

**TO: STONEHAM INDEPENDENT**

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

Wednesday, September 17, 2014

and

Wednesday, September 24, 2014

Bill should be sent to:

Cicatelli & Cicatelli  
266 Main Street  
Stoneham, MA 02180

**NOTICE OF HEARING**

The Stoneham Board of Selectmen will hold a public hearing on Tuesday, October 7, 2014 at 7:01 pm. in the Hearing Room of the Town Hall on the petition of Adam Road Business Center LLC et al, 405 Waltham Street, #401, Lexington, MA 02421, to construct three (3) commercial buildings. Two (2) buildings comprised of eleven contractors' garages and one (1) unit fronting on Adam Road shown as a proposed construction garage, with outdoor storage, on the property located at 21 Manison Street, Stoneham, MA on land owned by Adam Road Business Center LLC et al, 405 Waltham Street, #401, Lexington, MA, in accordance with Sections 4.8 and 4.8.3.1 of Chapter 15 of the Stoneham Zoning By-law.

Plan may be seen in the office of the Building Inspector

**BOARD OF SELECTMEN**

**Dates to be published: 09/17/14 & 09/24/14**



# TOWN OF STONEHAM

## Project Review

### Review Report

Project 21 Manison St

Representative(s): Steven Cikatelli

Status: Project Review

Review Meeting Date:

Project Review Team: John Fralick, Robert Grover, Joseph 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
<p><b>DPW Engineering</b></p>	<p>The Public Works Department has met with the developer on several occasions and plan adjustments have been made.</p> <p>A final plan must be submitted to this Department that incorporates all of the previously discussed items.</p> <p>It should be noted that no curbing or sidewalks are proposed. Presently no curbing or sidewalks exist on any of Manison Street.</p>	<p>Agreed</p> <p>Agreed</p>
<p><b>Police Department</b></p>	<p>The only requirements that the police department has is to make sure each unit/garage has a visible unit number attached to it, make sure there is proper lighting within the parking lot and any and all work done to the sidewalk and/or Manison street must be accompanied by a police officer as stated in the towns by-laws.</p>	<p>Agreed</p>

<b>Board of Health</b>	make sure they have dust, noise and rodent mitigation contingencies in place and they're all set at the BOH .	Agreed
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<b>Fire Department</b>	The island in front of Unit #5, where the fire hydrant is located, shows snow storage. There shall be no snow storage on this island, we need the hydrant exposed and accessible at all times.	Agreed
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<b>Inspectional Services</b>	Snow storage and outside storage can not reduce the number of required parking spaces.	Agreed
	The aisle width for two-way traffic is required to be 24'. This is not provide at the parking by Unit 11.	Agreed
	The abutting property shall be protected from headlight glare.	Agreed

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



TOWN OF  
STONEHAM  
MASSACHUSETTS 02180

**Public Works Department**  
16 Pine Street  
781-438-0760  
Fax 781-438-8183

To: Cheryl Noble  
Building Inspector

From: Robert E. Grover, Director  
Public Works

Date: September 26, 2014

Subject: 21 Manison Street

The Public Works Department has met with the developer on several occasions and plan adjustments have been made.

A final plan must be submitted to this Department that incorporates all of the previously discussed items.

It should be noted that no curbing or sidewalks are proposed. Presently no curbing or sidewalks exist on any of Manison Street.

## Sinclair, Erin

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**From:** Ponzo, Joseph  
**Sent:** Wednesday, September 17, 2014 1:34 PM  
**To:** Noble, Cheryl  
**Subject:** Re: 21 Manison St Site Plan Application

Dear Cheryl,

I believe many of us have met on this pre-site plan back in the summer in Bob Grovers office . The only requirements that the police department has is to make sure each unit/garage has a visible unit number attached to it, make sure there is proper lighting within the parking lot and any and all work done to the sidewalk and/or Manison street must be accompanied by a police officer as stated in the towns by-laws.

Respectfully Submitted,

Officer Joseph Ponzo

Sent from Joes i phone!!!

> On Sep 17, 2014, at 1:20 PM, "Noble, Cheryl" <cnoble@stoneham-ma.gov> wrote:

>

> Hey guys,

>

>

> Do you guys want to meet on this? Most of you probably already saw this at the Special Permit stages, but we need comments for Site Plan as well. I will also place a hard copy of the plans in your mailbox for review.

>

> Please have your comments to me by September 29, 2014. The meeting with the Board of Selectmen is on October 7, 2014.

>

> Thank you

>

> Cheryl

>

> <21 Manison Site Plan Application 2014.pdf>

> <21 Manison Street 2014 SITE PLAN.pdf>

## Sinclair, Erin

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**From:** Fralick, John  
**Sent:** Monday, September 29, 2014 3:10 PM  
**To:** Noble, Cheryl  
**Subject:** Re: 21 Manison St

Hi Cheryl,

Just make sure they have dust, noise and rodent mitigation contingencies in place and they're all set at the BOH .

-J

On Sep 29, 2014, at 3:03 PM, Noble, Cheryl <[cnoble@stoneham-ma.gov](mailto:cnoble@stoneham-ma.gov)> wrote:

John,

Did you give me your comments?

Cheryl

## Sinclair, Erin

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**From:** Rolli, Joe  
**Sent:** Tuesday, September 23, 2014 8:50 AM  
**To:** Noble, Cheryl  
**Subject:** RE: 21 Manison St Site Plan Application

### Comments

The island in front of Unit #5, where the fire hydrant is located, shows snow storage. There shall be no snow storage on this island, we need the hydrant exposed and accessible at all times.

Chief Rolli

**From:** Noble, Cheryl  
**Sent:** Wednesday, September 17, 2014 1:20 PM  
**To:** Ponzo, Joseph; Grover, Robert; Rolli, Joe; Fralick, John; Noble, Cheryl  
**Subject:** 21 Manison St Site Plan Application

Hey guys,

Do you guys want to meet on this? Most of you probably already saw this at the Special Permit stages, but we need comments for Site Plan as well. I will also place a hard copy of the plans in your mailbox for review.

Please have your comments to me by September 29, 2014. The meeting with the Board of Selectmen is on October 7, 2014.

Thank you

Cheryl

LAW OFFICES  
**CICATELLI & CICATELLI**

266 MAIN STREET  
STONEHAM, MASSACHUSETTS 02180-3502

AREA CODE 781 438-4060  
TELECOPIER 781 438-9674

September 11, 2014

Stoneham Board of Selectmen  
Stoneham Town Hall  
Central Street  
Stoneham, Massachusetts 02180

Attn: Erin

RE: ADAM ROAD BUSINESS  
CENTER LLC et al  
21 Manison Street  
Stoneham, MA  
my file #14128-S

SEP 11 12 11 PM '14  
STONEHAM  
TOWN  
CLERK

Dear Mr. Chairman and Members:

Enclosed please find the following documents to be filed in connection with the above referenced application for Site Plan Approval: copy of Site Plan Hearing Application, Site Plans, Certified Abutters List, proposed draft of Legal Advertisement and copy of transmittal to the Building Inspector.

Kindly schedule this matter for a public hearing on Tuesday, October 7, 2014 at 7:00 P.M.

Thank you for your anticipated cooperation.

Respectfully submitted,

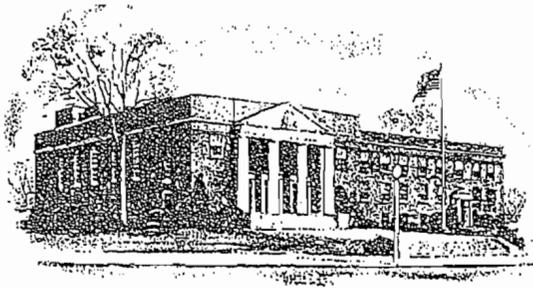
Steven L. Cicatelli

SLC/dml

Enclosures

cc ADAM ROAD BUSINESS CENTER LLC et al  
cc Town Clerk  
cc Gala Simon Associates, Inc.

HAND DELIVERED



TOWN OF  
STONEHAM  
MASSACHUSETTS  
BUILDING AND WIRE DEPARTMENT

SITE PLAN HEARING APPLICATION

Date: September 11, 2014

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..... 21 Manison Street
  - B. Name of Owner..... ADAM ROAD BUSINESS CENTER LLC (see attached deeds)  
et al
  - C. Address of Owner..... 405 Waltham Street #401, Lexington, MA 02421
  - D. Business Name (If Different from Owner)..... N/A
  - E. Telephone Number of Owner..... c/o Cicutelli & Cicutelli (781) 438-4060
  - F. Present Use of Building or Property..... Vacant Land
  - G. Height of existing and/or proposed structure..... N/A
  - H. Has there been a previous Site Plan on this property? Yes..... No.....  X
- If "YES" give the dates?

I. Zoning District..... Commercial District I

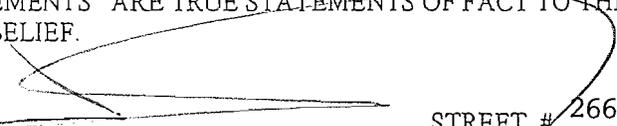
III. PREPARE AND FILE WITH THIS FORM A "SITE PLAN". STATE THE ZONING DISTRICT IT LIES WITHIN. SHOW THE LOT, ITS AREA, DIMENSIONS, AN ACCURATE COMPLETE OUTLINE OF THE PROPOSED AND ANY EXISTING STRUCTURES THEREON, DISTANCES FROM ALL BOUNDARY LINES, PARKING, COMPUTATIONS FOR ALL REQUIRED PARKING. SITE PLAN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

A. NAME & ADDRESS OF THE ENGINEER..... Gala Simon Associates, Inc.  
..... 394 Lowell Street, Suite 18  
.....  
..... Lexington, MA 02420  
.....

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.  
**SEE ATTACHED LETTER**

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 # 266 Main Street  
Steven L. Cicatelli, Attorney for Applicant  
TOWN Stoneham STATE MA PHONE NO. (781) 438-4060

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: ONE HUNDRED (\$100.00) 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.

LAW OFFICES  
**CICATELLI & CICATELLI**  
266 MAIN STREET  
STONEHAM, MASSACHUSETTS 02180-3502  
AREA CODE 781 438-4060  
TELECOPIER 781 438-9674

September 11, 2014

Stoneham Board of Selectmen  
Stoneham Town Hall  
35 Central Street  
Stoneham, Massachusetts 02180

Attn: Erin

RE: 21 Manison Street  
Stoneham, MA  
My file #14128-S

Dear Mr. Chairman and Members:

This office represents ADAM ROAD BUSINBESS CENTER LLC, ADAMS PROEPTIES LLC and the Adam Road Business Park Condominium Association, the owners of the above referenced property.

My clients propose to construct three (3) commercial buildings on the property. Two buildings comprised of eleven contractors' garages and one unit fronting on Adam Road shown as a proposed construction garage, with outdoor storage.

The subject property is located in the Commercial District I. Section 4.8.3.1 of Chapter 15 of the Stoneham Zoning By-Law (the "Bylaw") provides that utility buildings, contractor's storage warehouses and buildings, and wholesale distribution plants are allowed upon a special permit granted by the Planning Board and site plan approval by the Board of Selectmen. All of the dimensional requirements contained in Section 5.2.1 of the By-law and the minimum parking requirements contained in Section 6.3 of the By-law, including the minimum distance for separation of buildings, will be complied with.

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September 11, 2014  
Page 2

The Planning Board at its meeting held on September 3, 2014 approved a Special Permit to allow my clients' proposed use of the property. I have attached copies of the departmental recommendations that were received by the Planning Board.

I look forward to meeting with you at which time I will elaborate on the foregoing and address any questions or concerns that the Board may raise.

Respectfully submitted,

Steven L. Cikatelli

SLC/dml

cc DEBCO PROPERTIES, INC.  
cc ADAM ROAD BUSINESS CENTER LLC et al

HAND DELIVERED

2  
8



2014 00133713

Bk: 64180 Pg: 456 Doc: DEED  
Page: 1 of 2 09/03/2014 03:31 PM

**CONVEYANCE OF DECLARANT'S  
EXPANSION OR DEVELOPMENT RIGHTS**

**WHEREAS**, as set forth in the Master Deed (hereinafter the "Master Deed") of the Adam Road Business Park Condominium (hereinafter the "Condominium") dated September 2, 2014 recorded herewith, the Declarant therein reserved to himself the right to construct the Condominium in two Phases and further reserved to himself the right to sell, lease, assign, mortgage or otherwise convey or encumber all or part of the Expansion or Development Rights to additional Phase II (hereinafter the "Expansion or Development Rights") as provided in said Master Deed Section 2, et. al.

**NOW THEREFORE, DAVID E. BURNS** of 405 Waltham Street, #401, Lexington, Middlesex County Massachusetts, **AS TRUSTEE OF THE MANISON ACQUISITION TRUST**, see Trustee Certificate pursuant to M.G.L.c.184 §35 recorded herewith (referred to herein as the "Grantor" and/or the "Declarant")

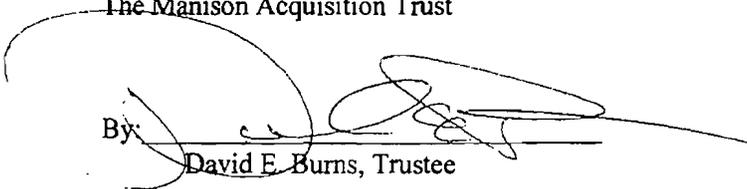
in consideration of the sum of One (\$1.00) Dollar and other valuable consideration to him paid hereby grants, conveys and assigns to **ADAM ROAD BUSINESS CENTER LLC**, a Massachusetts limited liability company with a usual place of business at 405 Waltham Street, #401, Lexington, Middlesex County, Massachusetts all of his right, title and interest in and to said Expansion or Development Rights of the Adam Road Business Park Condominium with respect to the condominium land as described in Exhibit A to the Master Deed.

The rights herein conveyed are subject to and with the benefit of the applicable terms and conditions of the Master Deed.

The membership interest of the Grantee is owned by the holder of the Beneficial Interest in the Grantor accordingly no documentary stamps need be affixed to this Assignment of Declarant's Rights.

Executed as a sealed instrument this 2<sup>nd</sup> day of September, 2014.

The Manison Acquisition Trust

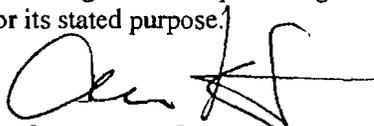
By: 

David E. Burns, Trustee

COMMONWEALTH OF MASSACHUSETTS

Suffolk County

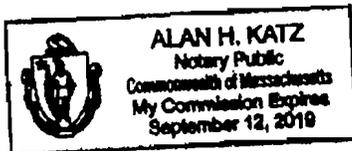
On this 2<sup>nd</sup> day of September, 2014, before me, the undersigned notary public, personally appeared, David E. Burns, proved to me through satisfactory evidence of identification, which was a MA Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.



(Seal of Notary)

Notary Public

My Commission Expires:





2014 00133715  
Bk: 64180 Pg: 460 Doc: DEED  
Page: 1 of 2 09/03/2014 03:31 PM

~~MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 09/03/2014 03:31 PM  
Ctrl# 211689 21724 Doc# 00133715  
Fee: \$2,608.00 Cons: \$550,000.00~~

After recording, please return to:

Mr. Anthony Cail  
Adams Properties LLC  
56 Berkeley Street  
Reading, MA 01867

*Address of Premise: Units 1 & 2, 1 Adam Road, Stoneham, MA*

**CONDOMINIUM UNIT DEED**

GRANTOR: **DAVID E. BURNS** of 405 Waltham Street, #401, Lexington, Middlesex County Massachusetts **AS TRUSTEE OF THE MANISON ACQUISITION TRUST**, see Trustee Certificate pursuant to M.G.L.c.184 §35 recorded herewith

for consideration of Five Hundred Fifty Thousand AND 00/100 (\$550,000.00) Dollars

GRANTS TO: **ADAMS PROPERTIES LLC** a Massachusetts limited liability company with an address at 56 Berkeley Street, Reading, Massachusetts 01867, **WITH QUITCLAIM COVENANTS:**

Units 1 and 2 of the Adam Road Business Park Condominium, created by Master Deed dated September 2, 2014 recorded in the Middlesex South District Registry of Deeds herewith.

The Post Office Address of the Condominium is: 1 Adam Road, Stoneham, Massachusetts, 02180.

The units are conveyed with the exclusive right to use for any and all lawful purposes the entire area of Phase I shown on the Site Plan recorded with said Master Deed with the exception of the "Common Area Proposed Driveway" shown on the Site Plan.

The Units are conveyed subject to and together with the benefit of the obligations, restrictions, rights and liabilities contained in M.G.L.c.183A, the Master Deed and the By-Laws filed therewith.

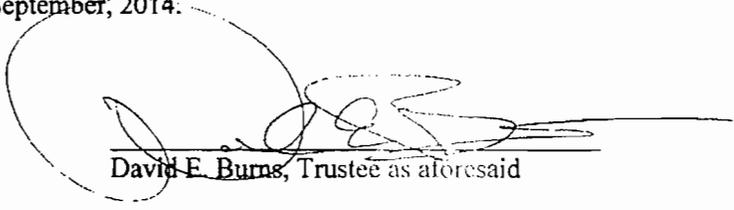
The undivided percentage interest of the Units conveyed hereunder in the common areas and facilities is 100%.

The Units are intended only for commercial, retail or office purposes or for such other purposes as may be permitted by the Zoning Bylaw for the Town of Stoneham, Massachusetts.

131 South Street  
Stoneham MA 02110 1112

Being a portion of the premises conveyed to Grantors by Deed of Ebro LLC and of Joseph A. Rotundi, Trustee of 20 Manison Street Realty Trust recorded herewith.

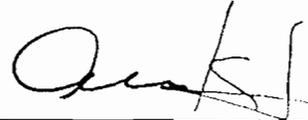
Witness my hand and seal this 2<sup>nd</sup> day of September, 2014.

  
David E. Burns, Trustee as aforesaid

COMMONWEALTH OF MASSACHUSETTS

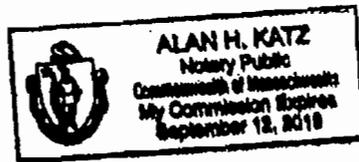
Suffolk County

On this 2<sup>nd</sup> day of September, 2014, before me, the undersigned notary public, personally appeared, David E. Burns, Trustee as aforesaid, and proved to me through satisfactory evidence of identification, which was a MA Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.



(Seal of Notary)

Notary Public  
My Commission Expires:



33  
9



2014 00133/12

Bk: 64180 Pg: 423 Doc: BY  
Page: 1 of 33 09/03/2014 08:31 PM

BY-LAWS  
OF  
ADAM ROAD BUSINESS PARK CONDOMINIUM  
1 Adam Road  
Stoneham, Massachusetts 02180

**Article I**  
**Organization of Unit Owners**

1.1 Description of Condominium. DAVID E. BURNS of 405 Waltham Street, #401, Lexington, Middlesex County, Massachusetts, TRUSTEES OF THE MANISON ACQUISITION TRUST (hereinafter sometimes called the "Declarant"), in accordance with the provisions of Massachusetts General Laws Chapter 183A and has created a condominium known as the Adam Road Business Park Condominium (the "Condominium") pursuant to a Master Deed dated the date hereof (the "Master Deed").

The Condominium consists of the Land, the Buildings (and the Units contained therein), and all other improvements now existing on the Land.

1.2 Condominium Association. The Adam Road Business Park Condominium Association, an unincorporated association (the "Condominium Association") is the organization of Unit Owners formed to manage and regulate the Condominium. Each Unit Owner shall at all times have a percentage interest in the Condominium Association equal to such Unit Owner's respective Percentage Interest in the Common Elements of the Condominium, as set forth in the Master Deed. All of the rights and powers in and with respect to the Common Elements of the Condominium which are, by virtue of the provisions of Chapter 183A of the Massachusetts

General Laws, conferred upon or exercisable by the organization of unit owners of the Condominium and all property, real and personal, tangible and intangible, acquired by such Association, shall be exercised, managed, administered and disposed of and the income thereto shall be received for the benefit of, the Unit Owners in accordance with the provisions of Chapter 183A, the Master Deed and these By-Laws.

