition of KMJSS Realty Trust d/b/a Montvale Plaza, to amend the site plan approval of Martin L. Murphy, Trustee of KMJSS Realty Trust d/b/a Montvale Plaza dated 05/18/04 to change off-site parking to StonehamBank's lower parking lot at 68 Montvale Avenue for 46 parking spaces from 6:00 p.m. to 1:00 a.m. On August 6, 2014 Montvale Plaza obtained a Special Permit from the Planning Board pursuant to Section 4.8.3.5 of the Zoning By-laws.

Plan may be seen in the office of the Building Inspector

**BOARD OF SELECTMEN**

**Dates to be published: 8/20/14 & 8/27/14**



# TOWN OF STONEHAM

## Project Review

### Review Report

Project: 54 Montvale Ave, Montvale Plaza

Representative(s): Charles Houghton

Status: Project Review

Project Review Team: John Fralick, Robert Grover, Joe Rolli, Joe Ponzio, Cheryl Noble

The information contained herein is subject to review and a final determination by the Board of Selectmen. The purpose of the Project Review is to provide the applicant with an opportunity to understand the regulatory mandates, and to further receive input from Town departments relative to the proposed project. At no time are non-regulatory conditions to be considered final and binding until such time that the Board of Selectmen has agreed to same and/or others when applicable.

Department	Issue(s) Raised	Applicant's Response
<b>DPW Engineering</b>	Public works has no comments or objections	Agreed
<b>Police Department</b>	After reviewing the permit application for the off site parking at the Stoneham Bank, the police dept has no suggested changes to the plan.	Agreed
<b>Board of Health</b>	Looks fine to me, make sure there are dust, noise and pest mitigation contingency plans for construction and make sure they apply for any dumpster permits via the BOH.	Agreed

<b>Fire Department</b>	FD has no issues	Agreed
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<b>Inspectional Services</b>	The building department has no objections to the proposed parking plan as long as none of the required spaces are being used during business hours	Agreed
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Please note this document has been provided to the each of the department heads and a copy has been transmitted to the applicant.

Respectfully submitted,

Cheryl Noble

## Sinclair, Erin

---

**From:** Grover, Robert  
**Sent:** Thursday, August 14, 2014 3:20 PM  
**To:** Noble, Cheryl  
**Subject:** RE: Amended Site Plan for Montvale Plaza Parking

Public works has no comments or objections.  
Bob Grover

---

**From:** Noble, Cheryl  
**Sent:** Thursday, August 14, 2014 3:03 PM  
**To:** Sinclair, Erin; Grover, Robert; Rolli, Joe; Fralick, John; Ponzio, Joseph  
**Subject:** Amended Site Plan for Montvale Plaza Parking

Please see attached amended site plan and get me your comments by next Thursday (8/21) if possible.

Thanks  
Cheryl

## Sinclair, Erin

---

**From:** Ponzo, Joseph  
**Sent:** Thursday, August 14, 2014 3:14 PM  
**To:** Noble, Cheryl  
**Subject:** Re: Amended Site Plan for Montvale Plaza Parking

Cheryl,

After reviewing the permit application for the off site parking at the Stoneham Bank, the police dept has no suggested changes to the plan.

Respectfully Submitted,

Joseph Ponzo  
Safety Officer  
Stoneham Police Dept

Sent from Joes i phone!!!

> On Aug 14, 2014, at 3:02 PM, "Noble, Cheryl" <cnoble@stoneham-ma.gov> wrote:  
>  
> Please see attached amended site plan and get me your comments by next Thursday (8/21) if possible.  
>  
> Thanks  
> Cheryl  
> <54 Montvale Ave - Cover letter and application - amended site plan - Murphy, Martin.pdf>  
> <68 & 80 Montvale Ave Site Plan 2014.pdf>

## Sinclair, Erin

---

**From:** Fralick, John  
**Sent:** Tuesday, August 19, 2014 1:44 PM  
**To:** Noble, Cheryl  
**Subject:** RE: Amended Site Plan for Montvale Plaza Parking

Hi Cheryl,

Looks fine to me, make sure there are dust, noise and pest mitigation contingency plans for construction and make sure they apply for any dumpster permits via the BOH.

Thanks!

-J

---

**From:** Noble, Cheryl  
**Sent:** Thursday, August 14, 2014 3:03 PM  
**To:** Sinclair, Erin; Grover, Robert; Rolli, Joe; Fralick, John; Ponzo, Joseph  
**Subject:** Amended Site Plan for Montvale Plaza Parking

Please see attached amended site plan and get me your comments by next Thursday (8/21) if possible.

Thanks  
Cheryl

## Sinclair, Erin

---

**From:** Rolli, Joe  
**Sent:** Monday, August 18, 2014 8:17 AM  
**To:** Noble, Cheryl  
**Subject:** RE: Amended Site Plan for Montvale Plaza Parking

FD has no issues .....Chief Rolli

---

**From:** Noble, Cheryl  
**Sent:** Thursday, August 14, 2014 3:03 PM  
**To:** Sinclair, Erin; Grover, Robert; Rolli, Joe; Fralick, John; Ponzio, Joseph  
**Subject:** Amended Site Plan for Montvale Plaza Parking

Please see attached amended site plan and get me your comments by next Thursday (8/21) if possible.

Thanks  
Cheryl

*Charles F. Houghton*

*Attorney - At - Law*

*271 Main Street - Suite 202, Stoneham, Massachusetts 02180*

*Telephone: (781) 438-7444 Fax: (781) 438-2078*

*Christopher J. Gordon*  
*Attorney*

*Mark E. Mulligan*  
*Attorney*

*Janet B. Elwell*  
*Attorney*

*Maria D'Alenio*  
*Paralegal*

August 13, 2014

Ms. Cheryl Noble, Building Inspector  
Stoneham Town Hall  
35 Central Street  
Stoneham, MA 02180

**RE: Site Plan, 54 Montvale Avenue, Stoneham, MA 02180**

Dear Ms. Noble:

Please be advised that I represent KMJSS Realty Trust d/b/a Montvale Plaza, regarding the proposed site plan for the property at 54 Montvale Avenue, Stoneham, MA 02180.

My client has entered into an agreement with StonehamBank A Co-operative Bank for off-site parking at the Bank's lower parking lot at 68 Montvale Avenue for 46 parking spaces from 6:00 p.m. to 1:00 a.m. On August 6, 2014, Montvale Plaza obtained a Special Permit from the Planning Board pursuant to Section 4.8.3.5 of the Zoning By-laws.

Enclosed please find my check in the amount of One Hundred Dollars (\$100.00) and ten copies of my client's site plan are filed herewith.

If you need any additional information, please contact me at the above number.

Sincerely,



Charles F. Houghton, Esquire

CFH:meh

Enclosures

cc: Erin Sinclair, Selectmen's Office



TOWN OF  
STONEHAM  
MASSACHUSETTS  
BUILDING AND WIRE DEPARTMENT

SITE PLAN HEARING APPLICATION

Amended

Date: 8-13-14

The undersigned, owner of the property, hereby applies for a Site Plan Hearing according to the Provisions of Chapter 16 of the Town Ordinance.

- I. A. The applicant shall complete two copies of this form and submit 18 copies of the "Site Plan" by a Registered Engineer.
- B. Submit a letter from the owner describing the type of building being constructed, renovated, altered and the proposed use of said building.
- C. Attach a copy of the Special Permit and Board of Appeals Decision (if applicable).

II. Fill in the following data as required for this hearing.

- A. Location of Property 54 and 80 Montvale Avenue, Stoneham, MA 02180
- B. Name of Owner KMJSS Realty Trust
- C. Address of Owner 54 Montvale Avenue, Stoneham, MA 02180
- D. Business Name (If Different from Owner) Montvale Plaza
- E. Telephone Number of Owner 781-438-8858
- F. Present Use of Building or Property Banquet Hall, Dinner Theatre, Function Hall
- G. Height of existing and/or proposed structure one-story
- H. Has there been a previous Site Plan on this property? Yes  No   
If "YES" give the dates 5-18-2004
- I. Zoning District Commercial I

III. PREPARE AND FILE WITH THIS FORM A "SITE PLAN". STATE THE ZONING DISTRICT IT LIES WITHIN. SHOW THE LOT, ITS AREA, DIMENSIONS, AN ACCURATE COMPLETE OUTLINE OF THE PROPOSED AND ANY EXISTING STRUCTURES THEREON, DISTANCES FROM ALL BOUNDARY LINES, PARKING, COMPUTATIONS FOR ALL REQUIRED PARKING. SITE PLAN SHALL BE PREPARED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER/SURVEYOR.