1.3 Applicability of By-Laws. The terms and provisions of these By-Laws shall apply to the Condominium and the use and occupancy thereof. All present and future Unit Owners, mortgagees, lessees, sublessees and other occupants of Units, employees and guests of Unit Owners, and any other persons who may use, operate or maintain the facilities of the Condominium (including, without limitation, any portion of the Common Elements), are and shall be subject to the Condominium Documents. The acceptance of a deed, mortgage or lease or the act of occupancy of any portion of the Condominium (including any Unit or any portion of the Common Elements), shall constitute an agreement by such owner, mortgagee, lessee, occupant or invitee that the Condominium Documents are accepted, ratified and are fully binding upon the enforceable against such individual or entity.

1.4 Applicability of By-Laws to Future Phases of the Condominium. The terms and provisions of these By-Laws are applicable to and shall govern any future Phases of the Condominium.

1.5 Office of Condominium Association. The office of the Condominium Association shall be located at 405 Waltham Street, #401, Lexington, Massachusetts 02420 or at such other location in Massachusetts reasonable convenient thereto as may be designated from time to time by the Board.

## **Article II** **Definitions**

2.1 Definitions. As used in these By-Laws, the following terms shall have the meanings ascribed to them below:

- (a) "Annual Meeting(s): – As defined in Section 5.1
- (b) "Appurtenant Interest: – As defined in Section 12.1.
- (c) "Assistant Treasurer" – The Assistant Treasurer of the Condominium Association.
- (d) "By-Laws" – These By-Laws, as the same may be amended from time to time as permitted herein.

- (e) "Chapter 183A" – Massachusetts General Laws, Chapter 183A, as the same may be amended from time to time.
- (f) "Common Assessments" – As defined in Section 8.5
- (g) "Condominium Expenses" – As defined in Section 8.4
- (h) "Condominium Managing Agent" – As defined in Section 4.2
- (i) "Declarant" – As defined in Section 1.1
- (j) "First Annual Meeting" – As defined in Section 5.1
- (k) "Fiscal Year" – The calendar year, or such other twelve-month period as may be determined by the Board from time to time.
- (l) "Initial Board" – The initial Managers of the Board, as identified in the Master Deed and more particularly described in Article III herein.
- (m) "Listed First Mortgagee" – As defined in Section 16.6.
- (n) "Listed Mortgagee" – A Mortgagee of which the Board has received written notice pursuant to and in conformance with the provisions of Article XVI herein.
- (o) "Manager(s)" – The individual members of the Board.
- (p) "Board" – The board of managers of the Condominium Association, as more particularly described in Article III herein.
- (q) "Condominium" – As defined in Section 1.1.
- (r) "Condominium Association" – As defined in Section 1.2.
- (s) "Condominium Documents" – The Master Deed (including any covenants, agreements, restrictions, easements and declarations of record referred to herein or crated thereby or otherwise duly effected), the By-Laws and the Rules and Regulations, all as the same may be amended from time to time.
- (t) "Master Deed" – As defined in Section 1.1
- (u) "Mortgage" – Any holder of a mortgage of record on an entire Unit, including, without limitation, a Limited Mortgage.
- (v) "Percentage of Unit Owners" – Any given "Percentage of Unit Owners" means that percentage in the aggregate of all Percentage Interest.
- (w) "President" – The President of the Condominium Association.
- (x) "Condominium" – The Land, the Building and all other improvements thereon which are part of the Condominium, including the Units and Common Elements, all easements, rights and appurtenance, belonging thereto, and all other property, personal or mixed, intended for use in connection therewith, as described in the Master Deed.

BROOKLINE BANK  
53-7048/2113

2034

**DEBCO Properties**  
405 Waltham Street, Suite 401  
Lexington, MA 02421  
Ph:(781) 863-2727

9/5/2014

PAY TO THE  
ORDER OF Town of Stoneham

\$\*\*300.00

Three Hundred and 00/100\*\*\*\*\*

DOLLARS

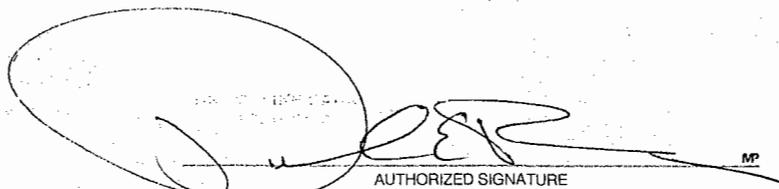
Town of Stoneham

Details on Back

Security Features Included

OR

Adam Rd., Site Approval fee

  
AUTHORIZED SIGNATURE

⑈002034⑈ ⑆211371489⑆ ⑈191000141⑈



TOWN OF  
STONEHAM  
MASSACHUSETTS 02180

**Public Works Department**  
16 Pine Street

781-438-0760  
Fax 781-438-8183

TO: August S. Niewenhous, Chairman  
Stoneham Planning Board

FROM: Robert E. Grover, Director  
Public Works Department

DATE: September 2, 2014

SUBJECT: 21 Manison Street

I have reviewed the revised preliminary site plans for the proposed structures at 21 Manison Street.

The Department of Public Works has no objections to the project as proposed. Elevation adjustments to the proposed sewer system and location of the single water meter will be discussed with the developer but have no negative impacts on Planning Board approval.

If the Board should have any questions please feel free to contact me.

Robert Grover  
Director of Public Works

RG/dl



**JOSEPH W. ROLLI**  
FIRE CHIEF

TOWN OF  
STONEHAM  
MASSACHUSETTS

FIRE/RESCUE  
EMERGENCY MANAGEMENT  
25 CENTRAL STREET  
STONEHAM, MASSACHUSETTS  
02180-1302

(781) 438-0127  
FAX (781) 438-7066

**MEMORANDUM**

**TO:** August S Niewenhaus  
Planning Board Chairman

**FROM:** Chief Joseph W. Rolli  
Fire Department

**DATE:** March 25, 2009

**RE:** 21 Manison Street, Stoneham

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- Fire Department has met with the petitioner and has agreed that a fire hydrant will be placed at a location decided by the Fire Department.
- All tenants will have to file for any permits; (waste oil, oxy-acetylene etc.) that may be needed.
- Fire Department will require a detail for any buildings being razed and any blasting that may need to be done.

cc: *Gianna Createlli*

RECEIVED  
JUL 29 2014  
PLANNING BOARD

**Steven Cicatelli**

---

**From:** Rooney, Cathy [crooney@stoneham-ma.gov]  
**Sent:** Tuesday, August 05, 2014 1:24 PM  
**To:** Steven Cicatelli  
**Subject:** FW: Dumpster at 21 Manison

Cathy Rooney  
Conservation, Planning Board  
And Board of Appeals  
781-279-2695  
卡蒂卡蒂

**From:** Fralick, John  
**Sent:** Tuesday, August 05, 2014 12:38 PM  
**To:** Rooney, Cathy  
**Subject:** Dumpster at 21 Manison

Hi Cathy,

Make sure that the dumpster has a valid permit applied for via the Board of Health office. When the dumpster(s) are placed, ensure that no public ways are impeded and any spillage is properly cleaned up upon servicing. Also, please be sure that the company is a licensed hauler within town limits. If this is to be a permanent dumpster, be advised that the dumpster will have to be fully enclosed (permanent recycling dumpsters are exempt from this reg).

Thanks!

-J

8/5/2014

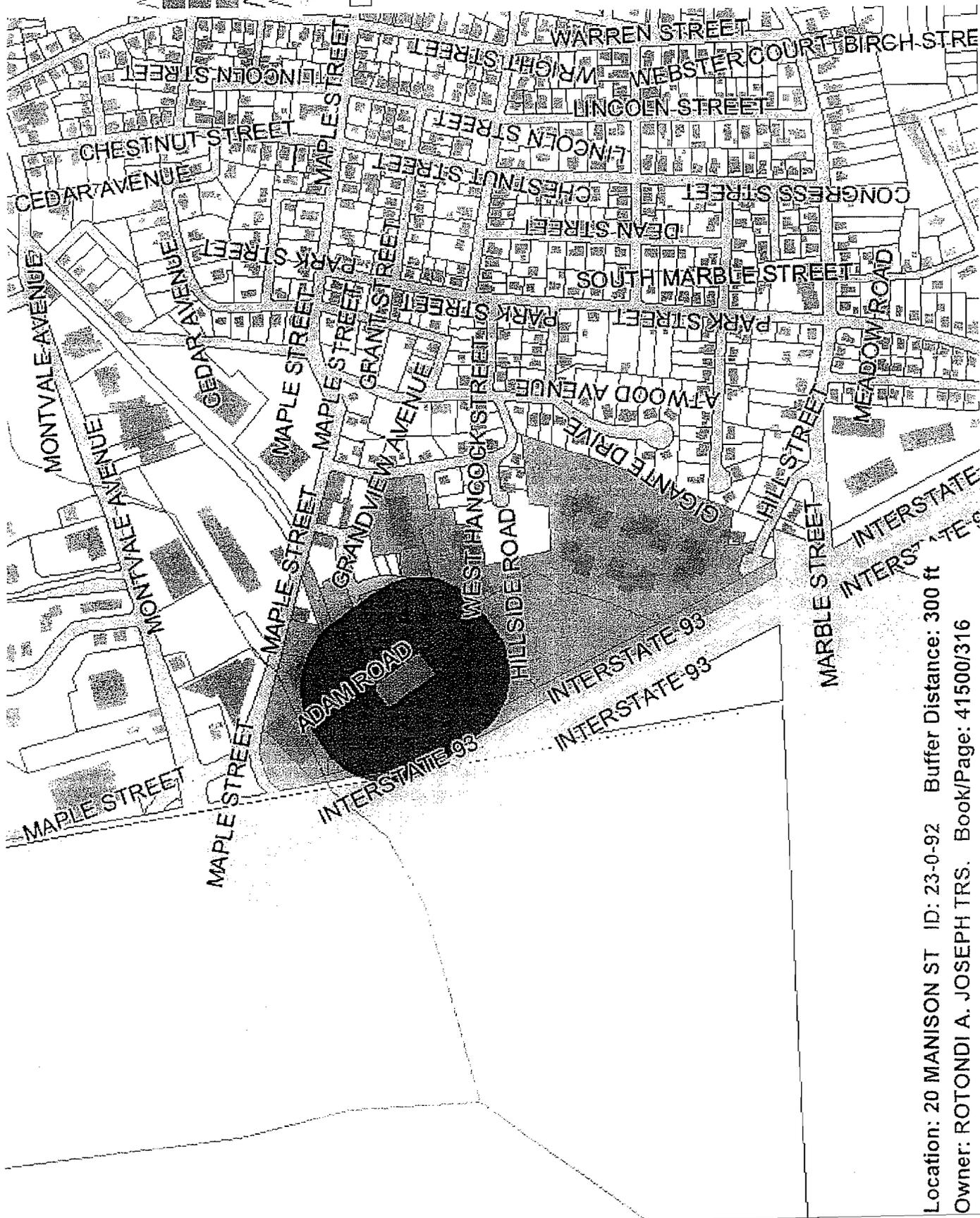
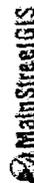


- Zoning
- streams
- Water
- wetlands
- Buildings
- Easements
- Parcels
- Roadway
- town
- towns



1 in = 566.31 ft

Printed:  
6/30/2014



Location: 20 MANISON ST ID: 23-0-92 Buffer Distance: 300 ft

Owner: ROTONDI A. JOSEPH TRS. Book/Page: 41500/316

MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

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

23-0-139  
90 MAPLE STREET LLC  
90 MAPLE STREET  
STONEHAM, MA 02180

23-0-143  
FRANCHI ANTHONY A.  
190 NORTH MAIN STREET  
NATICK, MA 01760

23-0-71  
TEN ADAMS ROAD  
50 DODGE STREET  
BEVERLY, MA 01915

23-0-76  
MANISON STONEHAM LLC  
STONEHAM LLC  
50 DODGE STREET  
BEVERLY, MA 01915

23-0-79  
SYMES ALBERT R.  
50 DODGE ST  
BEVERLY, MA 01915

23-0-92  
ROTONDI A. JOSEPH TRS.  
8 WASHINGTON AVENUE  
WOBURN, MA 01801

23-0-96  
HALCHAK DALE B. TRS.  
90 MAPLE STREET  
STONEHAM, MA 02180

23-0-93B21B  
SYGMA REALTY LLC E. B.  
21B MANISON STREET  
STONEHAM, MA. 02180

23-0-140  
WAKEFIELD READY MIXED  
CONC.  
P.O. BOX 540  
WAKEFIELD, MA 01880

23-0-143A  
FRANCHI ANTHONY A TR  
190 NORTH MAIN STREET  
NATICK, MA 01760

23-0-72  
TEN ADAMS ROAD  
50 DODGE STREET  
BEVERLY, MA 01915

23-0-77  
SYMES ALBERT R. TRSTEE  
50 DODGE ST  
BEVERLY, MA 01915

23-0-82  
TEN ADAMS ROAD  
50 DODGE STREET  
BEVERLY, MA 01915

23-0-93  
CLIFFSIDE REALTY ASSOC. LLP  
190 N. MAIN STREET  
NATICK, MA. 01760

23-0-97  
MANISON STREET, LLC  
11 MANISON ST  
STONEHAM, MA 02180

23-0-93B  
MANISON STREET  
CONDOMINUMS  
21B MANISON STREET  
STONEHAM, MA. 02180

23-0-141  
COMMONWEALTH OF MASS  
STATE HOUSE  
BOSTON, MA 02133

23-0-70  
TEN ADAMS ROAD  
50 DODGE STREET  
BEVERLY, MA 01915

23-0-73  
TEN ADAMS ROAD  
50 DODGE STREET  
BEVERLY, MA 01915

23-0-78  
16 MANISON STREET LLC  
50 DODGE ST  
BEVERLY, MA 01915

23-0-86  
TEN ADAMS ROAD  
50 DODGE STREET  
BEVERLY, MA 01915

23-0-95  
HALCHAK DALE TR  
90 MAPLE STREET  
STONEHAM, MA 02180

23-0-93B21A  
ROTONDI & SONS, INC. E. B.  
21 MANISON STREET  
STONEHAM, MA. 02180

LAW OFFICES

**CICATELLI & CICATELLI**

266 MAIN STREET

STONEHAM, MASSACHUSETTS 02180-3502

AREA CODE 781 438-4060

TELECOPIER 781 438-9674

September 11, 2014

Inspector of Buildings  
Stoneham Town Hall  
35 Central Street  
Stoneham, Massachusetts 02180

Attn: Cheryl Noble  
Building Inspector

RE: ADAM ROAD BUSINESS  
CENTER LLC et al  
21 Manison Street  
Stoneham, MA 02180  
My file #14128-S

Dear Cheryl:

Enclosed please find the following relative to the Site Plan application for the above referenced project: check in the amount of \$300.00 (application fee), eleven (11) sets of site plans and certified list of abutters.

Please note that the Stoneham Planning Board approved a Special Permit to allow the proposed use at their meeting held on September 3, 2014.

Kindly review the enclosed application and process the same at your earliest convenience.

Thank you for your time and attention.

Respectfully submitted,

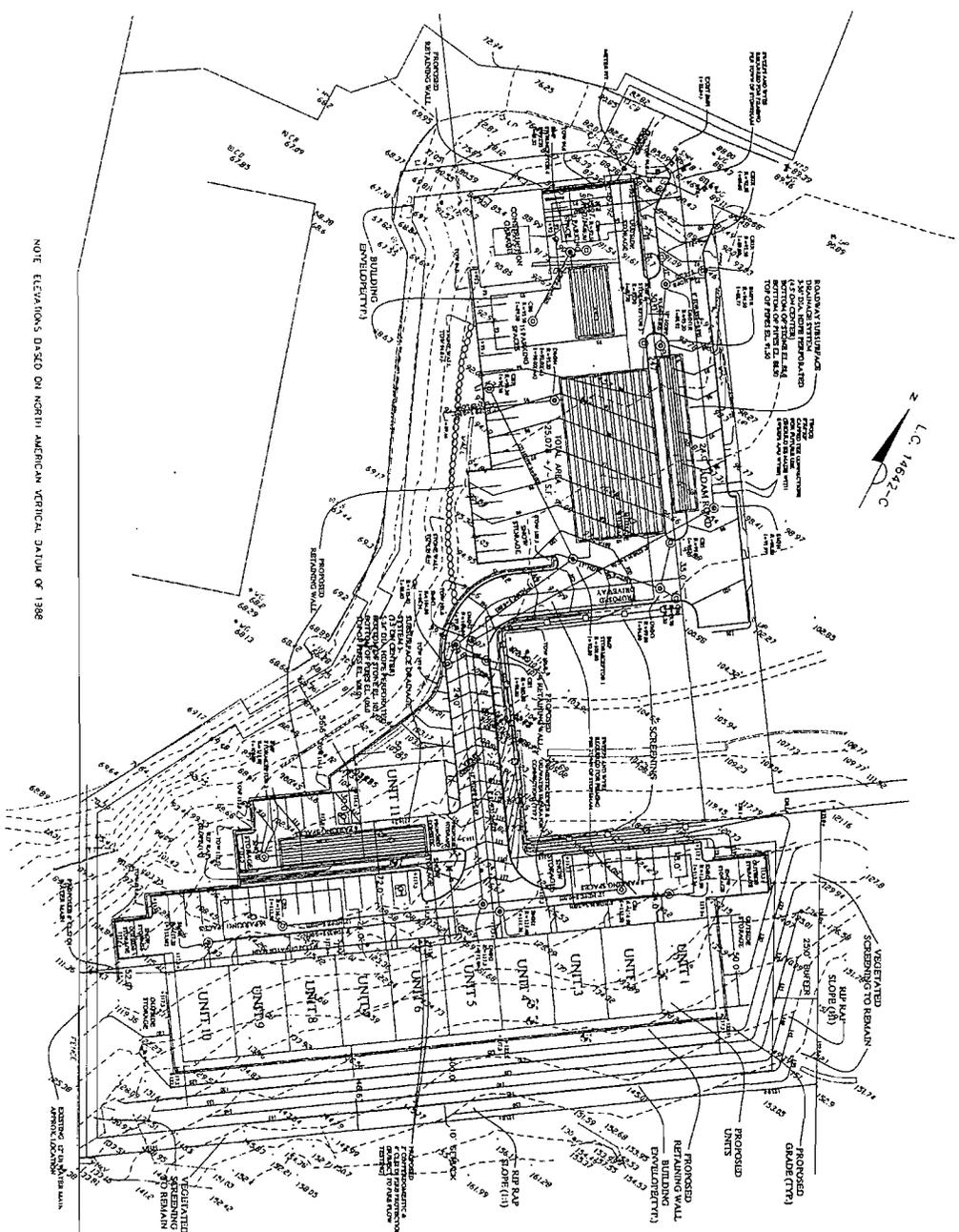
Steven L. Cicatelli

SLC/dml

cc Board of Selectmen  
cc ADAM ROAD BUSINESS CENTER LLC et al  
cc Gala Simon Associates, Inc.  
cc Town Clerk

Enclosures

HAND DELIVERED



NOTE: ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

**SITE PLAN**  
SCALE: 1" = 30'

**UTILITY NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND EXISTING UTILITIES, SIGNAGE NOT SHOWN ON THE PLAN, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN HEREON. ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF UTILITIES, ETC. AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN HEREON. ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF UTILITIES, ETC. AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN HEREON. ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF UTILITIES, ETC. AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

**GENERAL NOTES:**

1. EXISTING CONDITIONS SHOWN HEREON BY OTHER SURVEY, ADJUSTMENT, AND RECORD DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL AREAS OUTSIDE OF THE LIMIT OF WORK LINES SHALL NOT BE DISTURBED IN ANY MANNER BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN HEREON. ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF UTILITIES, ETC. AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN HEREON. ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF UTILITIES, ETC. AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. INSTALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION PER APPROVAL BY THE DESIGN ENGINEER.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN HEREON. ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF UTILITIES, ETC. AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
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12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN HEREON. ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF UTILITIES, ETC. AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

**DRAINAGE NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR THE VERTICAL AND HORIZONTAL CONTROL OF THE ROOF, AND FOR THE PROVISION OF DRAINAGE SYSTEMS, IN THE MANNER SHOWN HEREON.

2. ALL DRAINAGE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANNER SHOWN HEREON.

**LAYOUT & GRADING NOTES:**

1. CONSULT ALL RECORDS AND SPECIFICATIONS FOR CONSTRUCTION REVISIONS.

2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN HEREON. ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF UTILITIES, ETC. AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

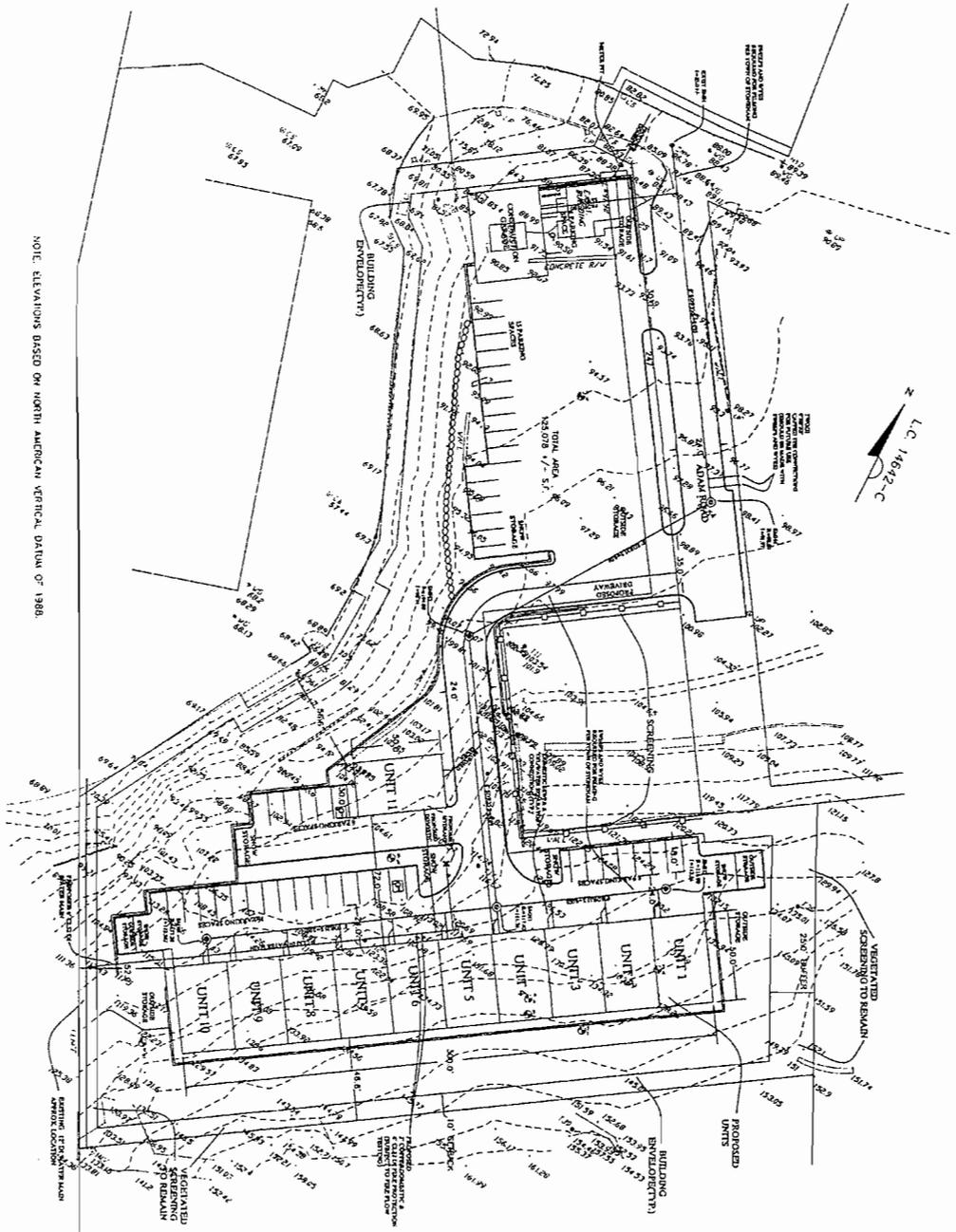
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	GRAVEL	10,000	CY	1.50	15,000.00
2	CONCRETE	1,000	CY	120.00	120,000.00
3	ASPHALT	10,000	SY	1.00	10,000.00
4	PAVEMENT	10,000	SY	1.00	10,000.00
5	VEGETATION	10,000	SQ. FT.	0.10	1,000.00
6	UTILITIES	10,000	FT.	0.10	1,000.00
7	EROSION CONTROL	10,000	SY	0.10	1,000.00
8	GRADING	10,000	SY	0.10	1,000.00
9	DEMOLITION	10,000	SQ. FT.	0.10	1,000.00
10	LANDSCAPING	10,000	SQ. FT.	0.10	1,000.00
11	CONCRETE	10,000	CY	120.00	120,000.00
12	ASPHALT	10,000	SY	1.00	10,000.00
13	PAVEMENT	10,000	SY	1.00	10,000.00
14	VEGETATION	10,000	SQ. FT.	0.10	1,000.00
15	UTILITIES	10,000	FT.	0.10	1,000.00
16	EROSION CONTROL	10,000	SY	0.10	1,000.00
17	GRADING	10,000	SY	0.10	1,000.00
18	DEMOLITION	10,000	SQ. FT.	0.10	1,000.00
19	LANDSCAPING	10,000	SQ. FT.	0.10	1,000.00
20	CONCRETE	10,000	CY	120.00	120,000.00
21	ASPHALT	10,000	SY	1.00	10,000.00
22	PAVEMENT	10,000	SY	1.00	10,000.00
23	VEGETATION	10,000	SQ. FT.	0.10	1,000.00
24	UTILITIES	10,000	FT.	0.10	1,000.00
25	EROSION CONTROL	10,000	SY	0.10	1,000.00
26	GRADING	10,000	SY	0.10	1,000.00
27	DEMOLITION	10,000	SQ. FT.	0.10	1,000.00
28	LANDSCAPING	10,000	SQ. FT.	0.10	1,000.00
29	CONCRETE	10,000	CY	120.00	120,000.00
30	ASPHALT	10,000	SY	1.00	10,000.00
31	PAVEMENT	10,000	SY	1.00	10,000.00
32	VEGETATION	10,000	SQ. FT.	0.10	1,000.00
33	UTILITIES	10,000	FT.	0.10	1,000.00
34	EROSION CONTROL	10,000	SY	0.10	1,000.00
35	GRADING	10,000	SY	0.10	1,000.00
36	DEMOLITION	10,000	SQ. FT.	0.10	1,000.00
37	LANDSCAPING	10,000	SQ. FT.	0.10	1,000.00
38	CONCRETE	10,000	CY	120.00	120,000.00
39	ASPHALT	10,000	SY	1.00	10,000.00
40	PAVEMENT	10,000	SY	1.00	10,000.00
41	VEGETATION	10,000	SQ. FT.	0.10	1,000.00
42	UTILITIES	10,000	FT.	0.10	1,000.00
43	EROSION CONTROL	10,000	SY	0.10	1,000.00
44	GRADING	10,000	SY	0.10	1,000.00
45	DEMOLITION	10,000	SQ. FT.	0.10	1,000.00
46	LANDSCAPING	10,000	SQ. FT.	0.10	1,000.00
47	CONCRETE	10,000	CY	120.00	120,000.00
48	ASPHALT	10,000	SY	1.00	10,000.00
49	PAVEMENT	10,000	SY	1.00	10,000.00
50	VEGETATION	10,000	SQ. FT.	0.10	1,000.00

Job No. 1420 Date: 1/27/14  
 Drawn By: [Name]  
 Scale: [Scale]  
 Rev# Description  
 1 1.1.2014 [Description]  
 2 1.1.2014 [Description]  
 3 1.1.2014 [Description]

**ADAM ROAD BUSINESS PARK  
 STONEHAM, MASSACHUSETTS**

**SITE PLAN**

Gala Simon Associates  
**GSA**  
 Civil Engineers  
 394 LOWELL STREET, SUITE 18  
 LEXINGTON, MA 02420  
 Tel: (781) 678-2962



NOTE: ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

SITE PLAN  
SCALE: 1" = 30'

Job No. 1420	Date: 7/28/74
Drawn By: [Signature]	Scale:
Check: [Signature]	Project: [Signature]
1	4.1.2014
2	4.1.2014
3	4.1.2014

ADAM ROAD BUSINESS PARK  
STONEHAM, MASSACHUSETTS

UTILITY AND LAYOUT PLAN



Gala Simon Associates  
**Gala Simon Associates Inc.**  
 394 LOWELL STREET, SUITE 18  
 LEXINGTON, MA 02420  
 Tel: (781) 676-2962







2nd mailing

**NOTICE TO ABUTTERS**

September 29, 2014

You are hereby notified that a public hearing will be continued at the Hearing Room of the Town Hall on Tuesday, October 7, 2014, at 7:50 p.m., upon the petition of National Grid for locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways, and places of Town of Stoneham substantially as described in the petition dated 9/15/2014, attached hereto made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

**Extend Gas Main 135' on Bow Street to serve #6.**

Drawing may be seen in the office of the Board of Selectmen.

**Board of Selectmen**

By Erin Sinclair  
Office Manager  
Board of Selectmen

## Sinclair, Erin

---

**From:** Grover, Robert  
**Sent:** Tuesday, September 16, 2014 12:11 PM  
**To:** Sinclair, Erin  
**Subject:** RE: National Grid

Public Works has no objections

---

**From:** Sinclair, Erin  
**Sent:** Tuesday, September 16, 2014 11:59 AM  
**To:** Grover, Robert  
**Subject:** National Grid

Can you please give your recommendation on this request for Grant of Location on Bow Street?  
Thanks

<< File: Grant of Location Bow Street.pdf >>

*Erin Sinclair*  
*Office Manager for the Board of Selectmen*  
*35 Central Street*  
*Stoneham, MA 02180*  
*781-279-2680 Phone*  
*781-279-2681 Fax*

**PETITION OF NATIONAL GRID FOR GAS MAIN LOCATIONS**

To the City Council of the Town of Stoneham, MA:

The National Grid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways, and places of

Town of Stoneham and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:  
EXTEND GAS MAIN 135 ' FT on Bow St to serve # 6

DATE: September 15, 2014 BY: Stephen DiLorenzo  
Stephen DiLorenzo (Construction Supervisor)

**ORDER FOR GAS MAIN LOCATION**

City Council of the Town of Stoneham, MA.

It is HEREBY ORDERED that the location of the mains of the National Grid for the transmission and distribution of gas in and under the public streets, lanes, highways, and places of the Town of Stoneham substantially as described in the petition dated 09/15/2014, attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

The said National Grid shall comply with all applicable provisions of law and ordinances of the Town of Reading to the enjoyment of said locations and rights.

Dated this 15th day of September, 2014.

I hereby certify that the foregoing order was duly adopted by the City Council of the Town of Stoneham, MA on \_\_\_\_\_ day of \_\_\_\_\_, 2014.

BY: \_\_\_\_\_

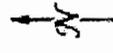
\_\_\_\_\_  
Title

PLEASE RETURN ORIGINAL TO  
NATIONAL GRID  
100 COMMERCIAL ST  
MALDEN, MA 02148  
ATTENTION: Steve DiLorenzo\_617-908-4312

RETAIN DUPLICATE FOR YOUR RECORDS

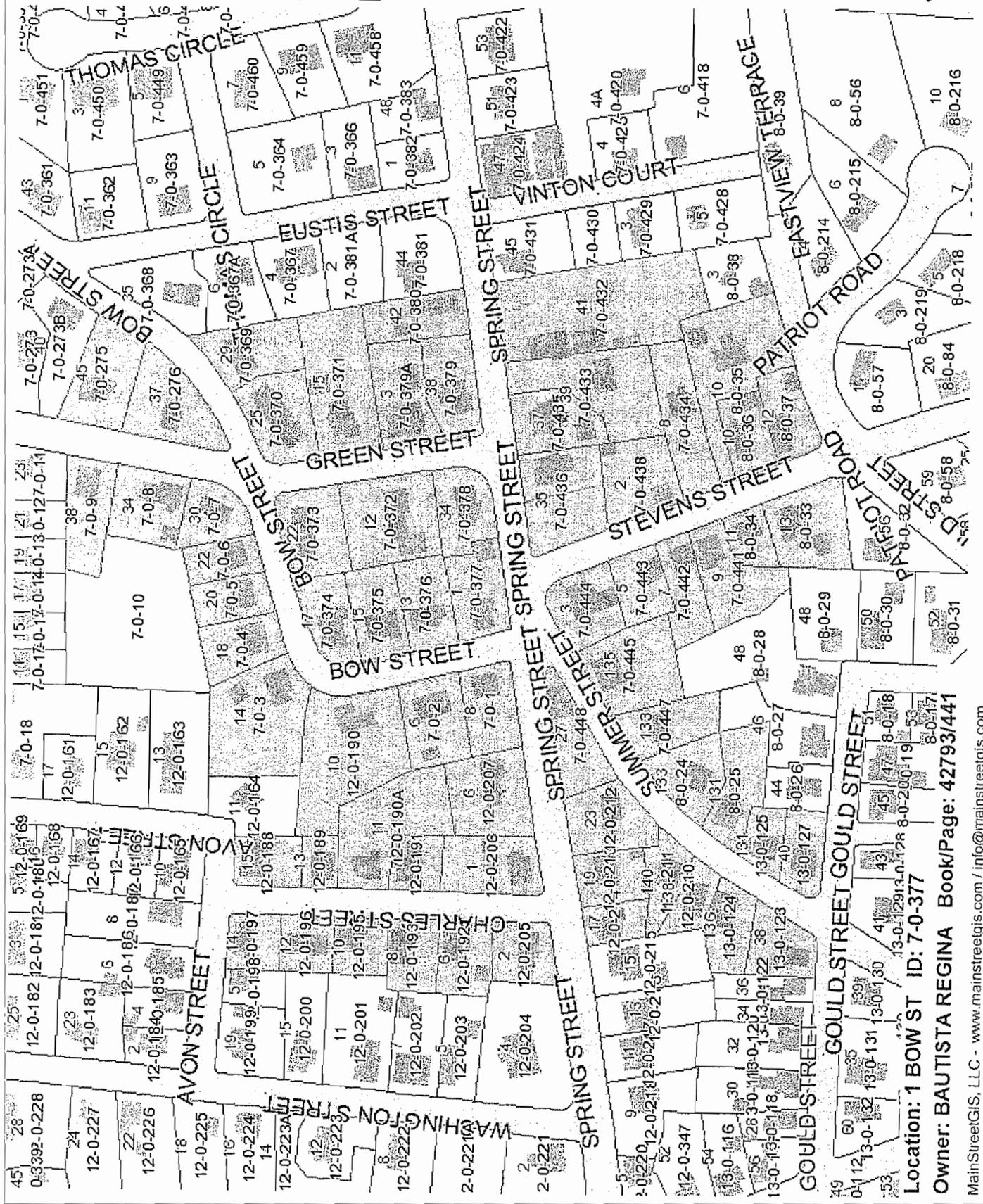


- Zoning
- streams
- Water
- wetlands
- Buildings
- Easements
- Parcels
- Roadway
- town
- towns



1 in = 198.13 ft

Printed:  
9/18/2014



Location: 1 BOW ST ID: 7-0-377  
 Owner: BAUTISTA REGINA Book/Page: 42793/441

MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com  
 Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance



12-0-188  
SULLIVAN WILLIAM N.  
15 CHARLES ST  
  
STONEHAM MA 02180

12-0-189  
NOMANI MOHAMMED  
13 CHARLES STREET  
  
STONEHAM MA 02180

12-0-190  
GOLDFARB SCOTT LEE  
10 BOW ST  
  
STONEHAM MA 02180

12-0-190A  
PALLADINO GERARD  
11 CHARLES ST  
  
STONEHAM MA 02180

12-0-191  
MINI JOHN S.  
7 CHARLES ST  
  
STONEHAM MA 02180

12-0-192  
NOONAN THOMAS R  
6 CHARLES ST  
  
STONEHAM MA 02180

12-0-193  
COLLITON PAUL M  
8 CHARLES ST  
  
STONEHAM MA 02180

12-0-195  
MCLAUGHLIN JAMES M. JR.  
10 CHARLES ST  
  
STONEHAM MA 02180

12-0-196  
DITONNO JEFFREY M.  
12 CHARLES ST  
  
STONEHAM MA 02180

12-0-197  
KRABY DANIEL J  
14 CHARLES ST  
  
STONEHAM MA 02180

12-0-205  
ASARO JASPER  
2 CHARLES ST  
  
STONEHAM MA 02180

12-0-206  
FIERIMONTE BRIAN A  
1 CHARLES ST  
  
STONEHAM MA 02180

12-0-207  
SIMMONS WILLIAM  
6 SPRING ST  
  
STONEHAM MA 02180

12-0-210  
FULLER SANDRA A. TRS  
138 SUMMER STREET  
  
STONEHAM MA 02180

12-0-211  
JONAS LESLIE  
140 SUMMER ST  
  
STONEHAM MA 02180

12-0-212  
CAMPBELL KAREN M.  
23 SPRING ST  
  
STONEHAM MA 02180

12-0-214  
SLOAN LOIS C  
17 SPRING ST  
  
STONEHAM MA 02180

13-0-123  
BLOUT JASON M.  
38 GOULD ST  
  
STONEHAM MA 02180

13-0-124  
GEARY FRANCIS J  
136 SUMMER ST  
  
STONEHAM MA 02180

13-0-125  
WACKERMAN DENNIS V  
131 SUMMER ST  
  
STONEHAM MA 02180

13-0-127  
OTTARIANO ANGELINA  
40 GOULD ST  
  
STONEHAM MA 02180

7-0-1  
TOBIAS JOSEPH M.  
8 SPRING ST  
  
STONEHAM MA 02180

7-0-2  
SINCLAIR MATTHEW A.  
6 BOW STREET  
  
STONEHAM MA 02180

7-0-275  
MALONEY DIANE M.  
45 GREEN STREET  
  
STONEHAM MA 02180

7-0-276  
GHANNAM MATTHEW W.  
37 GREEN ST  
  
STONEHAM MA 02180

7-0-3  
CORNETTE JOSEPH F. JR  
14 BOW ST  
  
STONEHAM MA 02180

7-0-369  
TILLOTSON ROBERT H  
29 BOW ST  
  
STONEHAM MA 02180

7-0-370  
OLIVE TREE PROPERTIES LLC  
383 DORCHESTER AVE  
STE 110  
BOSTON MA 02127

7-0-371  
GARDNER PATRICIA M. ETAL  
15 GREEN ST  
  
STONEHAM MA 02180

7-0-372  
WHITE VINCENTE  
12 GREEN ST  
  
STONEHAM MA 02180



7-0-373  
MCDONOUGH KENNETH O.  
22 GREEN ST  
  
STONEHAM MA 02180

7-0-374  
FAGUNDES JOSE H  
17 BOW ST  
  
STONEHAM MA 02180

7-0-375  
MERLINO JOHN  
15 BOW ST  
  
STONEHAM MA 02180

7-0-376  
MOONEY RAYMOND F. III  
13 BOW ST  
  
STONEHAM MA 02180

7-0-377  
BAUTISTA REGINA  
1 BOW STREET  
  
STONEHAM MA 02180

7-0-378  
GEARY KATHLEEN  
34 SPRING ST  
  
STONEHAM MA 02180

7-0-379  
POTTER WILLIAM F.  
38 SPRING ST  
  
STONEHAM MA 02180

7-0-379A  
LEGAULT JOEL  
3 GREEN ST  
  
STONEHAM MA 02180

7-0-380  
DEVINE JAMES CARROLL JR  
42 SPRING ST  
  
STONEHAM MA 02180

7-0-4  
MARQUIS JACOB R  
18 BOW ST  
  
STONEHAM MA 02180

7-0-432  
SALERNO ROBERT S.  
41 SPRING ST  
  
STONEHAM MA 02180

7-0-433  
LAFRENIER MARY ANN  
39 SPRING ST  
  
STONEHAM MA 02180

7-0-434  
RYAN G.MILTON  
8 STEVENS ST  
  
STONEHAM MA 02180

7-0-435  
DAWSON NANCY  
37 SPRING ST  
  
STONEHAM MA 02180

7-0-436  
WETHERILL JULIE M.  
35 SPRING ST  
  
STONEHAM MA 02180

7-0-438  
MARCHANT MARY K TR S  
71 GREEN ST  
  
STONEHAM MA 02180

7-0-441  
BOUTHILLER JOSEPH P.  
9 STEVENS ST  
  
STONEHAM MA 02180

7-0-442  
CAMPBELL ETHEL M ETAL  
2 FOREST ST.  
  