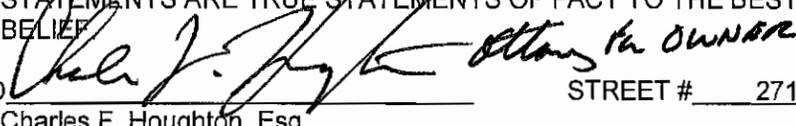
A. NAME & ADDRESS OF THE ENGINEER Benchmark Survey  
41 Elm Street, Stoneham, MA 02180

IV. PROVIDE SUPPLEMENTARY DRAWING TO SHOW THE NATURE AND CHARACTER OF THE PROPOSED STRUCTURE.

V. PROVIDE A DESCRIPTION OF YOUR PROPOSAL INCLUDING THE INTENDED USE OF THE PROPERTY. NOTE: THIS DESCRIPTION WILL APPEAR IN THE LEGAL NOTICE OF THE NEWSPAPER, AND IS SUBJECT TO REVIEW BY THE OFFICE OF THE BOARD OF SELECTMEN.

Montvale Plaza has entered into an agreement with StonehamBank for off-site parking at the Bank's lower parking lot at 68 Montvale Avenue for 46 parking spaces from 6:00 p.m. to 1:00 a.m.. On August 6, 2014 Montvale Plaza obtained a Special Permit from the Planning Board pursuant to Section 4.8.3.5 of the Zoning By-laws.

VI. I, THE UNDERSIGNED - OWNER OF PROPERTY, AFFIRM THAT THE FOREGOING STATEMENTS ARE TRUE STATEMENTS OF FACT TO THE BEST OF MY KNOWLEDGE AND BELIEF

SIGNED  STREET # 271 Main Street, Suite 202  
Charles F. Houghton, Esq. *Attorney for Owner*

TOWN Stoneham STATE MA 02180 PHONE NO. 781-438-7444

VII. FILE ONE COPY OF THIS APPLICATION WITH A CHECK IN THE AMOUNT OF \$300.00, PAYABLE TO THE TOWN OF STONEHAM.

VIII. A. A NEW SITE PLAN IS REQUIRED FOR ANY CHANGES AFTER THE WORK ON AN EXISTING SITE PLAN HAS BEEN COMPLETED AND FINAL APPROVAL RECEIVED.

B. A NEW SITE PLAN IS ALSO REQUIRED IF THE DATE HAS EXPIRED ON AN EXISTING SITE PLAN.

IX. FILE ONE COPY OF THIS APPLICATION WITH THE TOWN CLERK FOR RECORD.

X. SITE PLAN AMENDMENT:

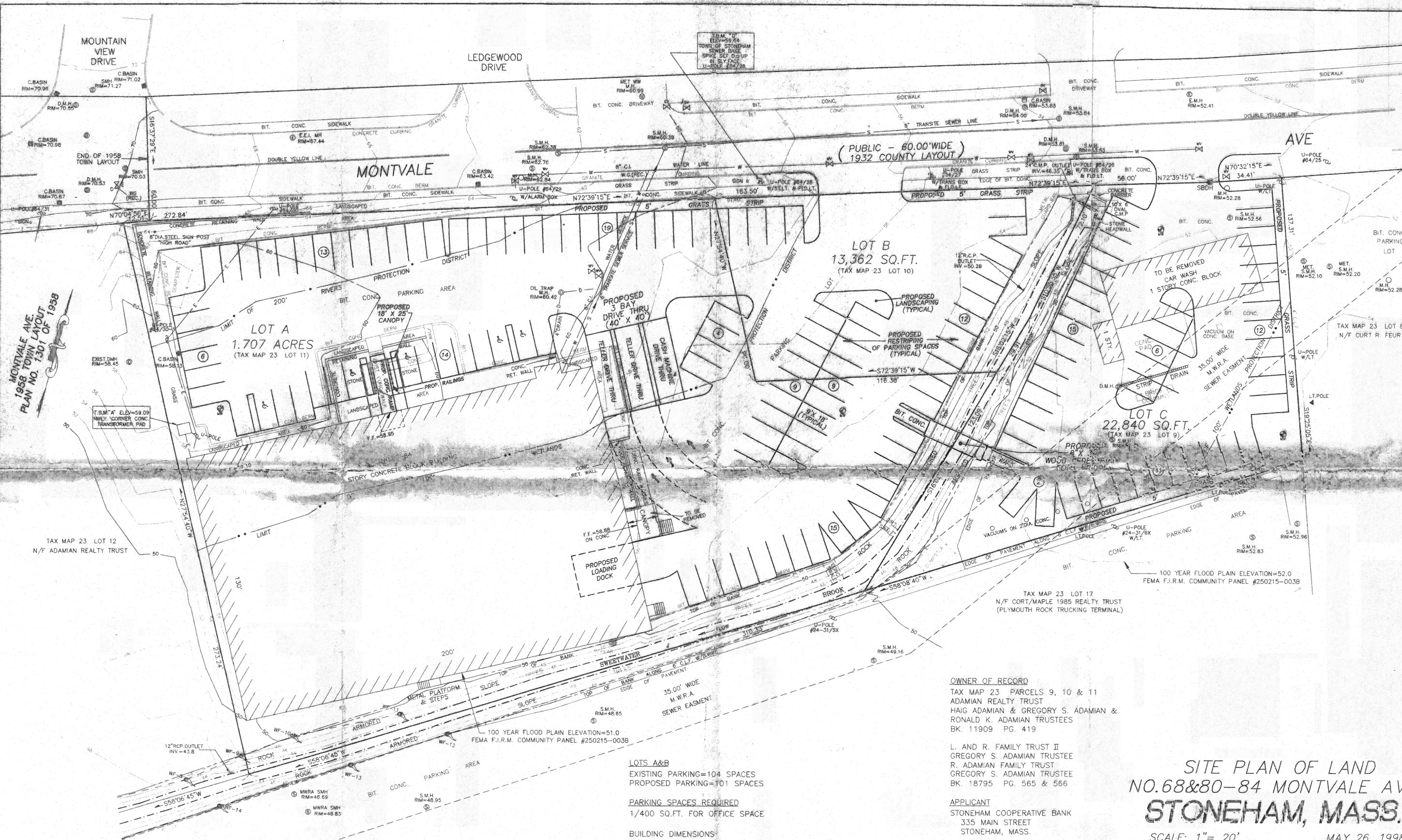
A. AMENDED SITE PLANS ARE SUBJECT TO A NEW HEARING BEFORE THE BOARD OF SELECTMEN.

B. NEW APPLICATION SHALL BE SUBMITTED.

C. FEE: THREE HUNDRED (\$300.00) DOLLARS.

D. CHANGES DURING WORK TO AN EXISTING SITE PLAN IS CONSIDERED AN AMENDED SITE PLAN.

E. FEE OF \$ 100.00, PAYABLE TO THE TOWN OF STONEHAM.



**SITE AREA**  
 LOT A = 74,357 SQ.FT.  
 LOT B = 13,362 SQ.FT.  
 LOT C = 22,840 SQ.FT.  
 TOTAL AREA = 110,559 SQ.FT.  
 = 2.538 ACRES

**NOTE:**  
 UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL TOLL FREE DIG SAFE CALL CENTER 1-888-344-7233, 72 HOURS PRIOR TO EXCAVATION.

**LOTS A&B**  
 EXISTING PARKING=104 SPACES  
 PROPOSED PARKING=101 SPACES

**PARKING SPACES REQUIRED**  
 1/400 SQ.FT. FOR OFFICE SPACE

**BUILDING DIMENSIONS:**  
 130'X 200' = 26,000 / FLOOR  
 2 FLOORS X 26,000 SQ.FT.  
 = 52,000 SQ.FT. (MAX. BUILD-OUT)

52,000 / 400 = 130 SPACES REQUIRED

TOTAL PARKING SPACES PROVIDED  
 ON LOTS A, B, & C = 146

**OWNER OF RECORD**  
 TAX MAP 23 PARCELS 9, 10 & 11  
 ADAMIAN REALTY TRUST  
 HAIG ADAMIAN & GREGORY S. ADAMIAN &  
 RONALD K. ADAMIAN TRUSTEES  
 BK. 11909 PG. 419

L. AND R. FAMILY TRUST II  
 GREGORY S. ADAMIAN TRUSTEE  
 R. ADAMIAN FAMILY TRUST  
 GREGORY S. ADAMIAN TRUSTEE  
 BK. 18795 PG. 565 & 566

**APPLICANT**  
 STONEHAM COOPERATIVE BANK  
 335 MAIN STREET  
 STONEHAM, MASS.

**ZONING DISTRICT**  
 COMMERCIAL

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY.  
*Andrew C. Bramhall* 5/27/98  
 ANDREW C. BRAMHALL P.L.S. DATE



**SITE PLAN OF LAND  
 NO. 68 & 80-84 MONTVALE AVE  
 STONEHAM, MASS.**

SCALE: 1" = 20' MAY 26, 1998  
 BENCHMARK SURVEY 48 ELM STREET

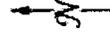
STONEHAM, MASS. 02180  
 (781) 279-9109



RECEIVED  
 JUN 9 9 14:46  
 OFFICE OF THE TOWN ENGINEER  
 TOWN OF STONEHAM  
 48 ELM STREET  
 STONEHAM, MASS.



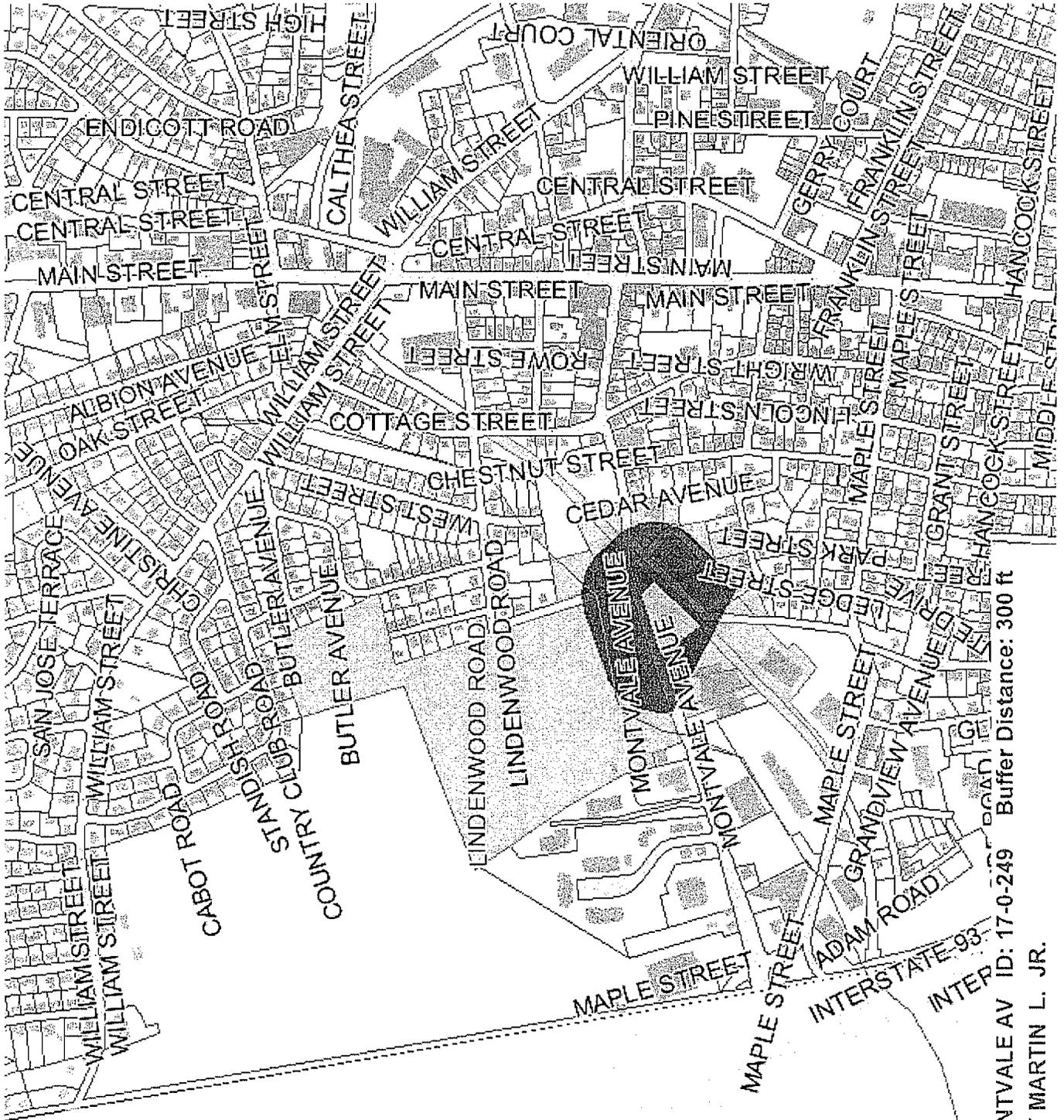
- Zoning
- streams
- Water
- wetlands
- Buildings
- Easements
- Parcels
- Roadway
- town
- towns



1 in = 779.1 ft

Printed:  
8/18/2014

MainStreetGIS



Location: 54 MONTVALE AV ID: 17-0-249 Buffer Distance: 300 ft

Owner: MURPHY MARTIN L. JR.

MainStreetGIS, LLC - [www.mainstreetgis.com](http://www.mainstreetgis.com) / [info@mainstreetgis.com](mailto:info@mainstreetgis.com)

Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

17-0-239  
COMMUNITY HOSPITALS OF  
38 MONTVALE AVENUE  
STONEHAM, MA 02180

17-0-241  
CREMONE KATHRYN M.  
10 RAFFERTY ROAD  
STONEHAM, MA 02180

17-0-243  
CREMONE KATHRYN M.  
10 RAFFERTY ROAD  
STONEHAM, MA 02180

17-0-244  
HOLLAND CRYSTAL  
8 RAFFERTY ST  
STONEHAM, MA 02180

17-0-245  
DONLAN VINCENT L.  
6 RAFFERTY RD  
STONEHAM, MA 02180

17-0-246  
TUMBARELLO BARBARA A.  
4 RAFFERTY RD  
STONEHAM, MA 02180

17-0-247  
SCHON JANINE MARIE  
2 RAFFERTY RD  
STONEHAM, MA 02180

17-0-248  
DR. MOHAMMED AKBARIAN TRS  
10 CONVERSE PLACE  
WINCHESTER, MA 01890

17-0-249  
MURPHY MARTIN L. JR.  
54 MONTVALE AV  
STONEHAM, MA 02180

17-0-249A  
MAR A MAR REALTY LLC  
91 SUMMIT ROAD  
MEDFORD, MA 02155

17-0-253  
51 MONTVALE LLC  
185 MAIN STREET  
STONEHAM, MA 02180

17-0-254  
MURRIN EDWARD J  
53 MONTVALE AVE  
STONEHAM, MA 02180

17-0-255  
HEROOK DEBORAH  
47 MONTVALE AVE  
STONEHAM, MA 02180

18-0-65  
CREMONE KATHRYN M.  
10 RAFFERTY ROAD  
STONEHAM, MA 02180

18-0-66  
CLEAR CHANNEL OUTDOOR  
89 MAPLE ST  
STONEHAM, MA 02180

18-0-66D  
85 MAPLE STREET STONEHAM  
607 MAIN ST.  
STONEHAM, MA 02180

18-0-73  
REGAN EDWARD A.  
21 CEDAR AV  
STONEHAM, MA 02180

18-0-74  
FRAAS ARTHUR E. JR.  
19 CEDAR AVE  
STONEHAM, MA 02180

18-0-75  
SWINIARSKI ELLEN M TR  
17 CEDAR AVE  
STONEHAM, MA 02180

18-0-77  
NORRIS ALAN J.  
13 CEDAR AVE  
STONEHAM, MA 02180

22-0-88  
TOWN OF STONHAM  
TOWN HALL  
STONEHAM, MA 02180

22-0-89  
DR. MOHAMMED AKBARIAN TRS  
10 CONVERSE PLACE  
WINCHESTER, MA 01890

23-0-7  
DR. MOHAMMED AKBARIAN TRS  
10 CONVERSE PLACE  
WINCHESTER, MA 01890

17-0-253A  
CUMMINGS CARL, N.  
58 LINDENWOOD ROAD  
STONEHAM, MA 02180

**Capital Committee**

**One (1) resident appointment** for a one-year term effective until **April 30, 2015**.

**CANDIDATE:**

- \* Thomas Shannon  
8 West Street
-

Thomas J Shamon  
3 West St  
Stoneham  
781 438 2326  
September 1, 2014

Board of Selectmen  
Town of Stoneham Ma

Gentlemen

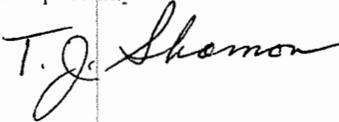
I am writing in response to an item in The Boston Globe of 8/31 wherein it states that the Town is looking for volunteers for several town committees.

I am retired after 35 years as a Design Engineer at both the Raytheon Company and MIT's Draper Laboratory. In addition to my engineering education I earned a Masters Degree in Management from Northeastern University.

I have been a resident homeowner since 2005 and I am a member of the Stoneham American Legion.

As a retiree I am able to devote ample time to research projects and since I can attribute much of my engineering success to a talent for organization I suggest that I would be useful as a member of the Capital Improvement Advisory Committee.