STONEHAM MA 02180

7-0-443  
JENSEN CHARLES P.  
5 STEVENS ST  
  
STONEHAM MA 02180

7-0-444  
PRATTI JOHN R.  
3 STEVENS ST  
  
STONEHAM MA 02180

7-0-445  
GANLY CIARAN P.  
133A SUMMER ST  
  
STONEHAM MA 02180

7-0-447  
GANLY CIARAN P.  
133A SUMMER ST  
  
STONEHAM MA 02180

7-0-448  
DENISON LAURA ANNE  
27 SPRING ST  
  
STONEHAM MA 02180

7-0-5  
COLEMAN CHRISTOPHER E.  
20 BOW ST  
  
STONEHAM MA 02180

7-0-6  
MAYO FRANK R  
22 BOW ST  
  
STONEHAM MA 02180

7-0-7  
CHUNG KIN MING  
30 GREEN ST  
  
STONEHAM MA 02180

7-0-8  
MATSON RICHARD A.  
34 GREEN ST  
  
STONEHAM MA 02180

7-0-9  
BERNAT LORRAINE M.  
38 GREEN STREET  
  
STONEHAM MA 02180

8-0-24  
REID KENNETH W.  
133 SUMMER ST  
  
STONEHAM MA 02180

8-0-25  
ASSANG CARMEN  
131A SUMMER ST  
  
STONEHAM MA 02180



8-0-33  
SORRENTINO PHYLLIS  
13 STEVENS STREET  
  
STONEHAM MA 02180

8-0-34  
SOLH HOUSSAM A.  
11 STEVENS ST  
  
STONEHAM MA 02180

8-0-35  
CATRONE PAUL J  
10 1/2 STEVENS ST  
  
STONEHAM MA 02180

8-0-36  
CAIN IRENE B. IRROC. TRUST  
10 STEVENS ST  
  
STONEHAM MA 02180

8-0-37  
MCCABE JENNIFER  
12 STEVENS STREET  
  
STONEHAM MA 02180

1st mailing

**NOTICE TO ABUTTERS**

September 16, 2014

You are hereby notified that a public hearing will be held at the Hearing Room of the Town Hall on Tuesday, September 23, 2014, at 7:50 p.m., upon the petition of National Grid for locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways, and places of Town of Stoneham substantially as described in the petition dated 9/15/2014, attached hereto made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

**Extend Gas Main 135' on Bow Street to serve #6.**

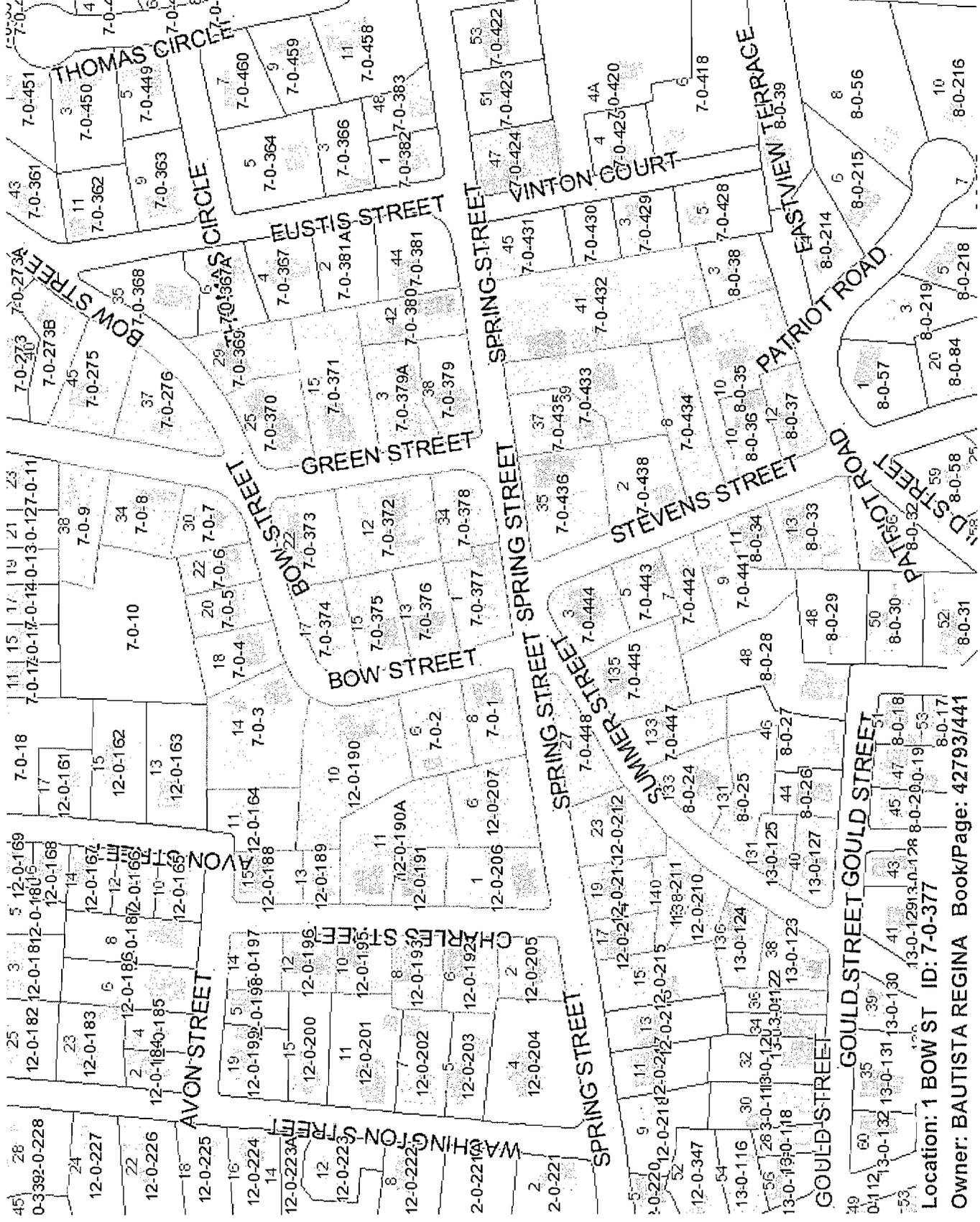
Drawing may be seen in the office of the Board of Selectmen.

**Board of Selectmen**

By Erin Sinclair  
Office Manager  
Board of Selectmen



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



1 in = 198.13 ft

Printed:  
9/18/2014



**Location: 1 BOW ST ID: 7-0-377**  
**Owner: BAUTISTA REGINA BookPage: 42793/441**

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

12-0-188  
SULLIVAN WILLIAM N.  
15 CHARLES ST  
STONEHAM, MA 2180

12-0-189  
NOMANI MOHAMMED  
13 CHARLES STREET  
STONEHAM, MA 2180

12-0-190  
GOLDFARB SCOTT LEE  
10 BOW ST  
STONEHAM, MA 2180

12-0-190A  
PALLADINO GERARD  
11 CHARLES ST  
STONEHAM, MA 2180

12-0-191  
MINI JOHN S.  
7 CHARLES ST  
STONEHAM, MA 2180

12-0-192  
NOONAN THOMAS R  
6 CHARLES ST  
STONEHAM, MA 2180

12-0-193  
COLLITON PAUL M  
8 CHARLES ST  
STONEHAM, MA 2180

12-0-195  
MCLAUGHLIN JAMES M. JR.  
10 CHARLES ST  
STONEHAM, MA 2180

12-0-196  
DITONNO JEFFREY M.  
12 CHARLES ST  
STONEHAM, MA 2180

12-0-197  
KRABY DANIEL J  
14 CHARLES ST  
STONEHAM, MA 2180

12-0-205  
ASARO JASPER  
2 CHARLES ST  
STONEHAM, MA 2180

12-0-206  
FIERIMONTE BRIAN A  
1 CHARLES ST  
STONEHAM, MA 2180

12-0-207  
SIMMONS WILLIAM  
6 SPRING ST  
STONEHAM, MA 2180

12-0-210  
FULLER SANDRA A. TRS  
138 SUMMER STREET  
STONEHAM, MA 2180

12-0-211  
JONAS LESLIE  
140 SUMMER ST  
STONEHAM, MA 2180

12-0-212  
CAMPBELL KAREN M.  
23 SPRING ST  
STONEHAM, MA 2180

12-0-214  
SLOAN LOIS C  
17 SPRING ST  
STONEHAM, MA 2180

13-0-123  
BLOUT JASON M.  
38 GOULD ST  
STONEHAM, MA 2180

13-0-124  
GEARY FRANCIS J  
136 SUMMER ST  
STONEHAM, MA 2180

13-0-125  
WACKERMAN DENNIS V  
131 SUMMER ST  
STONEHAM, MA 2180

13-0-127  
OTTARIANO ANGELINA  
40 GOULD ST  
STONEHAM, MA 2180

7-0-1  
TOBIAS JOSEPH M.  
8 SPRING ST  
STONEHAM, MA 2180

7-0-2  
SINCLAIR MATTHEW A.  
6 BOW STREET  
STONEHAM, MA 2180

7-0-275  
MALONEY DIANE M.  
45 GREEN STREET  
STONEHAM, MA 2180

7-0-276  
GHANNAM MATTHEW W.  
37 GREEN ST  
STONEHAM, MA 2180

7-0-3  
CORNETTE JOSEPH F.JR  
14 BOW ST  
STONEHAM, MA 2180

7-0-369  
TILLOTSON ROBERT H  
29 BOW ST  
STONEHAM, MA 2180

7-0-370  
OLIVE TREE PROPERTIES LLC  
383 DORCHESTER AVE  
BOSTON, MA 2127

7-0-371  
GARDNER PATRICIA M. ETAL  
15 GREEN ST  
STONEHAM, MA 2180

7-0-372  
WHITE VINCENTE  
12 GREEN ST  
STONEHAM, MA 2180

7-0-373  
MCDONOUGH KENNETH O.  
22 GREEN ST  
STONEHAM, MA 2180

7-0-376  
MOONEY RAYMOND F. III  
13 BOW ST  
STONEHAM, MA 2180

7-0-379  
POTTER WILLIAM F.  
38 SPRING ST  
STONEHAM, MA 2180

7-0-4  
MARQUIS JACOB R  
18 BOW ST  
STONEHAM, MA 2180

7-0-434  
RYAN G.MILTON  
8 STEVENS ST  
STONEHAM, MA 2180

7-0-438  
MARCHANT MARY K TR S  
71 GREEN ST  
STONEHAM, MA 2180

7-0-443  
JENSEN CHARLES P.  
5 STEVENS ST  
STONEHAM, MA 2180

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GANLY CIARAN P.  
133A SUMMER ST  
STONEHAM, MA 2180

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MAYO FRANK R  
22 BOW ST  
STONEHAM, MA 2180

7-0-9  
BERNAT LORRAINE M.  
38 GREEN STREET  
STONEHAM, MA 2180

7-0-374  
FAGUNDES JOSE H  
17 BOW ST  
STONEHAM, MA 2180

7-0-377  
BAUTISTA REGINA  
1 BOW STREET  
STONEHAM, MA 2180

7-0-379A  
LEGAULT JOEL  
3 GREEN ST  
STONEHAM, MA 2180

7-0-432  
SALERNO ROBERT S.  
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PRATTI JOHN R.  
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DENISON LAURA ANNE  
27 SPRING ST  
STONEHAM, MA 2180

7-0-7  
CHUNG KIN MING  
30 GREEN ST  
STONEHAM, MA 2180

8-0-24  
REID KENNETH W.  
133 SUMMER ST  
STONEHAM, MA 2180

7-0-375  
MERLINO JOHN  
15 BOW ST  
STONEHAM, MA 2180

7-0-378  
GEARY KATHLEEN  
34 SPRING ST  
STONEHAM, MA 2180

7-0-380  
DEVINE JAMES CARROLL JR  
42 SPRING ST  
STONEHAM, MA 2180

7-0-433  
LAFRENIER MARY ANN  
39 SPRING ST  
STONEHAM, MA 2180

7-0-436  
WETHERILL JULIE M.  
35 SPRING ST  
STONEHAM, MA 2180

7-0-442  
CAMPBELL ETHEL M ETAL  
2 FOREST ST.  
STONEHAM, MA 2180

7-0-445  
GANLY CIARAN P.  
133A SUMMER ST  
STONEHAM, MA 2180

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COLEMAN CHRISTOPHER E.  
20 BOW ST  
STONEHAM, MA 2180

7-0-8  
MATSON RICHARD A.  
34 GREEN ST  
STONEHAM, MA 2180

8-0-25  
ASSANG CARMEN  
131A SUMMER ST  
STONEHAM, MA 2180

8-0-33  
SORRENTINO PHYLLIS  
13 STEVENS STREET  
STONEHAM, MA 2180

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SOLH HOUSSAM A.  
11 STEVENS ST  
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CATRONE PAUL J  
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STONEHAM, MA 2180

8-0-36  
CAIN IRENE B. IRROC. TRUST  
10 STEVENS ST  
STONEHAM, MA 2180

8-0-37  
MCCABE JENNIFER  
12 STEVENS STREET  
STONEHAM, MA 2180

CLERK  
REGISTRARS

# |

2014 SEP 11 P 3:45

### Warrant Article

To see if the Town will vote to amend the Stoneham Town Code, Chapter 15, Zoning By-law:

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

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)

Continued  
# 1

Warrant Article  
42 Pleasant Street, Stoneham, MA  
Continued

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:

Charles F. Houghton  
15 Kimball Drive

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Continued #

Section 5.2.1 TABLE ONE - DIMENSIONAL REQUIREMENTS

District	Minimum Lot Size in Square Feet	Frontage & Lot Width in Feet <sup>(2)</sup>	Percent Coverage <sup>(3)</sup>	Front	Minimum Setback in Feet Side <sup>(4)(15)</sup>	Rear <sup>(15)</sup>	Height in Feet
<i>Residence A</i>	10,000 <sup>(1)</sup>	90	30	20	10 <sup>(6)</sup>	15 <sup>(8)(10)</sup>	30
<i>Residence B</i>	7,000 <sup>(5)</sup>	75 <sup>(7)</sup>	20 <sup>(24)</sup>	15 <sup>(6)</sup>	10 <sup>(6)(25)</sup>	15 <sup>(6)(8)(10)(25)</sup>	30
<i>Neighborhood Business</i>	10,000	100	50	15	15	15	30
<i>Business</i>	None Required	None Required	75	15	10	15	45
<i>Central Business</i>	None Required	None Required	100	None	None	None	45
<i>Highway Business</i>	10,000	100	75	20 <sup>(8)</sup>	5	5	45
<i>Commercial</i>	20,000	100	75	15	10	10	65 <sup>(18)</sup>
<i>Residential Overlay Fallon Road</i>	200,000 <sup>(23)</sup> Maximum density = 20 units/acre	150	30	20	20	10	65 <sup>(19)</sup>
<i>Medical<sup>(11)</sup></i>	40,000	150	40	40	20	50	65
<i>Recreation/Open Space</i>	40,000	150	5	40	20	50	30
<i>Education<sup>(12)</sup></i>	50,000	45	35	20	13	20	55
<i>Medical/Office/Residential</i>	200,000/200,000/200,000	150/150/150	30/30/30	40 <sup>(13)/30<sup>(13)/30<sup>(13)</sup></sup></sup>	20 <sup>(13)/20<sup>(13)/10<sup>(13)(14)</sup></sup></sup>	20 <sup>(13)/20<sup>(13)/10<sup>(13)(14)</sup></sup></sup>	97/97/65
<i>Railroad Right-of-Way Overlay District</i>	None <sup>(17)</sup>	None <sup>(17)</sup>	75 <sup>(17)</sup>	5 <sup>(16)(17)</sup>	5 <sup>(16)(17)</sup>	5 <sup>(16)(17)</sup>	20
<i>East School Multi-Family Overlay District</i>	20,000	Frontage – 150 Width – 130	50	40 <sup>(20)</sup>	10 <sup>(20)</sup>	30 <sup>(20)</sup>	40 <sup>(21)</sup>
<i>North Elementary School Overlay District</i>	100,000	Frontage – 50 Width – 50	20	Front 20 <sup>(20)</sup>	Side 10 <sup>(20)</sup>	Rear 30 <sup>(20)</sup>	40 <sup>(22)</sup>

- (1) Except 40,000 feet for all non-residential uses.
- (2) See 5.3.4 (Reserved)
- (3) Portion of lot devoted to structure.
- (4) Except that no part of a building may be placed within 15' of any street.
- (5) Plus 2,500 for each dwelling unit over one in a structure.
- (6) 30' for three or more dwelling units.
- (7) 150' for three or more dwelling units.
- (8) A minimum distance of ten (10) feet between buildings on adjacent lots in Residence A and B must be maintained.
- (9) Except 15' for freestanding pole or ground signs.
- (10) Except for pools which shall have a ten (10) foot minimum rear setback requirement. (5-12-86)
- (11) Residential uses in the Medical District shall conform to the requirements specified herein for the Residence B District.
- (12) No setback required where abutting public open or recreational space. (5-7-98)
- (13) Retaining walls over four (4) feet in height are permitted within the required front, side, and rear setbacks in the Medical/Office/Residential District.
- (14) Minimum Space between principal buildings on the same lot is ten (10) feet.
- (15) Fences as structures of six (6) feet in height or less and retaining walls of four (4) feet in height or less are excluded from front, side, and rear setback requirements except retaining walls over four (4') feet in height are permitted in the Medical/Office/Residential District in Note (13).
- (16) Except that there shall not be a setback requirement if the property abutting the subject lot line is owned by the same person or entity that is using the property in the Railroad Right-of-Way Overlay District.
- (17) Property in the Railroad Right-of-Way District shall not be used in calculating or otherwise complying with the frontage, lot size, percent lot coverage or setback requirements of an abutting property. (Art. 11, 4-7-09)
- (18) Height may be increased to 85 feet by Special Permit from Planning Board.
- (19) Height may be increased to 80 feet by Special Permit from the Planning Board.
- (20) A flagpole, retaining wall of no greater than five feet (5') in height, ramp, stairway or bulkhead from the ground level to the basement are all excluded from the setback requirements.
- (21) A cupola, chimney or appurtenance accessory to a residential structure and use allowed under this Section 4.20 are all excluded from this height limitation, but in no event may they be greater than fifty-five feet (55') in height.
- (22) A cupola, chimney or appurtenance accessory such multi-family residential structure and use allowed under this Section 4.21 are all excluded from this height limitation, but in no event may they be greater than fifty-five feet (55') in height.
- (23) 10% of Lot Area shall be open space.
- (24) Except for town houses 25% coverage provided however that the lot size is 60,000 square feet or greater.
- (25) Twenty-five (25') feet for town houses provided however that the lot size is 60,000 square feet or greater.

#2

WARRANT ARTICLE

To see if the Town will vote to accept a new utility easement on Fallon Road shown as proposed Utility Easement C on a plan entitled "Plan of Land Fallon Road Stoneham, Mass. dated September 10, 2014 drawn by Benchmark Survey more particularly described as follows:

A certain parcel of land located on the southerly sideline of the off ramp on the southbound lane of Route 93 at the intersection of Fallon Road situated in the Town of Stoneham, South Middlesex County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point at the intersection of the westerly sideline of the MDC Access Road and the southerly sideline of the off ramp on the southbound lane of Route 93; said point being S 83° 26' 21" E along the southerly sideline of the off ramp on the southbound lane of Route 93 a distance of 39.05 feet from a stone bound/eplp;

Thence running S 83° 26' 21" E along the southerly sideline of the ramp on the southbound lane of Route 93 a distance of 30.00 feet to a point at the westerly sideline of the MDC Access Road;

Thence turning and running S 06° 33' 39" W a distance of 40.00 feet to a point;

Thence turning and running N 83° 26' 21" W a distance of 30.00 feet to a point;

Thence turning and running N 06° 33' 39" E a distance of 40.00 feet to the point of beginning on the southerly sideline of the off ramp on the southbound lane of Route 93;

Containing an area of 1,200 square feet and shown as PROPOSED UTILITY EASEMENT "C" on a plan entitled "PLAN OF LAND FALLON ROAD STONEHAM MASS. SCALE 1"=20' Dated SEPTEMBER 10, 2014" by Benchmark Survey.