Respectfully



**Open Space & Recreation**

**Two (2) appointment for a three-year term effective until April 30, 2017.**

**CANDIDATE:**

\* Maura Hayes Campbell  
15 Greenway Circle

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\* Aldo Ursino  
5 Thomas Circle

---

\* Julie Boussy  
19 Ellen Road

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Board of Selectmen  
Town of Stoneham  
35 Central Street  
Stoneham, Ma 02180

September 2, 2014

Dear Board of Selectmen,

I would like to express my interest in an appointed position on the Open Space and Recreation Committee.

As a parent in the community I would like to become more involved in finding opportunities for Recreation and using our Open Space for such purposes.

I am a 15 year resident in Stoneham, am a professional Realtor and travel through many towns and see opportunities that our Town could and should be taking advantage of.

Thank you for your consideration,

A handwritten signature in black ink that reads "Maura Hayes Campbell". The signature is written in a cursive style with a large initial "M".

Maura Hayes Campbell  
15 Greenway Circle  
Stoneham, Ma 02180  
[Maura@mauracampbell.com](mailto:Maura@mauracampbell.com)  
Cell # 781-704-1700  
Home # 781-279-1884

September 3, 2014

5 Thomas Circle  
Stoneham, MA 02180

Town of Stoneham  
**Board of Selectmen**  
35 Central Street  
Stoneham, MA 02180

Re: Committee Vacancies  
Associate Member Conservation Commission  
Open Space and Recreation

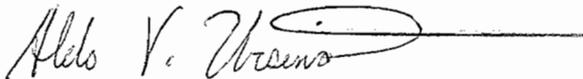
To Whom It May Concern,

I am interested in applying for this vacancy. I have attached my resume for your consideration, you will note that I have a certificate in environmental studies and also a paralegal certificate.

I am employed full time for the Commonwealth at BORIM, and so I could assist in non-working hours only.

I look forward to hearing from you,

Cordially,  
Aldo V. Ursino

A handwritten signature in cursive script that reads "Aldo V. Ursino". The signature is written in black ink and includes a horizontal line extending to the right from the end of the name.

**Aldo V. Ursino**  
5 Thomas Circle  
Stoneham MA 02180  
(781) 775-8963  
alu777@comcast.net

**EDUCATION:**

- 01/2003-Present      **UNIVERSITY OF MASSACHUSETTS, Lowell, MA**  
**Bachelor of Arts** in progress/ Paralegal Studies
- 09/1994-05/2002      **MIDDLESEX COMMUNITY COLLEGE, Bedford, MA**  
**Associate Degree in Environmental Science,**  
**Certificate in Environmental Technology,**  
Certified by OSHA, 40 Hrs -Occupational Health and Safety, Hazardous Materials Management,  
Industrial Wastewater Treatment, Environmental Studies & Math for Technology class

**MILITARY SERVICE:**

- 1994-1998, 2002      **MASSACHUSETTS ARMY NATIONAL GUARD RESERVE, Somerville/Newton, MA**  
**Finance Division -Financial Specialist**  
Acquired accounting experience -Trained on DOS-database/working with vacation and per diem pay

**WORK EXPERIENCE:**

- 02/09-Present      **NOTARY PUBLIC**
- 08/26/05-present      **BOARD OF REGISTRATION IN MEDICINE, Boston MA**  
**Mail Clerk III,** Responsible for; picking up, sorting and distributing mail and all other packages, preparing and processing all office shipping including FedEx and UPS and DHL packages and helping to maintain the professional appearance of the mail room. Other duties include assisting with office moves routine facilities issues to continually updated employee mailboxes on and helping assist with procuring and delivering office supplies. I am a responsible and diligent worker able to work quickly under deadlines and have the ability to do multi-tasks and be achievement oriented. I direct mail to other agencies and individuals. Scanning is a big part of filling documents electronically, I file scanned certified green cards and overnights packaging slips received. I'm responsible for calculating cost for postage and sending out documents to Board members in a timely manner, and choosing a service that is cost affective. I operate all mail room equipment and all office equipment and machines. I perform related work as required and assigned to me demonstrating flexibility satisfying customer demands in a high volume, production environment while maintaining the highest levels of customer care and promoting a friendly and cooperative attitude. My goal is to maintain a proficient, user friendly mail room adhering to business procedure guidelines while promoting a harmonious work environment.
- 10/2001-Present      **CHARLES RIVER MUSEUM OF INDUSTRY, Waltham, MA**  
Part-Time - On-Call Special Events Manager for Kim Kalin  
(office: 781-893-5410; cell.:508-414-8029)
- 08/2002-8/2005      **GATEWAY HOTEL, Cambridge, MA**  
Part-Time / Front Desk manager/agent.  
Manager: Mr. Tony Martignietti

04/2005-12/2005

**CHRISTA McAULIFFE PLANETARIUM**, Concord, NH  
Part-Time (temp) / Presenter and guide for classes and groups. Manager: David McDonald

06/2001-6/2002

**OFFICE OF THE ATTORNEY GENERAL**, Boston, MA  
**Operation Liaison** for Portland St. Office of 200 including professional And support staff. Major areas of responsibility included facility, operational And transportation needs consisting of scheduling and coordinating vendors, Maintaining the offices perimeter security system, management of personal access codes, all while responding to daily requests.

08/2000- 6/2001

**DIVISION OF EMPLOYMENT AND TRAINING**, Boston,MA  
Storekeeper II/Inventory Specialist  
Assist in stockroom, ensuring updated and accurate inventory of items; Process appropriate and necessary documents; sort and distribute mail; sign for receipt of documents; maintain logs; and perform related work.

**SKILLS:**

Proficient in WORD & EXCEL, knowledge of accounting, Fluent in Italian

**AWARDS:**

2009 - Commonwealth Citation for Outstanding Performance Recognition  
2006 - Running race: Alton Bay, NH Lake 13K, Boston Harbor 5K

**HOBBIES:**

World Travel, Chess, Soccer, Tennis, Swimming, Running

**VOLUNTEER:**

St. Patrick's Parish, Stoneham, MA (CCD Teacher and Eucharistic Minister)  
Special Education Surrogate Parent Program (SESPP)  
Fathers & Families and Fatherhood Coalition (participating to rallies, meetings and events)

**Sinclair, Erin**

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**Subject:** FW: [Stoneham MA] open space committee

Board of Selectmen  
Town of Stoneham  
35 Central Street  
Stoneham, Ma 02180

September 6, 2014

Dear Board of Selectmen,

I would like to express my interest in an appointed position on the Open Space and Recreation Committee.

As a parent in the community I would like to become more involved in finding opportunities for Recreation and using our Open Space for such purposes.

I am a 20 year resident in Stoneham, I have been involved in many town activities. I presently am involved in the grass roots of the farmers market, and have been involved with the senior center, as well other town activities.

Thank you for your consideration,

Julie Boussy  
19 Ellen Rd  
Stoneham, Ma 02180  
jboussy@verizon.net  
Cell # 781-760-9580  
Home # 781-979-9132

=====  
Message sent by: Julie Boussy (jboussy@verizon.net)  
=====

**Conservation Commission**

**One (1) appointment to complete a three-year term effective until April 30, 2015.**

**CANDIDATE:**

- \* Domenick Cimina  
7 Daniel Drive

September 4, 2014

Dear Board of Selectmen

I would like to express my interest in the vacant seat on the Conservation Commission.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Domenick Cimina". The signature is fluid and cursive, with the first name being more prominent.

Domenick Cimina  
7 Daniel Ddrive  
Stoneham, MA  
781-438-4355

**Sec. 8-6. Parking—Disabled veterans or handicapped persons.**

Upon determination by the Chief of Police that handicapped parking spaces are necessary in an area to which the public has access, for the protection of the lives or property of the public, the owner, or the person having control of such premises, shall provide, install, and maintain parking spaces for the handicapped according to provisions as provided by law. (10-18-82, Art. 14)

**Sec. 8-7. Town Hall parking.**

Upon determination by the Police Chief that Town Hall Parking is necessary for the carrying out of Town business, the Town Administrator shall provide, install and maintain restrictive parking signs and striping in the location designated by the Police Chief. The Police Chief shall be authorized to issue a means of identification to town employees, to be utilized when said employees are performing the Town Business. The provisions of Chapter 90 Section 20A1/2 shall apply to any rules and regulations promulgated in connection with this Bylaw. (10-18-82, Art. 14)

**Sec. 8-8. Unlawful parking.**

It shall be unlawful to park or leave standing or unattended, for greater than two hours, on any public way or private way open for use for the general public, any vehicle or combination of attached vehicles twenty-five (25) feet or more in length or having a registered gross weight of ten thousand pounds (10,000 lbs.) or more, or any unattached trailer regardless of its length or weight.

The term vehicle shall include, but not be limited to, a truck, tractor, trailer, bus, van, motor or mobile home, or recreational vehicle.

The prohibition imposed hereby shall not apply to the parking or standing of such vehicles when:

(a) Making pickups or deliveries, or loading or unloading goods, to or from property located on the way or within one thousand feet (1000') of the subject property.

(b) Being used in connection with, or in aid of, the performance of a service to or on a property located on the way or within one thousand feet (1,000') of the subject property.

(c) Parked or standing on a private way in a district zoned as "commercial" on the Town of Stoneham zoning map on file in the office of the Building Inspector and the Department of Public Works. (10-27-03, Art. 14)

Editors note – See Chapter 1, Section 1-4A.

## **Stoneham Board of Selectmen – Minutes of Meeting of August 5, 2014**

Chairman Thomas Boussy called the meeting to order at 7:00p.m. Also present were Selectman John F. DePinto, Selectwoman Ann Marie O'Neill, Selectman Robert W. Sweeney, Selectman Frank Vallarelli and Town Counsel William H. Solomon. Town Administrator David Ragucci was not present.

### **Pledge of Allegiance**

### **Fallon Road Design Discussion**

Attorney Charlie Houghton spoke representing Fairfield Residential. He states that he has met with Planning Board and received an approval of the design. He states they are meeting again tomorrow night regarding the Club House design. He states that the MEPA filing actually has been withdrawn regarding traffic on Park & Fallon Road that they are working with DCR and will resubmit. They have also done a study of sewer line and they are making progress. Attorney Houghton states that they are having site visits with the Conservation Commission. James Sullivan 6 Sunset asks about the abutters being notified and Mr. Houghton confirms they were notified. Selectwoman O'Neill asks about the sewer line being an issue and can he come back to update. Mr. Houghton states there may be a few sections that need to be replaced. Kevin Mealy with Fairfield Residential spoke on the sewer line. Marcia Wengen asks for Mr. Houghton to speak on the Historical Commission. Mr. Houghton states that they have gotten pictures together of what was there before when it was a Marble Ridge Dairy Family Farm. Fairfield Residential has agreed to hang them in the Club House.

### **Smitty's Way Homeowner's Association/Charlie Houghton**

Attorney Charlie Houghton from a legal perspective states the paperwork is complete but he needs to submit to his client. Mr. Houghton states that they are also waiting on DEP. Mr. Houghton states this is not ready for signatures tonight it will probably be at the next meeting. Selectman Sweeney asks Attorney Houghton to explain where Smitty's Way is. Attorney Houghton states it is down North Street to the end right before the rehab. Attorney Houghton gave a brief explanation on the project.

### **Sign State Primary Warrant**

Selectman DePinto moved to accept and sign the warrant, seconded by Selectman Sweeney.  
**Motion was unanimously voted (4-0).**

### **Set Date of Annual October Town Meeting and Set Dates for Opening and Closing of Warrant**

Selectman Sweeney read Set Date of Annual October Town Meeting and Set Dates for Opening & Closing of Warrant. Monday, October 27, 2014 Annual October Town Meeting Date. Opening of warrant will be Thursday September 11, 2014 and the warrant will close on Thursday, September 25, 2014 at 4:00 p.m. Selectman DePinto moved to hold the Annual October Town Meeting on October 27, 2014 at 7:00 p.m., seconded by Selectwoman O'Neill and was **unanimously voted (5-0).**

### **Liquor Licensing Authority**

Selectman DePinto moved to go into Liquor Licensing Authority and return as the Board of Selectman, seconded by Selectwoman O'Neill

Voting in Favor:

Selectman DePinto  
Selectwoman O'Neill  
Selectman Sweeney  
Selectman Vallarelli  
Chairman Boussy

**Motion was unanimously voted (5-0).**

Meeting recessed at 7:17 p.m. to go into Liquor Licensing Authority.  
Meeting reconvened at 7:21 p.m.

**Approve Block Party/Windsor Road**

Selectwoman O'Neill moved approval of the request for a Block Party on Windsor Road on 8/23/14, seconded by Selectman Sweeney. **Motion was unanimously voted (5-0).**

**Accept Donation from Stoneham Elks Lodge #2211**

Robert Parks spoke on the donation of \$500.00 to the Town of Stoneham from the Stoneham Elks Lodge. Selectman DePinto moved approval of accepting donation from Stoneham Elks Lodge #2211 for a picnic table at the park located at the Boys and Girls Club, seconded by Selectwoman O'Neill. **Motion was unanimously voted (5-0).**

**Approve Minutes**

Selectman DePinto made motion to approve minutes of July 8, 2014, seconded by Selectwoman O'Neill and **unanimously voted (5-0)**. Selectman DePinto moved approval of the executive session minutes of June 24, 2014, and not to release them, seconded by Selectwoman O'Neill. **Motion was unanimously voted (5-0)**. Selectman DePinto moved approval of the executive session minutes of July 8, 2014, and not to release them, seconded by Selectwoman O'Neill. **Motion was unanimously voted (5-0).**

**Appointments to Capital Committee Resident Members**

One appointment for a two-year term effective until 4/30/16

Selectman DePinto moved to appoint Tom Barry to the (1) one two-year term. Motion was seconded by Selectwoman O'Neill and **unanimously voted (5-0)**.

One appointment for a three-year term effective until 4/30/17

Selectman DePinto moved to appoint William Previdi to the (1) one three-year term. Motion was seconded by Selectwoman O'Neill and **unanimously voted (5-0)**.

Selectman Sweeney made a motion to allow Tom Boussy to fill in for Frank Vallarelli if he cannot make it to the Capital Committee meetings, seconded by Selectman DePinto and **unanimously voted (5-0)**.

**Request by Board of Appeals member Tobin Shulman for a determination pursuant to G.L. c268A s.19.**

Attorney Solomon states that this submission does not require a vote. Mr. Shulman does not have any financial interest.

**Request to Close Certain Streets and Parking Lots in Vicinity of Town Common for Town Day/Chamber of Commerce**

Selectman Sweeney moved approval of the request from the Chamber of Commerce to close certain streets on 9/7/13, Town Day. Motion was seconded by Selectman DePinto and **unanimously voted (5-0)**.

**Brief Update/Purchase & Sale/Weiss Farm & Par 3**

Attorney Solomon speaks on the time line that was drawn up. Jim Sullivan 6 Sunset suggests when we are start to discuss the land swap he requests the Town hire a Real Estate Lawyer with some of the \$250,000.

**Miscellaneous Correspondence**

Selectman Vallarelli asks about the second water meter issue and wants to know where it stands. Selectman DePinto requests this issue be put on the next agenda. Chairman Boussy asks about the Water and Sewer Board setting the rates after Town Meeting and he states by law they are

August 5, 2014 (3)

supposed to set rates before Town Meeting. Chairman Boussy asks Attorney Solomon what can be done about the rate being increased after Town Meeting. Attorney Solomon states he needs to look at it and will put in writing his opinion within a week. Selectman DePinto wants Attorney Solomon to explain the process of what is going on with the Bike Path. Attorney Solomon gave an update on where is at with the Cunningham Property. Selectwoman O'Neill wants to announce who has contributed to the Beautification Project. Cassidy Landscaping have done the Main Street Islands, Nazarian and Sons Landscaping have done North & George and Montvale Avenue Islands and Gamit Signs has donated signs. Sponsors are: Thomas Boussy, Sinclair Trucking, Redstone Shopping Center, Liberty Bay Credit Union, Patricia Walsh, Century 21 Celli, Matignon High School, Leisure Lane Apartments managed by Brickpoint Properties. Adopted Islands: Salem Five, Friends of Stoneham, Inc., Barile Funeral Home, Anonymous Stoneham Resident, Abreu Landscaping, Collings Tree Service, Gerrior Masonry & Landscaping. Selectwoman O'Neill would like to acknowledge that Redstone grounds look great. Chairman Boussy and Ann Marie have been working with Gus and Kevin Dolan from the Planning on the Town Planner job description. He hopes to get the final pieces together and get the job on the street. Selectwoman O'Neill asks about the double lines on Main Street and feels this is extremely dangerous. Also, she asks about the parking in downtown. Selectman Sweeney states they are moving the bus stop after they do that they will be doing spots in the square. He states

**Executive Session**

Selectman DePinto moved to go into executive session to discuss Purchase & Sale of Properties/Portion of Weiss Farm & Par 3 and the exception would be under #6 of the Open Meeting Law to consider the purchase, exchange, lease or value of real property if the Chair declares that the open meeting may have a detrimental effect on the negotiating position of the public body and Stockwell and Litigation and not to return as the Board of Selectmen. Motion was seconded by Selectman Sweeney and was **unanimously voted (5-0)**.