The Town Administrator and Board of Selectmen are hereby authorized to take any action necessary to accept said Utility Easement "C", or do anything in relation thereto.

Board of Selectmen

2014 SEP 15 A 8:47

TOWN OF STONEHAM  
REGISTERED

#3

WARRANT ARTICLE

To see if the Town will vote to abandon an existing easement shown as UTILITY EASEMENT A on a plan entitled "Plan of Land Fallon Road Stoneham, Mass. dated September 10, 2014" shown by Benchmark Survey, more particularly bounded and described as follows:

A certain parcel of land located on the westerly sideline of the MDC Access Road situated in the Town of Stoneham, Middlesex South County, Commonwealth of Massachusetts bounded and described as follows:

Beginning at a point at the westerly sideline of the MDC Access Road, said point being N 27° 57' 00" W along the westerly sideline of the MDC Access Road a distance of 11.51 feet from a stone bound drill hole;

Thence running S 23° 03' 00" W a distance of 7.37 feet to a point;

Thence turning and running S 77° 50' 05" W a distance of 42.00 feet to a point;

Thence turning and running S 12° 09' 55" E a distance of 32.00 feet to the southerly sideline of Old Fallon Road;

Thence turning and running S 77° 50' 05" W along the southerly sideline of Old Fallon Road a distance of 10.00 feet to a point;

Thence turning and running N 12° 09' 55" W a distance of 32.00 feet to a point;

Thence turning and running S 77° 50' 05" W a distance of 20.00 feet to a point;

Thence turning and running N 12° 09' 55" W a distance of 10.00 feet to a point;

Thence turning and running N 77° 50' 05" E a distance of 43.00 feet to a point;

Thence turning and running N 23° 03' 00" E a distance of 39.78 feet to the westerly sideline of the MDC Access Road;

Thence running S 27° 57' 00" E along the westerly sideline of the MDC Access Road a distance of 37.91 to the point of beginning;

Containing an area of 1,590 square feet and shown as UTILITY EASEMENT "A" on a plan entitled "PLAN OF LAND FALLON RAOD STONEHAM, MASS. SCALE 1"=20' Dated SEPTEMBER 10, 2014" by Benchmark Survey.

Said Utility Easement "A" being no longer needed for the purpose for which it was intended. The Town Administrator and Board of Selectmen are hereby authorized to take any action necessary to declare said Easement abandoned, or do anything in relation thereto.

Board of Selectmen

#4

WARRANT ARTICLE

To see if the Town will vote to abandon an existing easement shown as UTILITY EASEMENT B on a plan entitled "Plan of Land Fallon Road Stoneham, Mass. dated September 10, 2014" shown by Benchmark Survey, more particularly bounded and described as follows:

A certain parcel of land located on the westerly sideline of the MDC Access Road situated in the Town of Stoneham, Middlesex South County, Commonwealth of Massachusetts bounded and described as follows:

Beginning at a point at the westerly sideline of the MDC Access Road, said point being S 27° 57' 00" E along the westerly sideline of the MDC Access Road a distance of 122.44 feet from the intersection with the off ramp to the southbound lane of Route 93;

Thence running S 27° 57' 00" E along the westerly sideline of the MDC Access Road a distance of 13.16 feet to a point;

Thence turning and running S 36° 12' 51" W a distance of 33.63 feet to a point;

Thence turning and running N 12° 09' 55" W a distance of 35.00 feet to a stone bound drill hole;

Thence turning and running N 77° 50' 05" E to the westerly sideline of the MDC Access Road a distance of 21.56 feet to the point of beginning.

Containing an area of 576 square feet and shown as UTILITY EASEMENT "B" on a plan entitled "PLAN OF LAND FALLON ROAD STONEHAM, MASS. SCALE 1"=20' Dated SEPTEMBER 10, 2014" by Benchmark Survey.

Said Utility Easement "B" being no longer needed for the purpose for which it was intended. The Town Administrator and Board of Selectmen are hereby authorized to take any action necessary to declare said Easement abandoned, or do anything in relation thereto.

Board of Selectmen

2014 SEP 15 A 8:47

REGISTRARS

#5

LAST Article

WARRANT ARTICLE

TOWN CLERK  
REGISTRARS

To see if the Town will vote to authorize the transfer of the care, custody, management and control of a parcel of land to the Board of Selectmen for the purpose of the sale of said land. Said parcel of land is shown as Lot D on a plan entitled "Plan of Land Fallon Road Stoneham, Mass. dated September 10, 2014" drawn by Benchmark Survey and more particularly described as follows:

A certain parcel of land located on the westerly sideline of the MDC Access Road situated in the Town of Stoneham, Middlesex South County, Commonwealth of Massachusetts bounded and described as follows:

Beginning at a stone bound drill hole at the westerly sideline of the MDC Access Road; said point being S 27° 57' 00" E a distance of 94.44 feet from the intersection of the southbound lane off ramp to Route 93 and the westerly sideline of the MDC Access Road;

Thence running S 27° 57' 00" E along the westerly sideline of the MDC Access Road a distance of 28.00 feet to a point;

Thence turning and running S 77° 50' 05" W a distance of 21.56 feet to a stone bound drill hole;

Thence turning and running S 12° 09' 55" E a distance of 40.00 feet to a stone bound drill hole;

Thence turning and running S 77° 50' 05" W a distance of 30.00 feet to a stone bound drill hole;

Thence turning and running N 12° 09' 55" W to the southerly sideline of Old Fallon Road a distance of 40.00 feet to a stone bound drill hole;

Thence running N 46° 19' 15" E along the southerly sideline of Old Fallon Road a distance of 51.55 to the point of beginning.

Containing an area of 1,895 square feet and shown as LOT "D" on a plan entitled "PLAN OF LAND FALLON ROAD STONEHAM, MASS. SCALE 1"=20' Dated SEPTEMBER 10, 2014" by Benchmark Survey.

Said LOT "D" being no longer needed for the purpose for which it was intended. The Town Administrator and Board of Selectmen are hereby authorized to take any action necessary to sell said Lot D, or do anything in relation thereto.

Board of Selectmen

#6

WARRANT ARTICLE

To see if the Town will authorize the Board of Selectmen to accept as a gift from Jeff Cataldo, Trustee of 105 Central Street Condominium Trust, the land shown as Lot B on a plan entitled "Plan of land of 105 Central Street in Stoneham, Massachusetts, prepared by P.J.F. and Associates dated September 8, 2014 more particularly described as follows:

Beginning at a point five hundred thirty and thirty-nine hundredths (530.39) feet from the easterly side of Central street thence;

S 85° 32' 31" E a distance of one hundred twenty-eight and seventy-seven hundredths (128.77) feet by land now or formerly of the Town of Stoneham thence;

N 51° 46' 54" W a distance of seventeen and ninety-nine hundredths (17.99) feet by Railroad Way thence;

By a curve to the left with a radius of nine hundred seventy-five and twenty- one hundredths (975.21) feet with a length of one hundred six and fifty hundredths (106.50) feet by Railroad Way thence;

By Lot A as shown on said plan by a non tangent curve to the right with a radius of thirty nine and zero hundredths (39.00) feet with a length of eighty and sixty-five hundredths (80.65) feet to the point of beginning.

Said Lot B contains an area of 3,342 square feet according to said plan.

The Town Administrator and Board of Selectmen are hereby authorized to take any action necessary to accept a gift of the above described Lot B, or do anything in relation thereto.

School Committee

2014 SEP 15 A 8:47  
REGISTRARS

#7

WARRANT ARTICLE

To see if the Town will authorize the Board of Selectmen to accept as a gift from Jeff Cataldo, Trustee of 105 Central Street Condominium Trust, a sewer easement shown on a plan entitled "Plan of Land of 105 Central Street in Stoneham, MA prepared by P.J.F. and Associates dated September 8, 2014, more particularly bounded and described as follows:

Beginning at a point five hundred twelve and fifteen hundredths (512.15) feet from the easterly side of Central Street thence;

S 85° 32' 31" E a distance of thirteen and eleven hundredths (13.11) feet by land now or formerly the Town of Stoneham thence;

N 35° 49' 36" W a distance of thirteen and eleven hundredths (13.11) feet thence;

N 85° 32' 31" W a distance of thirteen and eleven hundredths (13.11) feet thence;

S 35° 49' 36" E a distance of thirteen and eleven hundredths (13.11) feet to the point of beginning.

The Town Administrator and Board of Selectmen are hereby authorized to take any action necessary to accept a gift of the above described sewer easement.

School Committee

2014 SEP 15 A 8:47  
TOWN OF STONEHAM  
REGISTER

#8

NOTICE TO CREDITORS  
REGISTRARS

WARRANT ARTICLE

To see if the Town will vote to abandon an existing easement on the property at 105 Central Street, Stoneham, Massachusetts filed at the Middlesex South Registry of Deeds, Registered Land Section as Document # 1129117 and shown on a plan entitled "Easement Abandonment Plan of 103-105 Central Street in Stoneham, MA." prepared by P.J.F. and Associates dated September 8, 2014 more particularly described as follows:

Beginning at a point on the Easterly side of Central Street thence;

S 85° 40' 52" E a distance of two hundred forty-eight and fifty-seven hundredths (248.57) thence;

By a curve to the left with a radius of ninety-six and seventy-five hundredths (96.75) feet a distance of thirteen and ninety hundredths (13.90) feet thence;

N 86° 05' 14" E a distance of twenty-five and fifty-eight hundredths (25.58) feet thence;

By a curve to the right with a radius of fifty-three and twenty-five hundredths (53.25) feet a distance of seven and sixty-five hundredths (7.65) feet thence;

S 85° 40' 52" E a distance of two hundred twenty one and thirty one hundredths (221.31) feet thence;

N 04° 19' 08" E a distance of fifteen and zero hundredths (15.00) feet thence;

S 85° 40' 52" E a distance of eighteen and zero hundredths (18.00) feet thence;

N 04° 19' 08" E a distance of forty-two and fifty-four hundredths (42.54) feet thence;

By a curve to the right with a radius of nine hundred seventy-five and twenty-one hundredths (975.21) feet by Railroad Way one hundred twenty-four and sixty-seven hundredths (124.67) feet thence;

S 51° 46' 54" E a distance of seventeen and ninety-nine hundredths (17.99) feet by Railroad Way thence;

N 85° 32' 31" W a distance of six hundred fifty-nine and sixteen hundredths (659.16) feet by land now or formerly the Town of Stoneham thence;

N 14° 31' 29" W a distance of seven and fifty-eight hundredths (7.58) feet to the point of beginning.

Continued  
#8

Said easement being no longer needed for the purpose for which it was intended. The Town Administrator and Board of Selectmen are hereby authorized to take any action necessary to declare said easement abandoned, or do anything in relation thereto.

School Committee

2014 SEP 15 A 8:47  
REGISTERARS

#9

WARRANT ARTICLE

To see if the Town will vote to abandon an existing Right of Way Easement over the property at 105 Central Street, Stoneham, MA recorded at Middlesex South District Registry of Deeds at Book 5302, Page 98 and shown as Right of Way Easement on a plan entitled, "Easement Abandonment Plan of 103-105 Central Street in Stoneham, MA," prepared by P.J.F. Associates dated September 8, 2014, more particularly described as follows:

Beginning at a point on the Easterly side of Central Street thence;

S 85° 32' 31" E a distance of six hundred fifty-nine and sixteen hundredths (659.16) feet by land now or formerly the Town of Stoneham thence;

N 51° 46' 54" W a distance of seventeen and ninety-nine hundredths (17.99) feet by Railroad Way thence;

N 85° 32' 31" W a distance of six hundred forty-two and forty-two hundredths (642.42) feet thence;

S 14° 31' 29" W a distance of ten and sixteen hundredths (10.16) feet by Central Street to the point of beginning.

Said Right of Way Easement being no longer needed for the purposes for which it was intended. The Town Administrator and Board of Selectmen are hereby authorized to take any action necessary to declare said Easement abandoned, or do anything in relation hereto.

School Committee

2014 SEP 15 A 8:48

REGISTRARS

#10

To see if the Town will vote to authorize the Board of Selectmen to acquire the required land parcels and or rights in land parcels for the purpose of obtaining a secure and public right of way. The land includes:

- 25 parcels containing 31,248 SF of temporary construction easements
- One parcel containing 141 SF permanent easement to accommodate proposed sidewalk/ wheelchair ramp to assure safe Crossing at Montvale Avenue
- 26 parcels for 337,817 SF of taking to accommodate the trail,

This will allow for the construction and roadway safety improvements of the Tri-Community Bikeway/Greenway. Further that the Selectmen may acquire these parcels, modification of these parcels, other required parcels, easements and/or other rights related thereto through all legal means. This includes donations, purchase or eminent domain. The subject parcels are currently identified on plans drafted by Fay Spofford & Thorndike LLC and titled TOWN OF STONEHAM - TRI COMMUNITY GREENWAY PARCEL SUMMARY - DRAFT - SEPTEMBER 16, 2014 available for public inspection and copying at the Stoneham Town Clerk's office, Stoneham Town Hall, 35 Central Street, Stoneham, MA. Further, to raise and appropriate and/or transfer from available funds, the funds needed to defray any associated right of way costs or expenses connected with this project. Or do anything in relation thereto.

STONEHAM BIKEWAY/GREENWAY COMMITTEE

00:00

TRI-COMMUNITY BIKEWAY - TOWN OF STONEHAM - PARCEL SUMMARY - DRAFT - SEPTEMBER 18, 2014											
PARCEL NO.	TITLE HOLDER (N/F)	RECORDED		AREA (+/-)							REMARKS
		DEED BOOK	PAGE NO.	To Be TAKEN		EASEMENT		TOTAL TAKEN	TOTAL REMAINING	TOTAL PROPERTY AREA	
				STATE	CITY	TYPE	AREA				
X-7-T	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY STONEHAM	13117	113	-	45,975	-	-	45,975 SF	0 SF	45,975 SF	TAKING TO ACCOMMODATE PROPOSED TRAIL
X-TE-52	E. B. ROTONDI & SONS 21 MANISON STREET - STONEHAM MAP 23 LOT 93B	1294	187	-	-	TEMP.	2,524	0 SF	221,372 SF	221,372 SF	TEMPORARY CONSTRUCTION ACCESS AND GRADING
X-TE-53	DALE HALCHAK TRUST 17 MANISON STREET - STONEHAM MAP 23 LOT 95	21033	225	-	-	TEMP.	1,094	0 SF	9,670 SF	9,670 SF	TEMPORARY CONSTRUCTION ACCESS AND GRADING
X-TE-54	ESTER A. HOLTSBERG MANISON STREET - STONEHAM MAP 23 LOT 96	54033	398	-	-	TEMP.	437	0 SF	4,835 SF	4,835 SF	TEMPORARY CONSTRUCTION ACCESS AND GRADING
X-8-T	TOWN OF STONEHAM	15490	507	-	66,548	-	-	66,548 SF	0 SF	66,548 SF	TAKING TO ACCOMMODATE PROPOSED TRAIL
X-E-19	S&R ASSOCIATES LLC. 52 MONTVALE AVENUE - STONEHAM MAP 17 LOT 249A	1379	5	-	-	PERM.	141	0 SF	8,408 SF	8,408 SF	PERMANENT EASEMENT TO ACCOMMODATE PROPOSED SIDEWALK/WHEELCHAIR RAMP
X-TE-55				-	-	TEMP.	458				TEMPORARY CONSTRUCTION ACCESS AND GRADING
X-TE-56	MERLE C. SR. & MERLE C. JR. EASTMAN 51 MONTVALE AVENUE - STONEHAM MAP 17 LOT 253	54548	319	-	-	TEMP.	547	0 SF	39,857 SF	39,857 SF	TEMPORARY CONSTRUCTION ACCESS AND GRADING
X-10-T	TOWN OF STONEHAM	15490	507	-	41,223	-	-	41,223 SF	0 SF	41,223 SF	TAKING TO ACCOMMODATE PROPOSED TRAIL
X-TE-57	DEBORAH HEROOK 47 MONTVALE AVENUE - STONEHAM MAP 17 LOT 255	17481	55	-	-	TEMP.	779	0 SF	20,604 SF	20,604 SF	TEMPORARY CONSTRUCTION ACCESS AND GRADING
X-TE-58	CHESTNUT HOLLOW LLC. 41 - 43 MONTVALE AVENUE - STONEHAM MAP 17 LOT 256	39450	4	-	-	TEMP.	816	0 SF	66,385 SF	66,385 SF	TEMPORARY CONSTRUCTION ACCESS AND GRADING
X-11-T	TOWN OF STONEHAM	15490	507	-	2,114	-	-	2,114 SF	0 SF	2,114 SF	TAKING TO ACCOMMODATE PROPOSED TRAIL
X-12-T	TOWN OF STONEHAM	15490	507	-	37,623	-	-	37,623 SF	0 SF	37,623 SF	TAKING TO ACCOMMODATE PROPOSED TRAIL
X-13-T	TOWN OF STONEHAM	15490	507	-	11,102	-	-	11,102 SF	0 SF	11,102 SF	TAKING TO ACCOMMODATE PROPOSED TRAIL
X-14-T	TOWN OF STONEHAM	15490	507	-	76,582	-	-	76,582 SF	0 SF	76,582 SF	TAKING TO ACCOMMODATE PROPOSED TRAIL
X-TE-59	TOWN OF STONEHAM STONEHAM MIDDLE SCHOOL 101 CENTRAL STREET MAP 12 LOT 308	8112	258	-	-	TEMP.	3,062	0 SF	392,040 SF	392,040 SF	TEMPORARY CONSTRUCTION ACCESS AND GRADING
X-TE-60				-	-	TEMP.	323				TEMPORARY CONSTRUCTION ACCESS AND GRADING
X-15-T	TOWN OF STONEHAM	15490	507	-	39,222	-	-	39,222 SF	0 SF	39,222 SF	TAKING TO ACCOMMODATE PROPOSED TRAIL
X-TE-61	43 POMEWORTH STREET CONDO ASSOCIATION 43 POMEWORTH STREET - STONEHAM MAP 12 LOT 340	-	-	-	-	TEMP.	412	0 SF	38,638 SF	38,638 SF	TEMPORARY CONSTRUCTION ACCESS AND GRADING
X-16-T	TOWN OF STONEHAM	15490	507	-	16,943	-	-	16,943 SF	0 SF	16,943 SF	TAKING TO ACCOMMODATE PROPOSED TRAIL
X-TE-62	JOHN W. PARISEAU TR. 41 PLEASANT STREET - STONEHAM MAP 12 LOT 349	48991	45	-	-	TEMP.	1,537	0 SF	29,055 SF	29,055 SF	TEMPORARY CONSTRUCTION ACCESS AND GRADING
X-TE-63	AMY S. MACISAAC 15 GOULD STREET - STONEHAM MAP 13 LOT 31	57711	526	-	-	TEMP.	431	0 SF	6,970 SF	6,970 SF	TEMPORARY CONSTRUCTION ACCESS AND GRADING
X-17-T	TOWN OF STONEHAM	15490	507	-	485	-	-	485 SF	37,911 SF	38,396 SF	TAKING TO ACCOMMODATE PROPOSED TRAIL
X-E-19	TOWN OF STONEHAM RECREATION PARK GERRY COURT - STONEHAM MAP 13 LOT 55	10797	353	-	-	PERM.	11,278	0 SF	352,792 SF	352,792 SF	PERMANENT EASEMENT TO ACCOMMODATE PROPOSED TRAIL
X-TE-64				-	-	TEMP.	4,153				TEMPORARY CONSTRUCTION ACCESS AND GRADING
X-TE-65				-	-	TEMP.	3,397				TEMPORARY CONSTRUCTION ACCESS AND GRADING

# 11

**Warrant Article**

To see if the Town will vote to raise and appropriate from taxation or by transfer from available funds a sum not to exceed Thirty Thousand Dollars to initiate and operate a commercial storefront, facade, sign, window and/or lighting improvement program in all or certain areas of the Town to make grants and/or loans available for business property owners or business tenants for such purposes or purposes related thereto. Said funds to be granted and/or loaned in a program to be administered by the Town Planner under the supervision and direction of the Town Administrator.

Or do anything in relation thereto.

BOARD OF SELECTMEN

REGISTRARS

2014 SEP 25 P 3: 22

#12

**Warrant Article**

To see if the Town will appoint a committee to assist the Board of Selectmen and the Town Administrator to establish, commence and operate by and through the Town or an entity designated by the Board of Selectmen, a farmers market. The method and specifics of appointment of the Committee to be determined by the Town Meeting; and further vote to raise and appropriate from taxation or by transfer from available funds a sum Two Thousand Five Hundred Dollars for any or all of these purposes.

Or do anything in relation thereto.

BOARD OF SELECTMEN

2014 SEP 25 P 3:22  
TOWN CLERK  
REGISTRARS

#13

**Warrant Article**

Move that the Town vote to petition the Massachusetts General Court (State Legislature) for a special act, notwithstanding any general or special law, including Section 17 of Chapter 138 of the General Laws, authorizing the Town of Stoneham to grant up to six (6) additional licenses for the sale of all alcoholic beverages to be drunk on the premises. Said petition may, if so voted by the Town Meeting, address the general location of one or more of the licenses which may apply for and be granted such license(s) pursuant thereto. Said petition may also include such other requirement(s) regarding such licenses as Town Meeting may determine, including: requirements that the establishment also hold a common victualler license pursuant to M.G.L. c. 140, sec. 2; restricting the transfer of any such license once granted for a period of time from the date of its original issuance; and/or addressing the terms and conditions of a further grant of any such license in the event the license previously issued is cancelled, revoked or otherwise not in use.

And further to provide that the Act shall take effect upon passage and to authorize the Board of Selectmen to take any action needed with respect to the petition being submitted to and approved by the General Court.

Or do anything in relation thereto.

BOARD OF SELECTMEN

CLERK OF THE TOWN  
REGISTRARS

2014 SEP 25 P 3:22

#14

**Warrant Article**

To see if the Town will vote to petition the General Court (State Legislature) for a special act amending Chapter 167 of the Acts of 2001 by adding the following phrase at the end of Section 1 "except Section 17 thereof", so that the Act, as amended, reads as follows:

Notwithstanding any general or special law to the contrary, the licensing authority of the town of Stoneham may grant licenses for the sale of all alcoholic beverages to be drunk on the premises or licenses for the sale of wines and malt beverages to be drunk on the premises in theaters with seating capacities of 300 or more. A license, if issued, shall be subject to chapter 138 of the General Laws. The license shall be subject to all of said chapter 138, except section 17 thereof.

And further to provide that the Act shall take effect upon passage and to authorize the Board of Selectmen to take any action needed with respect to the petition being submitted to and approved by the General Court.

The purpose of this warrant article and the subject petition is to remove the all alcoholic beverage license since granted to the Stoneham Theater (or in theory any other alcoholic license granted to such a theater) from counting toward the Section 17 limitation on the number of all alcoholic licenses for sale on the premises in the Town of Stoneham.

Or do anything in relation thereto.

2014 SEP 25 3:22  
RECORDS

BOARD OF SELECTMEN

#15

**WARRANT ARTICLE**

To see if the Town will vote to amend the Stoneham Town Code, Chapter 2 Administration by adding an Article XIII, re-establishing by bylaw the Water and Sewer Review Board, including, but not limited to, the composition and manner of appointment of the board; the length of term(s) for board members; the duties, responsibilities and authority of the board and its members; and any other relevant provisions related thereto.

Or do anything in relation thereto.

**BOARD OF SELECTMEN**

2014 SEP 25 P 3:22

2014 SEP 25 P 3:22

#16

**WARRANT ARTICLE**

To see if the Town will vote to amend the Stoneham Town Code, by adding a new Section(s) after Section 13-16 of the Code or otherwise adding a new Article, authorizing and regulating (including but not limited to any prohibitions, restrictions, conditions, fines and penalties) mobile food trucks, vehicles and/or carts and mobile food vendors on Town of Stoneham public rights of way and certain other Town property contingent upon and subject to the Board of Selectmen thereafter promulgating regulations further authorizing and regulating said mobile food trucks, vehicles and/or carts and mobile food vendors.

Or do anything in relation thereto.

BOARD OF SELECTMEN

2014 SEP 25 P 3: 22

REGISTRARS

#17

To see if the Town will vote to amend Article No. 9 of the October 2012 Special Town Meeting by appropriating a sum of One Million Three Hundred Thousand Dollars (\$1,300,000) to purchase or refurbish a Fire Ladder Truck with associated equipment and the Town Treasurer, with the approval of the Board of Selectmen, be authorized to sell from time to time, as the occasion requires, town notes, bonds, or other evidence of indebtedness in an amount not to exceed One Million Three Hundred Thousand Dollars (\$1,300,000) in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws and any other applicable laws.

STONEHAM FIRE DEPARTMENT

STONEHAM  
TOWN CLERK  
REGISTRARS

2014 SEP 22 A 10: 16

#18

**Article 3** To see if the Town will vote to transfer Four Hundred Fifteen Thousand Sixty-One Dollars and Seventy-Five Cents (\$415,061.75) from available funds or surplus revenue for the purpose of funding the Fiscal Year 2014 Snow & Ice Deficit of Four Hundred Fifteen Thousand Sixty-One Dollars and Seventy-Five Cents (\$415,061.75), or do anything in relation thereto.

**Board of Selectmen**

TOWN OF  
TOWN CLERK  
REGISTRARS

2014 SEP 15 P 3:50

#19

**Article** To see if the Town will vote to transfer One Hundred Eighty Thousand Dollars (\$180,000) from the special article that was approved under Article No. 21 of the October 21, 2013 Special Town Meeting and One Hundred Thousand Dollars (\$100,000) from Surplus Revenue for a total of Two Hundred Eighty Thousand Dollars (\$280,000) into the Special Fund for the Collection and Disposal of Trash (Fund #4009) that was authorized by the State under Chapter 100 of the Acts of 2014, or do anything in relation thereto.

**Board of Selectmen**

TOWN CLERK  
TOWN CLERK  
REGISTRARS

2014 SEP 15 P 3: 50

#20

**Article** To see if the Town will vote to transfer the remaining balance of Forty-One Thousand Three Hundred Forty-Seven (\$41,347) from the special article approved under Article No. 9 of the October 21, 2013 Special Town Meeting into the Special Fund for Railroad Right of Way Proceeds (Fund #4012) that was authorized by the State under Chapter 102 of the Acts of 2014, or do anything in relation thereto.

**Board of Selectmen**

TOWN OF  
TOWN CLERK  
REGISTRARS

2014 SEP 15 P 3:50

#21

**Article** To see if the Town will vote to amend the amount to be raised and appropriated under Article No. 21 of the May 5 & 8, 2014 Annual Town Meeting and adjust the Fiscal Year 2015 departmental budgets and funding sources (as described in Exhibit A), or to do anything in relation thereto.

**Board of Selectmen**

TOWN CLERK  
REGISTRARS

2014 SEP 15 P 3:49

#22

**Article** To see if the Town will vote to transfer a sum of money from available funds or surplus revenue to pay prior year invoices, or do anything in relation thereto.

**Board of Selectmen**

CLERK  
TOWN CLERK  
REGISTRARS

2014 SEP 15 P 3: 50

#23

**ARTICLE** To see if the Town will vote to appropriate \$486,167 to be received by the Town from the Commonwealth of Massachusetts Chapter 90 local transportation aid funding for fiscal year 2015 for the purpose of continuing the permanent construction program on public ways within the Town or other eligible municipal projects and authorize the Town Administrator to make such expenditure or do anything in relation thereto.

Board of Selectmen

TOWN CLERK  
REGISTRARS

2014 SEP 16 A 11: 17

#24

**ARTICLE** To see if the Town will vote to raise and appropriate a sum of money to implement certain rehabilitation and construction projects on the Town's sanitary sewer system under Phase 9 of the Massachusetts Water Resources Authority Assistance Program and the Town Treasurer, with the approval of the Board of Selectmen, be authorized to sell from time to time, as the occasion requires, town notes, bonds, or other evidence of indebtedness in the amount not to exceed \$814,000 in accordance with Chapter 44, Section 7 (1) of the Massachusetts General Laws and further to accept any grants or gifts for those projects or do anything in relation thereto.

Board of Selectmen

TOWN CLERK  
REGISTRARS  
2014 SEP 16 A 11:17

#25

**ARTICLE** To see if the Town will raise and appropriate, transfer from available funds, or borrow \$100,000 to defray the cost of performing a drainage study in the Franklin Street and Spencer Street areas and other areas as needed or do anything in relation thereto.

Board of Selectmen

TOWN CLERK  
REGISTRARS  
2014 SEP 16 A 11:17

#24

**ARTICLE** To see if the Town will vote to raise and appropriate or transfer from available funds \$25,000 for the purpose of embellishing Lindenwood Cemetery by hiring part-time help, purchasing equipment, or do anything in relation thereto

Board of Selectmen

LOVD CLERK  
REGISTRARS  
2014 SEP 16 A 11: 17

#27

**Article** To see if the Town will vote to raise and appropriate or transfer from available funds, or borrow, a sum of money for various capital purchases, or to do anything in relation thereto.

**Board of Selectmen**

TOWN CLERK  
REGISTRARS

2014 SEP 15 P 3:50

#28

**Article** To see if the Town will vote to transfer a sum of money from available funds or Surplus Revenue into the Stabilization Fund, or do anything in relation thereto.

**Board of Selectmen**

TOWN CLERK  
TOWN CLERK  
REGISTRARS

2014 SEP 15 P 3:49

#29

**Article** To see if the Town will vote to transfer a sum of money from available funds or Surplus Revenue into the Capital Stabilization Fund, or do anything in relation thereto.

**Board of Selectmen**

STANTON  
TOWN CLERK  
REGISTRARS

2014 SEP 15 P 3:50

#30

**STONEHAM COUNCIL ON AGING**

**PROPOSED WARRANT ARTICLE FOR OCTOBER 27, 2014 SPECIAL TOWN MEETING**

To see if the Town will vote to amend the amount to be raised and appropriated under Article Number 21 of the May 5 and 8, 2014 Annual Town Meeting by increasing the Fiscal Year 2015 Council on Aging Personnel Budget by \$18,824, or do anything in relation thereto.

Stoneham Council on Aging

2014 SEP 17 P 3:16  
TOWN CLERK  
REGISTRARS

And you are directed to serve this Warrant by posting attested copies in at least ten (10) public places in the Town fourteen (14) days at least before the time for holding said meeting and by causing an attested copy to be published in some newspaper in the town, the publication to be not less than three (3) days before said meeting.

Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk at the time and place aforesaid.

Given unto our hands this 7th day of October in the year of our Lord two thousand fourteen.

**Board of Selectmen**

\_\_\_\_\_  
Thomas Boussy, Chairman

\_\_\_\_\_  
John F. DePinto, Vice Chairman

\_\_\_\_\_  
Ann Marie O'Neill

\_\_\_\_\_  
Robert W. Sweeney

\_\_\_\_\_  
Frank Vallarelli

Pursuant to the within warrant I have notified and warned the inhabitants of the Town of Stoneham qualified to vote in elections and Town affairs of the within meeting by posting attested copies of the said Warrant in at least ten (10) public places in the Town on October 13, 2014 and by publishing duly attested copy of said Warrant in the Stoneham Independent on October 15, 2014.

A true copy. Attest: \_\_\_\_\_  
Constable of Stoneham

**COMMONWEALTH OF MASSACHUSETTS  
WILLIAM FRANCIS GALVIN  
SECRETARY OF THE COMMONWEALTH**

**MIDDLESEX SS.**

To the Constables of the Town of Stoneham

**GREETINGS:**

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city or town who are qualified to vote in the State Election to vote at:

**Precinct 1, 2, 3, 4, 5, 6 and 7**

**Stoneham Town Hall**

on **TUESDAY, THE FOURTH DAY OF NOVEMBER, 2014**, from 7:00 A.M. to 8:00 P.M. for the following purpose:

To cast their votes in the State Election for the candidates for the following offices and questions:

SENATOR IN CONGRESS . . . . .	FOR THIS COMMONWEALTH
GOVERNOR AND LIEUTENANT GOVERNOR . . . . .	FOR THIS COMMONWEALTH
ATTORNEY GENERAL . . . . .	FOR THIS COMMONWEALTH
SECRETARY OF STATE . . . . .	FOR THIS COMMONWEALTH
TREASURER . . . . .	FOR THIS COMMONWEALTH
AUDITOR . . . . .	FOR THIS COMMONWEALTH
REPRESENTATIVE IN CONGRESS. . . . .	FIFTH CONGRESSIONAL DISTRICT
COUNCILLOR . . . . .	SIXTH COUNCILLOR DISTRICT
SENATOR IN GENERAL COURT . . . . .	FIFTH MIDDLESEX DISTRICT
REPRESENTATIVE IN GENERAL COURT . . . . .	.31 <sup>ST</sup> MIDDLESEX DISTRICT
DISTRICT ATTORNEY . . . . .	NORTHERN DISTRICT
REGISTER OF PROBATE. . . . .	MIDDLESEX COUNTY

**QUESTION 1: LAW PROPOSED BY INITIATIVE PETITION**

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives on or before May 6, 2014?

**SUMMARY**

This proposed law would eliminate the requirement that the state's gasoline tax, which was 24 cents per gallon as of September 2013, (1) be adjusted every year by the percentage change in the Consumer Price Index over the preceding year, but (2) not be adjusted below 21.5 cents per gallon.

**A YES VOTE** would eliminate the requirement that the state's gas tax be adjusted annually based on the Consumer Price Index.

**A NO VOTE** would make no change in the laws regarding the gas tax.

**QUESTION 2: LAW PROPOSED BY INITIATIVE PETITION**

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives on or before May 6, 2014?

**SUMMARY**

This proposed law would expand the state's beverage container deposit law, also known as the Bottle Bill, to require deposits on containers for all non-alcoholic non-carbonated drinks in liquid form intended for human consumption, except beverages primarily derived from dairy products, infant formula, and FDA approved medicines. The proposed law would not cover containers made of paper-based biodegradable material and aseptic multi-material packages such as juice boxes or pouches.

The proposed law would require the state Secretary of Energy and Environmental Affairs (EEA) to adjust the container deposit amount every five years to reflect (to the nearest whole cent) changes in the consumer price index, but the value

could not be set below five cents.

The proposed law would increase the minimum handling fee that beverage distributors must pay dealers for each properly returned empty beverage container, which was 2¼ cents as of September 2013, to 3½ cents. It would also increase the minimum handling fee that bottlers must pay distributors and dealers for each properly returned empty reusable beverage container, which was 1 cent as of September 2013, to 3½ cents. The Secretary of EEA would review the fee amounts every five years and make appropriate adjustments to reflect changes in the consumer price index as well as changes in the costs incurred by redemption centers. The proposed law defines a redemption center as any business whose primary purpose is the redemption of beverage containers and that is not ancillary to any other business.

The proposed law would direct the Secretary of EEA to issue regulations allowing small dealers to seek exemptions from accepting empty deposit containers. The proposed law would define small dealer as any person or business, including the operator of a vending machine, who sells beverages in beverage containers to consumers, with a contiguous retail space of 3,000 square feet or less, excluding office and stock room space; and fewer than four locations under the same ownership in the Commonwealth. The proposed law would require that the regulations consider at least the health, safety, and convenience of the public, including the distribution of dealers and redemption centers by population or by distance or both.

The proposed law would set up a state Clean Environment Fund to receive certain unclaimed container deposits. The Fund would be used, subject to appropriation by the state Legislature, to support programs such as the proper management of solid waste, water resource protection, parkland, urban forestry, air quality and climate protection.

The proposed law would allow a dealer, distributor, redemption center or bottler to refuse to accept any beverage container that is not marked as being refundable in Massachusetts.

The proposed law would take effect on April 22, 2015.

**A YES VOTE** would expand the state's beverage container deposit law to require deposits on containers for all non-alcoholic, non-carbonated drinks with certain exceptions, increase the associated handling fees, and make other changes to the law.

**A NO VOTE** would make no change in the laws regarding beverage container deposits.

### **QUESTION 3: LAW PROPOSED BY INITIATIVE PETITION**

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives on or before May 6, 2014?

#### **SUMMARY**

This proposed law would (1) prohibit the Massachusetts Gaming Commission from issuing any license for a casino or other gaming establishment with table games and slot machines, or any license for a gaming establishment with slot machines; (2) prohibit any such casino or slots gaming under any such licenses that the Commission might have issued before the proposed law took effect; and (3) prohibit wagering on the simulcasting of live greyhound races.

The proposed law would change the definition of "illegal gaming" under Massachusetts law to include wagering on the simulcasting of live greyhound races, as well as table games and slot machines at Commission-licensed casinos, and slot machines at other Commission-licensed gaming establishments. This would make those types of gaming subject to existing state laws providing criminal penalties for, or otherwise regulating or prohibiting, activities involving illegal gaming.

The proposed law states that if any of its parts were declared invalid, the other parts would stay in effect.

**A YES VOTE** would prohibit casinos, any gaming establishment with slot machines, and wagering on simulcast greyhound races.

**A NO VOTE** would make no change in the current laws regarding gaming.

#### **QUESTION 4: LAW PROPOSED BY INITIATIVE PETITION**

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives on or before May 6, 2014?

#### **SUMMARY**

This proposed law would entitle employees in Massachusetts to earn and use sick time according to certain conditions.

Employees who work for employers having eleven or more employees could earn and use up to 40 hours of paid sick time per calendar year, while employees working for smaller employers could earn and use up to 40 hours of unpaid sick time per calendar year.

An employee could use earned sick time if required to miss work in order (1) to care for a physical or mental illness, injury or medical condition affecting the employee or the employee's child, spouse, parent, or parent of a spouse; (2) to attend routine medical appointments of the employee or the employee's child, spouse, parent, or parent of a spouse; or (3) to address the effects of domestic violence on the employee or the employee's dependent child. Employees would earn one hour of sick time for every 30 hours worked, and would begin accruing those hours on the date of hire or on July 1, 2015, whichever is later. Employees could begin to use earned sick time on the 90th day after hire.

The proposed law would cover both private and public employers, except that employees of a particular city or town would be covered only if, as required by the state constitution, the proposed law were made applicable by local or state legislative vote or by appropriation of sufficient funds to pay for the benefit. Earned paid sick time would be compensated at the same hourly rate paid to the employee when the sick time is used.

Employees could carry over up to 40 hours of unused sick time to the next calendar year, but could not use more than 40 hours in a calendar year. Employers would not have to pay employees for unused sick time at the end of their employment. If an employee missed work for a reason eligible for earned sick time, but agreed with the employer to work the same number of hours or shifts in the same or next pay period, the employee would not have to use earned sick time for the missed time, and the employer would not have to pay for that missed time. Employers would be prohibited from requiring such an employee to work additional hours to make up for missed time, or to find a replacement employee.

Employers could require certification of the need for sick time if an employee used sick time for more than 24 consecutively scheduled work hours. Employers could not delay the taking of or payment for earned sick time because they have not received the certification. Employees would have to make a good faith effort to notify the employer in advance if the need for earned sick time is foreseeable.

Employers would be prohibited from interfering with or retaliating based on an employee's exercise of earned sick time rights, and from retaliating based on an employee's support of another employee's exercise of such rights.

The proposed law would not override employers' obligations under any contract or benefit plan with more generous provisions than those in the proposed law. Employers that have their own policies providing as much paid time off, usable for the same purposes and under the same conditions, as the proposed law would not be required to provide additional paid sick time.

The Attorney General would enforce the proposed law, using the same enforcement procedures applicable to other state wage laws, and employees could file suits in court to enforce their earned sick time rights. The Attorney General would have to prepare a multilingual notice regarding the right to earned sick time, and employers would be required to post the notice in a conspicuous location and to provide a copy to employees. The state Executive Office of Health and Human Services, in consultation with the Attorney General, would develop a multilingual outreach program to inform the public of the availability of earned sick time.

The proposed law would take effect on July 1, 2015, and states that if any of its parts were declared invalid, the other parts would stay in effect.

**A YES VOTE** would entitle employees in Massachusetts to earn and use sick time according to certain conditions.

**A NO VOTE** would make no change in the laws regarding earned sick time.

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this 7th day of October, 2014.

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**Thomas Boussy, Chairman**

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**John F. DePinto, Vice Chairman**

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**Ann Marie O'Neill**

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**Robert W. Sweeney**

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**Frank Vallarelli**

Pursuant to the within warrant, I have notified and warned the inhabitants of the Town of Stoneham qualified to vote in elections and Town affairs of the within meeting by posting attested copies of the said Warrant in at least ten (10) public places in the Town on October 21, 2014 and by publishing duly attested copy of said Warrant in the Stoneham Independent on October 22, 2014.