Voting in Favor:

Selectman DePinto  
Selectman O'Neill  
Selectwoman Sweeney  
Selectman Vallarelli  
Chairman Boussy

**Meeting adjourned at 8:05 p.m.**

Respectfully submitted,

*Erin Sinclair*



# Town of Stoneham

## COMMON VICTUALLER LICENSE RENEWAL APPLICATION 2014

INDIVIDUAL, PARTNERSHIP OR CORPORATE NAME:

BMK PIZZA INC

D/B/A, IF DIFFERENT:

PIZZA MIA

LOCATION:

67 FRANKLIN ST, STONEHAM, MA 02180

PHONE:

~~781 527 3300~~ 781 572 3300

The business for which this application is being filed is a (please check one):

Corporation

Partnership

Limited Partnership

Sole Proprietorship

FOR CORPORATION:

Give the name and home address of each officer and director: (Please add 2<sup>nd</sup> page if necessary)

KEYUR PATEL, 1 LORD BARDON PARK LANE, APT 25, BURLINGTON MA-01803  
MITULKUMAR PATEL, 5 KENMAR DR, UNIT 10, BILLERICA, MA-01821  
BHARAT PATEL, 8 SANDRA AVE, BURLINGTON, MA-01803

FOR PARTNERSHIP OR INDIVIDUAL:

Give the names and home addresses of all partners or individual Owners:

Manager's Name: MITULKUMAR PATEL

Home Address and Phone #: 5 KENMAR DR, BILLERICA MA 01821,

Hours of Operation: M-SAT 10:00AM-10:00PM, SUN 12:00PM-9:00PM

Menu (General Type of Food Served): \_\_\_\_\_

Floor Space: 1600 sq. ft.

Seating Capacity: 16

Parking Capacity: 3

Number of Employees: 5

SIGNATURE: mitpatel

(Individual, Managing Partner, or Corporate Officer)

**PLEASE MAKE CHECKS PAYABLE:** Town of Stoneham

**FEE:** \$25.00

**IMPORTANT:** Please complete both forms and sign application

**Common Victualer Renewal Application**  
Page 2

I certify under the penalties of perjury that I, to the best knowledge and belief, have filed all state tax returns and paid all state taxes as required under law.

\_\_\_\_\_  
\* Signature of Individual

  
\_\_\_\_\_  
By: Corporate Officer

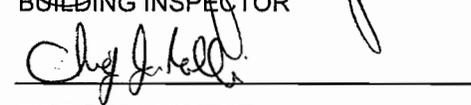
**\* This license will not be issued unless this certification clause is signed by the applicant.**

471256377  
\_\_\_\_\_  
\*\*Social Security # (Voluntary)  
or Federal Identification Number

\*\*Your social security number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency **will be subject to license suspension or revocation.** This request is made under the authority of Massachusetts General Law, Chapter 62C, Section 49A.

To be completed by Town of Stoneham:

**APPLICATION APPROVED BY**

 _____ CHIEF OF POLICE	 _____ BUILDING INSPECTOR
 _____ BOARD OF HEALTH	 _____ FIRE DEPARTMENT



The Commonwealth of Massachusetts  
 Department of Industrial Accidents  
 Office of Investigations  
 600 Washington Street  
 Boston, MA 02111  
 www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information

Please Print Legibly

Business/Organization Name: BMK PIZZA INC.

Address: 67 FRANKLIN ST., STONEHAM MA 02180

City/State/Zip: 02180 Phone #: \_\_\_\_\_

<p><b>Are you an employer? Check the appropriate box:</b></p> <p>1. <input type="checkbox"/> I am a employer with _____ employees (full and/ or part-time).*</p> <p>2. <input type="checkbox"/> I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]</p> <p>3. <input checked="" type="checkbox"/> We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**</p> <p>4. <input type="checkbox"/> We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]</p>	<p><b>Business Type (required):</b></p> <p>5. <input type="checkbox"/> Retail</p> <p>6. <input checked="" type="checkbox"/> Restaurant/Bar/Eating Establishment</p> <p>7. <input type="checkbox"/> Office and/or Sales (incl. real estate, auto, etc.)</p> <p>8. <input type="checkbox"/> Non-profit</p> <p>9. <input type="checkbox"/> Entertainment</p> <p>10. <input type="checkbox"/> Manufacturing</p> <p>11. <input type="checkbox"/> Health Care</p> <p>12. <input type="checkbox"/> Other _____</p>
--	---

\*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

\*\*If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: ATLANTIC CHARTER INS CO

Insurer's Address: 25 NEW CHARDON ST

City/State/Zip: BOSTON, MA 02114

Policy # or Self-ins. Lic. # WCV01179100 Expiration Date: \_\_\_\_\_

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Phone #: \_\_\_\_\_

<p><i>Official use only. Do not write in this area, to be completed by city or town official</i></p>	
City or Town: _____	Permit/License # _____
<p>Issuing Authority (circle one):</p> <p>1. Board of Health 2. Building Department 3. City/Town Clerk 4. Licensing Board 5. Selectmen's Office</p> <p>6. Other _____</p>	
Contact Person: _____	Phone #: _____



APPLICATION FOR BLOCK PARTY

(Return to: Board of Selectmen, 35 Central Street, Stoneham)

Applicant Name: Tara Lawlor

Applicant Address: 53 Walsh Ave

Applicant Day Phone#: 781-620-0435

Applicant Evening Phone#: (C) 617-529-5731

Location of Block Party: #1-7 Dinanno Rd



Date and time: 9/13/14 3-8pm (9/14/14 rain date)

Signature of Applicant: Tara Lawlor

Signatures, with addresses, of all neighbors who will be affected by the Block Party:

Name	Address
Nicole Soranto	7 Dinanno Rd.
Bob Calton	6 Dinanno Rd.
Julia Norton	5 Dinanno Rd.
Jason M. ...	4 Dinanno Rd.
Ed Dotolo	3 Dinanno Rd.
	2 Dinanno Rd.
	1 Dinanno Rd. → / ...

Block Party requests must be received in the Selectmen's office by the Wednesday preceding the meeting that precedes the Block Party.

For Office Use Only:

Approved: [Signature]  
Chief of Police

APPLICATION FOR BLOCK PARTY

(Return to: Board of Selectmen, 35 Central Street, Stoneham)

Applicant Name: Shannan Crowley

Applicant Address: 1 Longbow RD

Applicant Day Phone#: 781 279-0194

Applicant Evening Phone#: 617 600 7405

Location of Block Party: 1-9 Longbow RD, Stoneham

Locations to be blocked off (Draw a diagram):

Date and time: 2<sup>pm</sup> - 8 pm ~ Sept 21st Sunday

Signature of Applicant: Sm Crowley

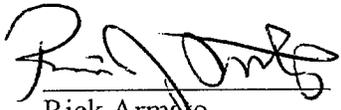
Signatures, with addresses, of all neighbors who will be affected by the Block Party:

Name	Address
Amy Gordon Fortuna	18 Dick & Parker M <sup>th</sup> 6
ANGALO PISO	3 h <sup>h</sup> La M <sup>th</sup> 2 Longbow 2
JOE VAVANT	4 Star Court 1
ROB PASSATEMPO	7 Joe & Ana Sp <sup>th</sup> 5
	Jay Brater 9

Block Party requests must be received in the Selectmen's office by the Wednesday preceding the meeting that precedes the Block Party.

For Office Use Only:  
Approved: [Signature]  
Chief of Police

Today, July 25, 2014 I had a conversation with Larry Means at the golf course. I asked him if he thought the course was looking better. He said "a little but the course is still losing money ". I told him receipts were up \$30,000 over last year to which he replied "Ragucci, Grover, Sweeney and DePinto think they are running this Town. They are cooking the books.

  
Rick Armato

7/25/14  
Date



TOWN OF  
STONEHAM  
MASSACHUSETTS  
Town Council

**TO:** Thomas Boussy, Chairman  
Board of Selectmen

**FROM:** William Solomon  
Town Counsel

David Ragucci  
Town Administrator

**DATE:** September 5, 2014

**RE:** Proposed Property Transaction Weiss Farm/Stoneham Oaks - Addition of Outside Counsel To Provide Assistance With Potential Property Transaction/Development Agreement and Related Reviews and Approvals

As discussed, after our meeting last week with Attorney Brian Blaesser of Robinson & Cole, the Town Administrator and I are planning on asking Attorney Blaesser (with assistance from other Robinson & Cole counsel as needed) to assist with respect to the potential property transaction involving portions of Weiss Farm and the Stoneham Oaks. Attorney Blaesser has extensive experience in commercial real estate development and transactions, development agreements, the development of public/private partnerships, and zoning and planning related matters. (He has also represented major developers in comprehensive permit/Chapter 40B projects, although he will not be representing or assisting Stoneham with respect to the Corcoran and Co. application at Weiss Farm, we believe that background and experience will be of assistance in advising us on the commercial transaction aspects of this matter.) Attorney Blaesser is also a former planner, with a Masters Degree in city planning from MIT. A copy of counsel's biography from the firm web-site is attached hereto.

The scope of Attorney Blaesser's services as set out in his engagement letter is as follows:

As defined in your [Town Counsel's] August 7, 2014 letter to Corcoran, there will be a Phase I involving the determination of the "approximate economic equivalency and legal/political feasibility" of the Swap, during which R & C will assist you as requested. Assuming that the outcome of this Phase I is a determination by the Town and Corcoran that the Swap is feasible, R & C will also assist you in negotiating the terms of a development agreement and assisting the Town with such Town reviews and approvals (including Town Meetings) and State approvals as are necessary to achieve the development transaction, consistent with the terms of the negotiated development agreement.

Of course, amendment(s) to the scope of services may be agreed upon moving forward, as needed.

Please feel free to let us know if there are any questions, thoughts or comments that Board members may have either at the Board's next meeting, or before or after that time.

Thank you.

Enclosure

# Brian W. Blaesser

Partner

## Brian W. Blaesser

PARTNER

[bblaesser@rc.com](mailto:bblaesser@rc.com)

### Boston Office

One Boston Place  
Boston, MA 02108  
617.557.5970  
617.557.5999

[Download vcard](#)

Practice Areas

[Government Incentives](#)

[Land Use](#)

[Real Estate + Development](#)

## Biography

Brian Blaesser practices in the areas of commercial real estate development and redevelopment, leasing, land use and environmental law, condemnation law, and litigation.

Mr. Blaesser represents real estate owners, investors and developers in analyzing and securing requisite land use and development approvals from local governments, and negotiating and drafting development agreements. His development and related leasing experience includes single family and multifamily developments, assisted living facilities, retail, mixed-use, retail food and wholesale warehouse distribution, cinemas, and projects involving a wide range of environmental transactional and regulatory permitting matters involving the Massachusetts Department of Environmental Protection (MassDEP), the Massachusetts Division of Fisheries and Wildlife, the U.S. Environmental Protection Agency (EPA), and the U.S. Army Corps of Engineers (ACOE).

Mr. Blaesser has extensive experience in state and federal trial and appellate courts in real estate and land use litigation, including the takings issue, First Amendment issues involving sign regulations, impact fees, vested rights, mechanics liens, appeals of denials of variances and special permits, U.S. EPA enforcement actions, and violations of Section 1983 of the Civil Rights Act. He is the co-author of the book, *Federal Land Use Law & Litigation* (Thomson-Reuters/West: 2013). Mr. Blaesser formerly served as Special Assistant Attorney General for eminent domain actions brought by the Illinois Departments of Transportation and Conservation. In his current practice, he handles condemnation matters for landowners and developers and is the principal author of the book, *Condemnation of Property: Practice and Strategies for Winning Just Compensation* (Wiley Law Publications: 1994).

Mr. Blaesser also has extensive experience in assisting developers in addressing specific growth management and sustainability initiatives involving issues such as impact fees, adequate public facilities (APF), growth phasing, transfer development rights, design review, neo-traditional development standards, form-based codes, preservation of community character, and urban growth boundaries (UGBs).

As another dimension of his real estate development practice, Mr. Blaesser structures public/private partnerships with state and local governments on behalf of landowner and developer clients and is experienced in utilizing development agreements and public financing mechanisms such as special assessment districts (SADs) and tax increment financing (TIF) to achieve economic development objectives.

## EDUCATION

**Boston College Law School**  
J.D.  
Law Review

**Massachusetts Institute of Technology**  
M.C.P., City Planning

**Brown University**  
B.A., History  
*cum laude*

## ADMISSIONS

- State of Connecticut
- State of Illinois
- Commonwealth of Massachusetts
- U.S. Supreme Court
- U.S. Court of Appeals, 7th Circuit
- U.S. Court of Appeals, 9th Circuit
- U.S. Court of Appeals, 11th Circuit
- U.S. District Court, Northern District of Illinois
- U.S. District Court, District of Massachusetts

He is the co-editor and an author of the American Bar Association book, *Redevelopment: Planning, Law and Project Implementation* (ABA Publishing: 2008).

In addition to his books on redevelopment, condemnation and federal land use litigation, Mr. Blaesser is the author of the book, *Discretionary Land Use Controls: Avoiding Invitations to Abuse of Discretion* (Thomson-Reuters/West: 16<sup>th</sup> ed. 2013). As a Lecturer at the Harvard Graduate School of Design, with an appointment at the Kennedy School of Government, he has taught courses on planning and environmental law and on public/private partnerships. He is an appointed member of the International Council of Shopping Centers (ICSC) National Environmental Subcommittee and is the appointed 2013-2014 ICSC Eastern Division Government Relations Chair. Mr. Blaesser is also an elected member of Lambda Alpha International, the honorary land economics society, member of the Abstract Club of Massachusetts, and was a Fulbright Scholar.

Mr. Blaesser has been listed in *The Best Lawyers in America*® in the area of Real Estate Law since 2010 (Copyright by Woodward/White, Inc., Aiken, SC) and is ranked in the 2013 ***Chambers USA: America's Leading Lawyers for Business*** in the Commonwealth of Massachusetts in the area of Real Estate: Zoning/Land Use. Has also been named to the *Massachusetts Super Lawyers*® list in the areas of Real Estate, Land Use, and Environmental law since 2004 (Copyright Key Professional Media, Inc.). He is also a LEED Accredited Professional (LEED AP BD+C).

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## Experience

Retained to complete a complex due diligence process and to structure and close a transaction involving the acquisition of existing purchase by various entities, and closing a \$20 million-plus loan transaction for Southport on Cape Cod.

Representation of national cinema company in redevelopment of cinema sites in Connecticut and in securing liquor licenses for venues (2008-2009). In 2009, prepared opinions of local counsel on mortgages for refinancing of various assets in CT and RI.

Representation of property owner in its discussions with the U.S. Army Corps of Engineers regarding the Final Environmental Impact Statement (FEIS) for a proposed marine container terminal in Charleston, S.C. and the property owner's desire to relocate the port access road on its property to enable the use of the property for an intermodal transportation facility.

Representation of landowners as special counsel in Hall et al v. State of South Dakota in appeal of trial court decision in which owners of a Flying J Travel Plaza abutting Interstate 90 off Exit 66 in South Dakota sued for inverse condemnation after the state removed and relocated Exit 66 to eliminate the travel plaza as an "incompatible" use near Ellsworth Air Force Base, thereby destroying the landowners' business. The state argued that because I-90 is a controlled access highway, the landowners had no right of access. The trial court agreed with the state and granted summary judgment. Mr. Blaesser reopened discovery and proved that when the state originally took the property for the highway in 1961 from landowners' predecessor-in-interest, the state discounted its payment of damages for the portion of the property not taken because of the "special benefit" the property was to receive from access at Exit 66. Mr. Blaesser argued before the South Dakota Supreme Court, which found a taking, and remanded the case for trial on damages.

Representation of property owner, which produces aggregate-based construction materials in the United States and United Kingdom, in drafting and negotiating purchase and sale agreement and all other sale documentation for 74,000 square feet of property in Worcester, Massachusetts, to CSX Transportation, Inc. Concurrently with that negotiation, handled client's defense and all responses to eminent domain proceedings initiated by CSX through Department of Public Utilities to ensure that property acquisitions for new depot facility in Worcester would occur in a timely manner. Also represented property owner with drafting and negotiating purchase and sale agreement and all other sale documentation for 50,000 square feet of land in Saugus, Massachusetts, to Melrose Storage Facility. In addition, handled defense of zoning enforcement action for temporary storage uses during pendency of sale.

Representation of subdivision developer in obtaining all approvals and successfully defending approved subdivision before Massachusetts Department of Environmental Protection and before Land Court in an abutter appeal on title issues concerning implied easement for subdivision access road.

Representation of littoral property owners on Cape Cod regarding title and erosion issues involving actions by the U.S. Army Corps of Engineers. The matter involves beach erosion-related title and takings issues that were the subject of the 2010 U.S. Supreme Court decision in Stop the Beach Renourishment v. Florida Department of Environmental Protection.

Representation of the National Association of Realtors® as national land use development/real estate consultant in preparation of analyses of proposed state and local land use and real estate-related legislation and regulations affecting the real estate industry. More than 700 analyses prepared nationwide since 1999. Representation also includes preparation of Realtor®-sponsored state legislation on real estate-related issues, such as private transfer fees, eminent domain, and historic preservation. Legislation adopted in more than 30 states since 2000. Also prepare white papers on topics ranging from use and abuse of eminent domain, tax increment financing as a redevelopment tool, and short-term rental housing restrictions.