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**Robert E. Moreira, Constable**



## Redstone Liquors Potential Beer tasting event 10-11-13

Hello this letter is to request a special one-day pouring license for a grand beer tasting event sponsored by Redstone Liquors. Redstone Liquors is an award-winning store (voted best beer selection 2010, 2011 north shore magazine) and is known for their extensive beer and whiskey selections. We have 5 star ratings on Yelp and Beer Advocate have slowly become a destination shop for beer lovers across the northeast.

Being a small shop behind Redstone plaza our store is too small to host such an event and would love the blessing of the town to help us not only showcase the many styles of beer we offer but also bring people from all over the state to our town of Stoneham. In addition we will give \$15 of the \$20 cover charge to Dana Farber to aid cancer research. (the other \$5 we plan to use to cover costs such as Police detail, etc). The landlord has given us permission to use the vacant Stoneham bank location next door to us for this event given we get the towns permission. We have already secured the necessary liability insurance and have provided the necessary workmans comp affidavits. We will be giving out no more than 2 oz pours of each beer and servers are trained (most TIPS certified). There will also be a limit of 8 samples per person, if anyone would wish to get any more samples they would have to get permission from a TIPS certified worker for another 4 sample tickets. Based on feedback we are expecting 100-150 people to be in attendance should be get approval.

Last year we raised over \$5250 for Dana Farber Cancer institute to help fight this ugly disease that has impacted at least somebody that we all know...With the towns support we hope to surpass that mark this year.

We hope that you will approve our request and help us spread the good word of beer and show the out of towners what Stoneham is all about.

If you need any more information on this event pelase feel free to reach out to me at any time.

Thank you as always,

Kamal Ganglani  
Owner Redstone Liquors

Name of Licensee: GANGLANZ CORPORATION.

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

K. C.  
\* Signature of Individual

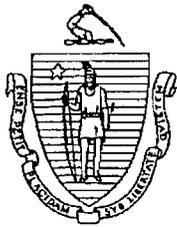
K. C.  
By: Corporate Officer

030-60-1035  
\*\* Social Security # Voluntary  
or Federal Identification Number

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

\*\* 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.





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: GANGLANZ CORPORATION DBA PENNSYLVANIA CROQUONS

Address: 109 Main St.

City/State/Zip: Sturton MA 02180. Phone #: 781-438-9265.

<p><b>Are you an employer? Check the appropriate box:</b></p> <p>1. <input checked="" type="checkbox"/> I am an employer with <u>5</u> 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 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 checked="" type="checkbox"/> Retail</p> <p>6. <input 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: Cove Risk.

Insurer's Address: P.O. Box 859222-9222

City/State/Zip: Branbur, MA 02185

Policy # or Self-ins. Lic. # 014005031932114 Expiration Date: 1/1/15

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: [Signature] Date: 9-18-14

Phone #: 781-438-9265

**Official use only. Do not write in this area, to be completed by city or town official.**

City or Town: \_\_\_\_\_ Permit/License # \_\_\_\_\_

Issuing Authority (circle one):  
 1. Board of Health 2. Building Department 3. City/Town Clerk 4. Licensing Board 5. Selectmen's Office  
 6. Other \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone #: \_\_\_\_\_





Steven Grossman  
*Treasurer and Receiver General*

*The Commonwealth of Massachusetts*  
*Department of the State Treasurer*  
*Alcoholic Beverages Control Commission*  
*239 Causeway Street*  
*Boston, MA 02114*

Kim S. Gainsboro  
*Chairman*

**THE ALCOHOLIC BEVERAGES CONTROL COMMISSION (“ABCC”) ADVISORY**  
**M.G.L. c. 138, §15 OFF-PREMISES RETAIL LICENSEES SUNDAY OPENING TIME**  
**ALLOWED AT 10:00 A.M.**

Effective October 23, 2014<sup>1</sup>, off-premises retail alcoholic beverages licensees (M.G.L. c. 138, §15) will be permitted to sell alcoholic beverages beginning at 10:00 a.m. on Sundays. Although under the law, these licensees are entitled as a matter of right to open at 10:00 a.m. and as such do not need the approval of the Local Licensing Authorities, licensees must notify the Local Licensing Authorities about the change of hours.

The simplest way for licensees to effectuate this change is to follow the process outlined in the CHANGE OF HOURS Application which may be found on our website at <http://www.mass.gov/abcc/pdf/forms/nofetransmittal.pdf>. Licensees should use this form to notify the Local Licensing Authority of the change in hours and attach a corporate vote authorizing the change. Upon receipt of this request, the Local Licensing Authority must approve it. The Local Licensing Authority should forward an approved “Form 43” with the additional Sunday hours of sale to the ABCC for each licensee affected.

As mentioned above, this law does not go into effect until October 23, 2014. All licensees should ensure that sales of alcoholic beverages take place only on the days and hours approved by the Local Licensing Authority. Licensees who fail to notify the Local Licensing Authority about the change to their hours are prohibited from making sales at an earlier time than those permitted on the face of their license.

As always, all licensees must ensure that they are in compliance with the Laws of the Commonwealth of Massachusetts, and that sales of alcoholic beverages take place only as authorized by applicable law. Individuals with questions concerning this advisory may contact Ralph Sacramone, Executive Director, at 617-727-3040 x 731.

(Issued: September 8, 2014)

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<sup>1</sup> The Massachusetts Legislature amended M.G.L. c 136, §6(52) which allow off-premises M.G.L. c. 138, §15 or so called “package store” license holders to sell alcoholic beverages, beginning at 10 A.M. on Sundays.

Print Form

The Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission  
239 Causeway Street  
Boston, MA 02114  
[www.mass.gov/abcc](http://www.mass.gov/abcc)

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION  
MONETARY TRANSMITTAL FORM

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE  
LOCAL LICENSING AUTHORITY.

REVENUE CODE: RETA

CHECK PAYABLE TO ABCC OR COMMONWEALTH OF MA:

NO FEE

A.B.C.C. LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY):

124200016

LICENSEE NAME:

Ganglani Corporation d/b/a Redstone Liquors

ADDRESS:

109 Main St

CITY/TOWN:

Stoneham

STATE

MA

ZIP CODE

01864

**TRANSACTION TYPE (Please check all relevant transactions):**

- Change of Hours
- Change of DBA
- Charity Wine License

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL  
FORM ALONG WITH THE CHECK, COMPLETED APPLICATION, AND  
SUPPORTING DOCUMENTS TO:

2014 OCT - 1 10 57

ALCOHOLIC BEVERAGES CONTROL COMMISSION  
P. O. BOX 3396  
BOSTON, MA 02241-3396

# Ganglani Corporation

## Unanimous Written Consent of Directors

The undersigned being the said Directors of Ganglani Corporation, a Massachusetts corporation (the "Corporation") do hereby consent, pursuant to Section 8.21 Massachusetts Business Corporations Act, to the adoption of the following votes as of the date first above written with the same force and effect as through adopted by a duly called and held meeting on the Board of Directors on such date:

VOTED: That the hours of operation for Sunday Business be extended to opening at 10am for Redstone Liquors, is hereby ratified, confirmed and approved.

IN WITNESS WHEREOF, the undersigned executed this instrument as the ate set forth below and hereby direct that this Written Consent be tried with the records of the meetings of the Shareholders and the Board of Directors of the Corporation.

DATE: October 1, 2014

Directors:



Kamal Hiro Ganglani

The Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission  
239 Causeway Street  
Boston, MA 02114  
[www.mass.gov/abcc](http://www.mass.gov/abcc)

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION  
MONETARY TRANSMITTAL FORM**

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

REVENUE CODE: RETA

CHECK PAYABLE TO ABCC OR COMMONWEALTH OF MA: NO FEE

A.B.C.C. LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY): 124200017

LICENSEE NAME: Cerretani Liquors, Inc DBA Rapid Liquors

ADDRESS: 171 Main Street

CITY/TOWN: Stoneham STATE MA ZIP CODE 02180

**TRANSACTION TYPE (Please check all relevant transactions):**

- Change of Hours
- Change of DBA
- Charity Wine License

  
 \_\_\_\_\_  
 Douglas Shaljian, owner      9/14/14

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL FORM ALONG WITH THE CHECK, COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:

**ALCOHOLIC BEVERAGES CONTROL COMMISSION  
P. O. BOX 3396  
BOSTON, MA 02241-3396**

2014 OCT - A 11:07  
REGISTRATION

## **Change of Hours Checklist**

**This application will be returned if the following documentation is not submitted:**

Vote of Corporate Board or LLC

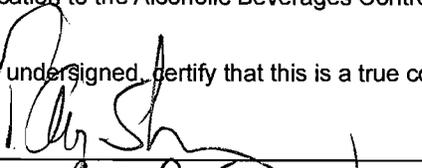
Note: No fee is required for this transaction as formal ABCC approval is not necessary

CERTIFICATE OF CORPORATE VOTE

This document certifies that on Monday September 15<sup>th</sup> at 10 am, a special meeting of the Board of Directors of Cerretani Liquors Inc, DBA Rapid Liquors, was held at the Corporation's offices at 171 Main Street, Stoneham, MA. All members of the Corporation's board of directors being present and voting, it was unanimously voted to submit the change of hours application to the Alcoholic Beverages Control Commission to extend Sunday opening hours to 10 am.

I, the undersigned, certify that this is a true copy.

Secretary

  
PAUL G SPADARO

Town of Stoneham  
Liquor Licensing Authority  
Minutes of Meeting of  
August 5, 2014

Chairman Thomas Boussy called the meeting to order at 7:17 p.m. Also present were Selectman DePinto, Selectwoman O'Neill, Selectman Sweeney and Selectman Vallarelli.

**Change of Manager/Ganglani Corp d/b/a Redstone Liquors/109 Main Street**

Selectman DePinto moved approval of the Change of Manager for Ganglani Corp., d/b/a Redstone Liquors/109 Main Street. Motion was seconded by Selectwoman O'Neill and **unanimously voted (5-0).**

**Change of Manager/99 Restaurants of Boston, LLC/10 Main Street**

Selectman Vallarelli moved approval of the Change of Manager for 99 Restaurants of Boston, LLC, 10 Main Street from Scott Drago to Kenneth Martin. Motion was seconded by Selectman Sweeney and **unanimously voted (5-0).**

**Change in Beneficial Interest/99 Restaurants of Boston, LLC/10 Main Street**

Selectman DePinto moved approval of the Change in Beneficial Interest for 99 Restaurants of Boston, LLC, 10 Main Street. Motion was seconded by Selectman Sweeney and **unanimously voted (5-0).**

**Approve LLA Minutes**

Selectman DePinto moved approval of the June 10, 2014 LLA minutes, seconded by Selectman Sweeney and **unanimously voted (5-0).**

Selectman DePinto made a motion to adjourn, seconded by Selectman Sweeney. A roll call vote was taken.

Voting in Favor:

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

**Motion passed (5-0).**

Meeting adjourned at 7:21 p.m.

Respectfully submitted,

*Erin Sinclair*

## **Stoneham Board of Selectmen – Minutes of Meeting of September 23, 2014**

Chairman Thomas Boussy called the meeting to order at 7:00 p.m. Also present were Selectman John F. DePinto, Selectwoman Ann Marie O'Neill, Selectman Robert W. Sweeney, Town Administrator David Ragucci and Town Counsel William H. Solomon. Selectman Frank Vallarelli was not present. Selectman Sweeney left the meeting at 10:25 p.m.

### **Pledge of Allegiance**

#### **Town Accountant Update**

Town Accountant Ron Florino was present to give an update on the staffing, duties and responsibilities of the Accounting Department. Mr. Florino stated his goals for the Town are to stay current with reconciliations to produce the most accurate financial information that's heavily relied on for decision making, fund capital needs without impacting operating budgets, strive to achieve the highest possible bond rating in order to lower borrowing costs for the Town, keep debt at a minimum and build reserves so the Stoneham can "weather any storm" whether it be an unexpected reduction in State Aid or a sudden spike in health insurance costs or another recession. The goal is to put Stoneham in a financial position that will prevent laying off employees or cutting services such as education or public safety especially during tough times. Chairman Boussy wants to discuss a more about detailed line item budget. Mr. Florino states that what the Board currently gets for reports is what prior Boards have requested. Mr. Florino also states if this Board would like to receive a more detailed report monthly he can produce that for them. Mr. Florino states that having an internship would be a great idea to help produce this extra work. Selectman Sweeney states Ron is doing a great job. Selectmen DePinto states that the recommendations from the outside auditor reports were too many pages when he first got on the Board and now he says they are way down and that is due to the Accounting Department, Town Administrator's Office and the Department Heads doing an efficient job. Mr. Florino informs the Board that he is looking to retire in the beginning of 2016 and it would be a good idea to sit and discuss how they want to go about training someone. They agreed to meet after Town Meeting and address this.

#### **Discussion on Recommendations from the Capital Committee**

Chairman Boussy asks Mr. Ragucci to explain the Capital Committee wish list and how to move forward to reduce this list. Mr. Ragucci explains how this list is compiled and how they prioritize this list. Mr. Ragucci will present the Board with the needs at the October 7, 2014 Selectmen's Meeting.

#### **Public Hearing/Approve Grant of Location/6 Bow Street/National Grid**

Selectman Sweeney states he spoke with National Grid and requested that National Grid meet with the neighborhood before coming to the Board of Selectmen. He also stated the homeowner requesting the gas service is unable to attend tonight. Selectman Sweeney states that National Grid and the homeowner agreed to continue to October 7, 2014. Chairman Boussy asks about us requiring the utility companies to be bonded so our streets will be put back in satisfactory condition. Attorney Solomon states he will look into that but he thinks we are covered through the bond the companies hold with the Commonwealth.

#### **Continued Amended Site Plan Hearing/Montvale Plaza/Houghton**

Selectman Sweeney read the Notice of Hearing. Attorney Charles F. Houghton was present to represent 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. Selectmen DePinto read Department Recommendations – Attorney Charles F. Houghton agrees with all DPW Engineering, Police Department, Board of Health, Fire Department and Inspectional Services. Chairman Boussy opened the hearing to the public. Selectman DePinto closes public hearing,

seconded by Selectman Sweeney. Selectman DePinto made motion to approve amended site plan, seconded by Selectman Sweeney. A roll call vote was taken.

Voting in Favor:

Selectman DePinto  
Selectwoman O'Neill  
Selectman Sweeney  
Chairman Boussy

**Motion was unanimously voted (4-0).**

**Discussion to sponsor Fallon Road Articles/Houghton**

Attorney Charles Houghton was present to discuss with the Board of Selectmen being in favor of sponsoring the Fallon Road Articles he submitted for the October Town Meeting. Mr. Houghton gave an explanation of the area. Selectman Sweeney made a motion to accept the four (4) articles with the understanding that that does not mean they support it and that Council has agreed to commit to sit with the Town and address issues on infrastructure, development and costs before Town Meeting, seconded by Selectman DePinto and **unanimously voted (4-0)**. Selectman DePinto volunteered to follow through looking at this project. Dolly Wilson Central Street asks if this space considered open space and will the north entrance to the Middlesex Fells be affected. Attorney Houghton states the entrance will not be affected and the land is not open space. Jim Sullivan 6 Sunset speaks on his concerns regarding the pumping station being a capital improvement and Mr. Ragucci clarifies this is not a capital improvement issue. A roll call vote was taken.

Voting in Favor:

Selectman DePinto  
Selectwoman O'Neill  
Selectman Sweeney  
Chairman Boussy

**Motion was unanimously voted (4-0).**

**Senator Jason Lewis Update**

Senator Jason Lewis was present to discuss the following important topics.

- \* State did pass FY State Budget which began July 1<sup>st</sup>. There was approximate 5.4% increase in Chapter 70 funding. Also there was an approximate \$90,000.00 increase in unrestricted local aid. He stated that the Circuit Breaker is fully funded for the first time in quite some time. Mr. Lewis states that he is working on increasing the Chapter 70 funding and working on the formula on Chapter 70.
- \* They also passed a transportation bond bill. He states that he was able to include air marks for Stoneham 2 million dollars for local transportation projects.
- \* Continued work to support Stone Zoo. He states they were able to increase the operating money and also were able to include Zoo New England in funding in an environmental bond bill.
- \* Stoneham Middle School which is a great asset to community. He has heard great things from parents and children. Stoneham has a 57% rate reimbursement from the state on this project.
- \* Hall Memorial Pool was taken over by DCR and Stoneham Boys and Girls Club. Executive Director Jerry DeViller and their Board really stepped up with DCR. This was the first summer operating and they exceeded their expectations (150 a day was expected and they ended up with 30 a day on average). This is before some of their new programs were in place such as programs for seniors.
- \* Tri Community Greenway and Bikeway he states the good news is Oct 1<sup>st</sup> the construction money will flow to start this project which is 5.4 million dollars in State and Federal funding. He states that are working out a 99 year lease for a portion of that and

Right of ways that need to be secured all towns are working on doing this. It is expected that the project will go out to bid in the spring.

\* Ravine Road public safety issue has finally be solved.

\* Update on home rules that town meeting had passed. He states we are batting 2 for 3. It is the home rule regarding the 5 additional liquor licenses. This has been challenging the House and the Senate have been going back and forth on some technical language at not fault of the Town. Mr. Lewis states he should have an update on Thursday.

\* New opportunity which is called Active Street Certification Program. This relates to towns having a complete streets program. MassDOT is setting up a pilot program with 5 million dollars for initial grants. If Stoneham is interested we can work on this. We can work towards certifying Stoneham as an Active Streets Community.

\* OPEB reform is a major fiscal challenge for all cities, towns and state government. Mr. Lewis is named Chair of Public Service Committee he is expecting this to be a high priority in the State Legislature.

\* Two events Mr. Lewis is sponsoring in the 5<sup>th</sup> Middlesex Senate District: Tomorrow night there is a forum on school funding at Wakefield High School at 6:30pm and the second event is the Mystic Valley Public Health Coalition Regional Forum for opiate abuse on October 23rd at 7pm at Reading High School.

Chairman Boussy asks Senator Lewis to elaborate on the OPEB reform. Chairman Boussy asks to discuss the increase from Essex Agricultural School. Mr. Ragucci asks if there is a way to control the approval process to these regional schools to contain these increased costs. Chairman Boussy would like Mr. Lewis to elaborate on the Active Street Certification Program. Mr. Lewis states that they are waiting on guidelines from the piolet program. This will be a model after the Green Community Program and we have to take certain steps to show commitment. Attorney Solomon brings up the liquor licenses being held up between the House and Senate. Mr. Lewis is convinced this issue will be resolved.

### **Appointments to Committees**

#### **Historical Commission**

One alternate appointment for a one-year term effective until 4/30/15

Selectman DePinto moved to appoint Alec Poitzsch to the (1) one one-year alternate member term. Motion was seconded by Selectman Sweeney and **unanimously voted (4-0)**.

#### **Cultural Council**

One appointment for a three-year term effective until 9/30/17

Selectman DePinto moved to appoint Ann McPherson to the (1) one three-year term. Motion was seconded by Selectman Sweeney and **unanimously voted (4-0)**.

### **Request for Site Plan Extension/11 Emerson Street/Wayne Kearney**

Wayne Kearney, 20 Middle Street was present. Selectman DePinto moved to grant a two-year extension to Wayne Kearney for the site plan for 11 Emerson Street, pending this request has followed the new by-laws, seconded by Selectman Sweeney. A roll call vote was taken.

Voting in Favor:

Selectman DePinto  
Selectwoman O'Neill  
Selectman Sweeney  
Chairman Boussy

**Motion was unanimously voted (4-0).**

### **Discussion of Affidavit by Rick Amato**

Selectman DePinto would like Mr. Ragucci to ask the Auditors to look at the Golf Course. Mr. Ragucci states that they did it last year and there were no problems found and he will forward the report. Mr. Means asked why he was told to be at the meeting. Attorney Solomon stated that it was a courtesy to Mr. Means since his name was mentioned in the affidavit.

**Discussion on Food Truck/Boussy**

Attorney Solomon suggests putting in a simple bylaw warrant article that states food trucks are allowed in Town. The food trucks will also need to be licensed in town. Attorney Solomon will draw up regulations to go along with the bylaw change for the next meeting. Selectman DePinto made a motion for Attorney Solomon to move forward, seconded by Selectwoman O'Neill **and unanimously voted (4-0)**.