Representation of manufacturer and installer of solar modules and mounting and balancing systems in New England in drafting and negotiating customer-facing form documents for power purchase agreements, providing corporate advice and assistance in acquiring necessary regulatory permits/approvals for siting, construction, and installation of projects.

Represented client in all aspects of due diligence, risk management, permitting, site remediation, transaction, and development of a \$250 million global development facility.

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## Professional Associations

### **NAIOP – Commercial Real Estate Development Association**

Appointed Member of NAIOP National Urban Redevelopment Forum (1996 - present)

**Urban Land Institute** (1990 - present)

### **International Council of Shopping Centers**

Appointed in 2008 to State Alliance, Co-chair for Maine, Massachusetts, New Hampshire, Rhode Island, and Vermont (1996 - present)

**U.S. Green Building Council, Massachusetts Chapter** (2010 - present)

### **International Council of Shopping Centers**

National Environmental Subcommittee (2009 - 2010)

**Lambda Alpha International**

Elected Member

### Harvard Graduate School of Design

Lecturer

Lecturer

## Honors + Awards

Listed in Massachusetts ***Super Lawyers***® in the area of Real Estate Law since 2004 (*Super Lawyers* is a registered trademark of Key Professional Media, Inc.)

Listed in ***The Best Lawyers in America***® in the area of Real Estate Law since 2010 (Copyright 2013 by Woodward/White, Inc., Aiken, SC)

Fulbright Scholar

Ranked in ***Chambers USA: America's Leading Lawyers for Business*** in the Commonwealth of Massachusetts in the area of Real Estate: Zoning/Land Use for 2013 and 2014

## Community Involvement

### Kennedy School of Government

Appointment

## Publications

*Discretionary Land Use Controls: Avoiding Invitations to Abuse of Discretion*, an update of the book, now in its 16th edition (2013)

"Retail Primer on Electric Vehicle Charging Stations," published in *Retail Law Strategist*, co-authored with **Sorell E. Negro** (Summer 2012)  
[view article](#)

"Green Leasing for Retail: Landlord and Tenant Perspectives," published in *Retail Law Strategist*, co-authored with Gregory S. Sampson, Part 1 and 2 (7/2011)  
[view article](#)

"Kelo-Provoked Changes to the Rules of Eminent Domain," published in *Retail Law Strategist*, co-authored with **Amanda S. Eckhoff** (6/2008)

*Redevelopment: Planning, Law, and Project Implementation*, coedited with Thomas P. Cody, published by the American Bar Association, Section of State and Local Government Law (6/2008)

"Sustainable Design and Development Regulations," published in *Discretionary Land Use Controls: Avoiding Invitations to Abuse of Discretion* (2008)  
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"Helping Communities Make Their Regulations Work for Mixed Use," published in *Retail Law Strategist*, co-authored with **Matthew J. Lawlor**, (Parts 1 & 2) (12/2007 and 1/2008)

"Retail Space for Lease? Chain Stores Need Not Apply," published in *Retail Law Strategist*, co-authored with Timothy C. Twardowski, (Parts 1 & 2) (12/2006 & 1/2007)

"Retail Property Values and Land Use Regulation," published in *Commercial Leasing Law & Strategy*, Vol. 18, No. 6 (11/2005)

"Eminent Domain for Private Gain? The *Kelo v. City of New London* Decision and Aftermath," published in *American Planning Association Planning & Environmental Law*, vol. 57, no. 9 (9/2005)

"Impact Fee Methodology and Legal Issues," published in *NAHB Lands Roundtable* (2004)

"The Inclusionary Housing Debate: Who Really Pays for Affordable Housing?" published in *On Common Ground* (Winter 2003)

"Inclusionary Zoning: There's a Better Way," published in *Inclusionary Zoning: Lessons Learned in Massachusetts*, National Housing Conference Affordable Housing Policy Review: Vol. 2, Issue 1 (1/2002)

"Primer on Open Space Preservation Techniques," published in *On Common Ground*, NAR (2001)

"Substantive Due Process Protections at the Outer Margins of Municipal Behavior," published in *CBA Seminar Materials* (2000)

"The Importance of Process in Smart Growth Initiatives: Ballot Box Versus Streamlining," published in *Land Use Law & Zoning Digest* (2000)

"Official Maps," published in *Modernizing State Planning Statutes (The Growing Smart Working Papers)*, *Planners Advisory Service* (PAS) Report No. 480/481 (9/1998)

"Special Use Permits: The 'Wait-and-See' Weapon of Local Communities," *21 Zoning & Plan. L. Rep.* 69 (1998)

"Growth Management: A Developer's Perspective," published in *Development*, Vol.: XXIX, No. 3 (1998)

"Overregulation of Land Development," published in *Urban Land* (11/1997)

"Computerized Zoning: The Future is Now," published in *Land Use Law & Zoning Digest*, Vol. 48 No.4 (4/1996)

"New Federal Wetlands Policy: The Landowner's Perspective," published in *Land Use Law & Zoning Digest*, Vol. 46, No. 1 (1/1994)

*Condemnation of Property: Practice and Strategies for Winning Just Compensation* (1994)

"Negotiating Entitlements," published in *Urban Land* (12/1991)

"Impact Fees: The Second Generation," published in *38 Journal of Urban and Contemporary Law*, 401 (1990)

"Practical Concerns of the Private Developer in Public/Private Real Estate Ventures," published in *Developing Real Estate Through Public/Private Ventures*, ABA National Institute (1990)

"Constitutional Constraints on Fees, Takings and Inspections," published in *Proceedings of the 1990 Institute on Planning and Zoning*, University of Illinois at Urbana-Champaign (1990)

"Closing the Federal Courthouse Door on Property Owners: The Ripeness and Abstention Doctrines in Section 1983 Land Use Cases," *2 Hofstra Property Law Journal* 73 (Spring 1989)

"Applying Development Design Review in the Downtown," published in *Zoning Bonuses in Central Cities*,

"Applying the Ripeness Doctrine in Federal Land Use Litigation," 11 *Zoning Law and Planning Report* 49 (July/August 1988)

"Municipal Liability Under the Fair Housing Act: An Update," published in *Land Use Law & Zoning Digest*, Vol. 40 No.10 (10/1988)

"A Miranda Card for Planners," published in *Hofstra Property Law Journal* (Winter 1987)

"Legal Implications of Computerized Zoning," published in *Zoning News* (10/1984)

"Local Government Liability Under the Fair Housing Act and Under State Anti-Exclusionary Zoning Doctrines: Parts I and II," published in *Land Use Law & Zoning Digest*, Vol. 36 Nos. 1 & 2 (January/February 1984)

*Federal Land Use Law & Litigation*, co-authored with Alan Weinstein (2008, 2010, 2011, and 2012 editions)

## Presentations

"Understanding Stormwater Management Regulations in New England," co-presented with Gregory S. Sampson, presented the first in a series of webinars on stormwater management in New England (1/16/2014)

"Sustainable Retail Development: The Balancing Act Between 'Good Practice' and Regulatory Compliance," at 2012 International Council of Shopping Centers RetailGreen Conference (11/28/2012)

"Government and Industry Sustainability Initiatives Forum," at International Council of Shopping Centers *RECon* Conference (5/2011)

"Drafting & Negotiating Green Building Provisions in Design/Construction Contracts and Leases," at 2010 Greenbuild International Conference, Generation Green: Redefining Our Future, Chicago, Illinois (11/2010)

"Affordable Housing Law (Chapter 40B)," at Boston Bar Association Real Estate Section (9/2010)

"*Kelo* and Its Aftermath," at National Constitution Center, Philadelphia, Pennsylvania (10/2009)

"Green Building on Brownfields," at ICSC U.S. Shopping Center Law Conference (10/2008)

"Green Law: Regulation, Real Estate And Environmentally Friendly Projects," at teleconference for State Bar Associations through the Professional Education Broadcast Network (5/2008)

"How to Develop Affordable Housing under Chapter 40B," at National Association of Industrial and Office Properties (NAIOP), half-day educational seminar, Boston, Massachusetts, moderator and panelist (4/9/2008)

"Building Green: The New Business Platform," at ICSC New England Idea Exchange Conference (7/2007)

"Recent Developments in the Exercise of Eminent Domain Power," at 2006 National Brownfields Conference, Boston, MA, panelist (11/2006)

"Land Use Reform Act: A Real Estate Industry Perspective," at Municipal Association (MMA) at its Fall Conference for Selectmen (Fall 2006)

"Effects of the *Kelo* Case," at the International Quality and Productivity Center's National Commercial Construction Law Conference held at the Harvard Club, Boston, MA (7/20/2006)