**Approve Minutes**

Selectman DePinto made motion to approve minutes of September 9, 2014, seconded by Selectwoman O'Neill and **unanimously voted (3-0-1)**. Selectwoman O'Neill abstained. Selectman DePinto moved approval of the Bi-Board meeting minutes of September 11, 2014, seconded by Selectwoman O'Neill. **Motion was unanimously voted (3-0-1)**. Selectman Sweeney abstained.

**Island Discussion**

Larry Rotondi Constitution Road was present to discuss his opinion is on how the Island Beautification Program budget was spent and how the project look currently.

Selectman Sweeney left at 10:25 p.m.

**Designation of Special Municipal Employee/Counsel Blaesser, Robinson & Cole/Town Counsel**

Selectman DePinto made a motion to designate Blaesser, Robinson & Cole as a Special Municipal Employee, seconded by Selectwoman O'Neill and **unanimously voted (4-0)**.

**Discussion on Potential TM Warrant Articles (Preliminary Discussion)**

Selectwoman O'Neill made a motion to present the Façade Article at Town Meeting, seconded by DePinto and **unanimously voted (3-0)**. Marcia Wengen Washington Street requested the Historical Commission be a part of the buildings in town 50 years or older. Attorney Solomon suggesting adding the Historical Commission in the motion. The Board agrees. Selectwoman O'Neill made a motion to present the Farmers Market Article in the amount of \$2,500.00 at Town meeting, seconded by Selectman DePinto and **unanimously voted (3-0)**. Selectwoman O'Neill made a motion to present the Alcoholic Beverage License Articles at Town Meeting, seconded by Selectman DePinto and **unanimously voted (3-0)**. Selectman DePinto made a motion to present the Water & Sewer Article, seconded by Selectwoman O'Neill and **unanimously voted (3-0)**.

**Town Administrator**

Mr. Ragucci informs the Board that at the last Open Space meeting is was discussed on how we should attract people to the Oaks. Mr. Ragucci reached out to the YMCA and they are interested in running a youth golf league. Mr. Ragucci states that the MWRA pipe line through town is under discussion and he would like to invite the MWRA to the October 21<sup>st</sup> meeting. Mr. Ragucci states that the Mayor of Woburn invited him to go to Woburn City Hall and have a conference call with the Gelatin. He states that if any selectmen would like to attend they are welcome.

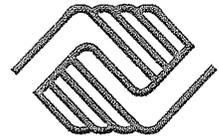
Selectman DePinto made a motion to adjourn, seconded by Selectwoman O'Neill and **unanimously voted (3-0)**.

**Meeting adjourned at 10:50 p.m.**

Respectfully submitted,

*Erin Sinclair*

September 24, 2014



**BOYS & GIRLS CLUB  
OF STONEHAM**

Board of Selectmen  
35 Central Street  
Stoneham, MA 02180

**Boys & Girls Club  
of Stoneham**

15 Dale Court  
P.O. Box 80064  
Tel 781-438-6770  
Fax 781-438-0597  
[www.bgcstoneham.org](http://www.bgcstoneham.org)  
Tax ID# 23-7025777

Dear Board of Selectmen:

I am writing to request approval for the Boys & Girls Club of Stoneham to change the operating time of its Beano Game on **Sunday February 1st, 2015** from 12:00 noon until 6:00PM. This is a one day only request.

Approval of this request by the local Board of Selectman is required by the Massachusetts State Lottery Commission in order for us to make the change.

Thank you for your consideration. If there are any questions please do not hesitate to contact me.

Thank you and regards,

Gerry DeViller  
Executive Director  
Boys & Girls Club of Stoneham  
781-438-0597

**Officers**

*President*  
Gloria DeVine

*Vice President*  
Rick Catino

*Treasurer*  
Susan Kreamer

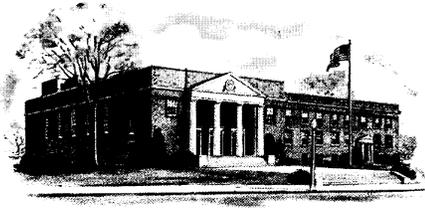
*Secretary*  
George Getty

**Board of Directors**

John Anderson  
Cameron Bain  
William Chetwynd  
Scott Fraser  
Almyra LaBerge  
Kevin Mason  
Randy Suckney  
Lynda Torregrossa

**Club Director**  
Donna DiVirgilio

**Executive Director**  
Gerry DeViller



TOWN OF  
STONEHAM  
MASSACHUSETTS 02180

**Public Works Department**  
16 Pine Street

781-438-0760  
Fax 781-438-8183

To: Board of Selectman

From: Robert E. Grover, Director  
Public Works

Date: October 2, 2014

Subject: Utility Policy

The practice in the past has been that if a utility main already exists in the street and a service is required, a street opening permit can be issued by the Department of Public Works to connect to the main.

For main extensions a public hearing with the selectmen has been held and the neighbors have been notified. This has always been the policy for NStar (electric) and Cable.

National Grid has recently applied for gas extensions and this request has been forwarded to the Selectmen for their approval.

**TO: Board of Selectmen**

**FROM: Paulette Gerry**



**Date: September 30, 2014**

**RE: Christmas Party**

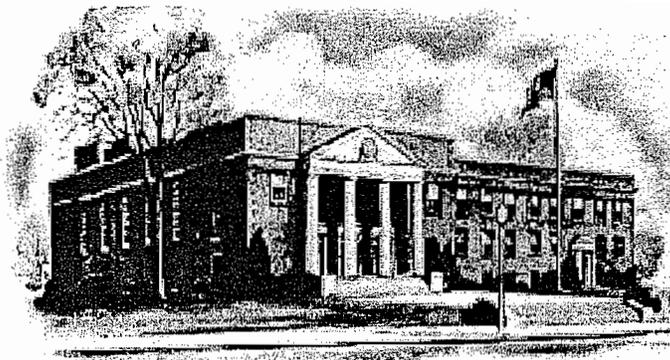
Hard to believe another year has passed and it's that time of year again, Christmas. I am happy to say we are beginning to plan our **9<sup>th</sup> Annual Town Hall Christmas Party**.

This seems to be an event that most of our employees look forward to and I hope you do as well.

I would like to schedule the party for **Tuesday, December 16<sup>th</sup>, 5:00–7:00 pm** in the Banquet Room. However because most of the offices are still serving the public I am asking the permission of the Board of Selectmen to close Town Hall on this date at 5:00 pm. This would allow all town hall employees to celebrate together, something that only happens at this time.

An announcement would be posted on Cable TV prior that we will be closing early and on the town's web site; in addition to the notices that are normally posted on the doors a few weeks prior which would give the public ample notice.

Thank you for your consideration regarding this matter and hope to see you there.



TOWN OF  
**STONEHAM**  
MASSACHUSETTS  
Board of Health - Health Department  
35 CENTRAL STREET  
STONEHAM, MA 02180

Phone 781-279-2621  
Fax No. 781-279-2615  
Chairman

Professor Teresa B. Dean, Chairperson  
John J. Scullin, Vice Chairperson  
Dr. Christine M. Carino, Secretary  
John Fralick, Health Agent  
Margaret E. Drummey RN

To: Stoneham Board of Selectmen

From: Margaret E. Drummey RN

Re: Flu Vaccine

Date: September 16, 2014

The Massachusetts Department of Public Health (DPH) anticipates a reduction in the availability of state supplied influenza vaccine for use in insured adult patients. As a result, state supplied influenza vaccine will be limited to use for **uninsured adult patients only** beginning in the 2015-2016 influenza season. This change is consistent with current MDPH policy for all other public sites.

The availability of state supplied influenza vaccine for children and adolescents through 18 years of age will not change.

The Stoneham Board of Health is requesting \$5,000.00 from the Stockwell Fund to purchase Adult Influenza Vaccine for the 2015-2016 influenza season.

It has been recognized for many years that people 65 years and older are at greater risk of serious complications from the flu compared with young health adults. People 65 years and older have two flu shots available to choose from, a regular dose flu vaccine and a newer flu vaccine designed for people 65 and older with a higher dose. The high dose vaccine is associated with a stronger immune response to vaccination.

The goal of the Public Health Nurse is to maintain the highest level of wellness based on a concern for the general health and safety of all Stoneham residents. The Public Health Motto is Prevent, Promote and Protect and by supplying adult vaccine to our residents fulfills this motto.

*Margaret E. Drummey RN*

Public Health Nurse  
Stoneham Board of Health  
781-438-0501

September 29, 2014

Mr. Thomas Boussy  
Chairman  
Board of Selectmen  
Town Hall  
35 Central Street  
Stoneham, MA 02180

Re: Appointment of Election Officers

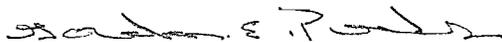
Dear Mr. Boussy:

I am responding to your letter dated July 31, 2014 regarding the appointment of election officers. I am sorry I am responding to your letter so late, however our committee does not meet during the summer time and we were unable to vote on the following names until our September meeting. The Stoneham Republican Town Committee is submitting the following individual's names for consideration of the appointment of election officers.

Clerk	Gordon E. Perks – 10 Seward Road, Stoneham, Ma.
Deputy Clerk	Carol A, Covill – 53 Elm Street, Stoneham, Ma.
Inspector	Therese DiBlasi – 5 Danby Road, Stoneham, Ma.
Deputy Inspector	Robert T. Shannon – 56 Pine Street #2, Stoneham, Ma.

If you have any questions please feel free to contact me at (781) 438 – 3233.

Sincerely,



Gordon E. Perks  
Chairman  
Stoneham Republican Town Committee

# Unofficial Property Record Card - Stoneham, MA

## General Property Data

Parcel ID 3-0-78	Account Number
Prior Parcel ID --	
Property Owner SPENCE MERRILEE BLACK DAVID TR.	Property Location COLUMBUS AV Property Use POTENTL
Mailing Address 23 ISABELLA STREET	Most Recent Sale Date 4/17/1991 Legal Reference 21103-512
City STONEHAM	Grantor
Mailing State MA Zip 02180	Sale Price 1,500
ParcelZoning RA	Land Area 0.717 acres

## Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 24,900	Total Value 24,900
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## Building Description

Building Style N/A	Foundation Type N/A	Flooring Type N/A
# of Living Units N/A	Frame Type N/A	Basement Floor N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition Average	Siding N/A	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

## Legal Description

### Narrative Description of Property

This property contains 0.717 acres of land mainly classified as POTENTL with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

S1

DEED

I, Rena M. Ormsby, formerly known as Rena M. Lepore, of Cambridge, Middlesex County, Massachusetts, in consideration of Fifteen Hundred Dollars (\$1,500.00)

grant to MERRILEE SPENCE and DAVID BLACK, Trustees of COLUMBUS PARK TRUST, under a written Declaration of Trust dated December 29, 1990, and recorded herewith with the Middlesex South District Registry of Deeds at Book 20957, Page 601 with QUITCLAIM COVENANTS

all my right, title and interest in and to the land in Stoneham, Middlesex County, Massachusetts, being Lots B, C, D, E and F on Columbus Avenue as more particularly described in a deed from Mary Tuttle to J.M.A. Lussier, recorded on August 21, 1914 with Middlesex South District Deeds, Book 3907 Page 199.

For my title see deed recorded with the Middlesex South Registry of Deeds in Book 9120 Page 383. See also the Divorce Decree entered in Middlesex Probate Court in case of Rena Marion Lepore vs. Louis E. Lepore.

WITNESS my hand and seal this 27th day of March, 1991.

*Rena M Ormsby*  
\_\_\_\_\_  
Rena M. Ormsby, formerly known as Rena M. Lepore

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

27th March, 1991

Then personally appeared the above named Rena M. Ormsby, and acknowledged the foregoing instrument to be her free act and deed, before me,

*Lucille A. Stackhouse*  
\_\_\_\_\_  
Notary Public  
My Commission Expires:  
August 6, 1996

CANCELLED

TAX CASH 6.84 6.84

9333A015 14:03  
CANCELLED  
EXCISE TAX

DEEDS REG 15  
MIDDLE SOUTH  
04/17/91

Property Address: Stoneham, MA  
Columbus Avenue, Stoneham, MA  
MSD 04/17/91 08:02:58  
591 25.00  
5.84 \*\*\*  
\*\*\* MASS. EXCISE TAX:

I, LOUIS E. LEPORE, JR., also known as Louis E. Lepore, of Harwich, Barnstable County, Massachusetts, in consideration of Two Thousand Dollars (\$2,000.00)

grant to MERRILEE SPENCE and DAVID BLACK, Trustees of COLUMBUS PARK TRUST, under a written Declaration of Trust dated December 29, 1990, and recorded herewith

with QUITCLAIM COVENANTS

all my right, title and interest in and to the land in Stoneham, Middlesex County, Massachusetts, being Lots B, C, D, E and F on Columbus Avenue as more particularly described in a deed from Mary Tuttle to J. M. A. Lussier, recorded on August 21, 1914 with Middlesex South District Deeds, Book 3907 Page 199.

For my title see deed recorded with the Middlesex South Registry of Deeds in Book 9120 Page 383. See also Divorce Decree entered in Middlesex Probate Court in case of Rena Marion Lepore vs. Louis E. Lepore.

WITNESS my hand and seal this 29th day of November, 1990.

*[Signature]*  
Louis E. Lepore, Jr.

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

November 29, 1990

Then personally appeared the above named Louis E. Lepore, Jr. and acknowledged the foregoing instrument to be his free act and deed, before me,

*[Signature]*  
Notary Public  
My Commission Expires:

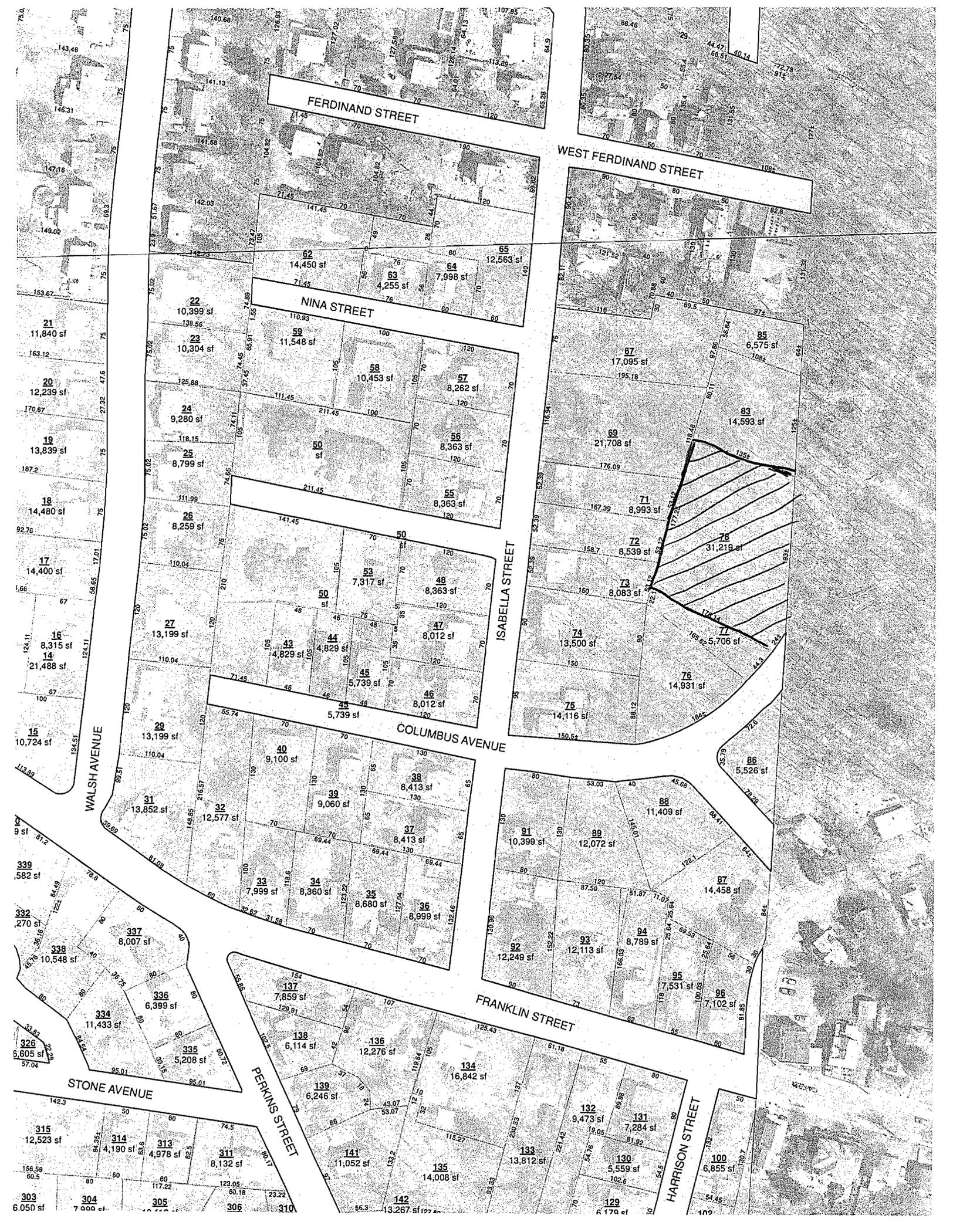
March 13, 1992

SMITH & LACH  
TORNEYS AT LAW  
10 MAIN STREET  
P. O. BOX 1101  
DENNIS PORT,  
MASSACHUSETTS 02639  
(508) 394-1377  
TELEFAX  
(508) 394-1826

**REGISTERED**  
TAX 9.12  
CASH 9.12  
63510815 10:53  
EXCISE TAX  
DEEDS REG 15  
MIDDLE SOUTH  
01/11/91

MSD 01/11/91 10:54:59 179 25.00

*Columbus Avenue, Stoneham*



FERDINAND STREET

WEST FERDINAND STREET

NINA STREET

WALSH AVENUE

ISABELLA STREET

COLUMBUS AVENUE

FRANKLIN STREET

STONE AVENUE

PERKINS STREET

HARRISON STREET

21  
11,840 sf

20  
12,239 sf

19  
13,839 sf

18  
14,480 sf

17  
14,400 sf

16  
8,315 sf

14  
21,488 sf

15  
10,724 sf

339  
582 sf

332  
270 sf

338  
10,548 sf

336  
6,399 sf

334  
11,433 sf

335  
5,208 sf

315  
12,523 sf

314  
4,190 sf

303  
6,050 sf

304  
7,000 sf

22  
10,399 sf

23  
10,304 sf

24  
9,280 sf

25  
8,799 sf

26  
8,259 sf

27  
13,199 sf

29  
13,199 sf

31  
13,852 sf

32  
12,577 sf

33  
7,999 sf

337  
8,007 sf

137  
7,859 sf

138  
6,114 sf

139  
6,246 sf

141  
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142  
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310

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58  
10,453 sf

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sf

53  
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50  
sf

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4,829 sf

44  
4,829 sf

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43  
5,739 sf

40  
9,100 sf

39  
9,060 sf

37  
8,413 sf

34  
8,360 sf

35  
8,680 sf

36  
8,999 sf

134  
16,842 sf

135  
12,276 sf

136  
12,276 sf

133  
13,812 sf

130  
5,559 sf

129  
6,170 sf

63  
4,255 sf

57  
8,262 sf

56  
8,363 sf

55  
8,363 sf

48  
8,363 sf

47  
8,012 sf

46  
8,012 sf

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37  
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46  
8,012 sf

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34  
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7,999 sf

137  
7,859 sf

138  
6,114 sf

139  
6,246 sf

141  
11,052 sf

142  
13,267 sf

69  
21,708 sf

71  
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72  
8,539 sf

73  
8,083 sf

74  
13,500 sf

75  
14,116 sf

88  
11,409 sf

89  
12,072 sf

91  
10,399 sf

92  
12,249 sf

93  
12,113 sf

94  
8,789 sf

95  
7,531 sf

96  
7,102 sf

130  
9,473 sf

131  
7,284 sf

133  
13,812 sf

135  
14,008 sf

132  
9,473 sf

129  
6,170 sf

85  
6,575 sf

83  
14,593 sf

78  
31,219 sf

77  
14,931 sf

76  
14,931 sf

87  
14,458 sf

86  
5,526 sf

100  
6,855 sf

101