



# Town of Stoneham

## COMMON VICTUALLER LICENSE APPLICATION

INDIVIDUAL, PARTNERSHIP OR CORPORATE NAME:

Louistone LLC

D/B/A, IF DIFFERENT: Loui Loui

LOCATION: 101 Main St, Stoneham, 02180

PHONE: \_\_\_\_\_

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

Corporation       Partnership       Limited Partnership       Sole Proprietorship

FOR CORPORATION:

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

Henry Kim,  
Sampson Duong,  
Jonathan Joo,

FOR PARTNERSHIP OR INDIVIDUAL:

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

Manager's Name: Sampson Duong

Home Address and Phone #: \_\_\_\_\_

Hours of Operation: 11.30A.M.-11.30P.M.

Menu (General Type of Food Served): Louisiana-style Seafood

Floor Space: 4318 sq. ft.      Seating Capacity: 115

Parking Capacity: Shared Lot (Redstone Plaza)      Number of Employees: 9

SIGNATURE: \_\_\_\_\_

(Individual, Managing Partner, or Corporate Officer)

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

**NEW FEE:** \$50.00

**RENEWAL FEE:** \$25.00

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

TOWN OF STONEHAM  
BOARD OF SELECTMEN  
2015 DEC 28 A 9:39

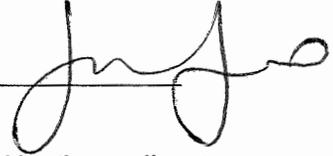
**Common Victualler Application**  
Page 2

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

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

**Jonathan Joo**

By: Corporate Officer



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

**47-5183347**

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

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

To be completed by Town of Stoneham:	
<b>APPLICATION APPROVED BY</b>	
_____	_____
CHIEF OF POLICE	BUILDING INSPECTOR
_____	_____
BOARD OF HEALTH	FIRE DEPARTMENT



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

Workers' Compensation Insurance Affidavit: General Businesses

**Applicant Information**

Please Print Legibly

Business/Organization Name: Louistone LLC

Address: 101 Main St

City/State/Zip: Stoneham, MA 02180 Phone #: 978-866-3663

<p>Are you an employer? Check the appropriate box:</p> <p>1. <input checked="" type="radio"/> I am a employer with <u>9</u> employees (full and/ or part-time).*</p> <p>2. <input type="radio"/> 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="radio"/> 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="radio"/> We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]</p>	<p>Business Type (required):</p> <p>5. <input checked="" type="radio"/> Retail</p> <p>6. <input type="radio"/> Restaurant/Bar/Eating Establishment</p> <p>7. <input type="radio"/> Office and/or Sales (incl. real estate, auto, etc.)</p> <p>8. <input type="radio"/> Non-profit</p> <p>9. <input type="radio"/> Entertainment</p> <p>10. <input type="radio"/> Manufacturing</p> <p>11. <input type="radio"/> Health Care</p> <p>12. <input type="radio"/> 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: Boynton Insurance Agency

Insurer's Address: 72 River Park St

City/State/Zip: Needham, MA 02494

Policy # or Self-ins. Lic. # \_\_\_\_\_ Expiration Date: 12/15/2016

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: 12/22/2015

Phone #: 978-866-3663

*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 #: \_\_\_\_\_



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/23/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Boynton Insurance Agency 72 River Park Street Needham MA 02494		<b>CONTACT NAME:</b> Boynton Insurance <b>PHONE (A/C, No, Ext):</b> (781) 449-6786 <b>FAX (A/C, No):</b> (781) 449-4269 <b>E-MAIL ADDRESS:</b> Boyntonemployees@boyntonins.com	
<b>INSURED</b> Louistone LLC 101 Main St Stoneham MA 02180		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Liberty Mutual INSURER B: WRIBMA INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES      CERTIFICATE NUMBER: CL15122310631      REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L SUBR INSD   WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY		BKS57038812	12/17/2015	12/17/2016	EACH OCCURRENCE \$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:					MED EXP (Any one person) \$ 15,000	
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					PERSONAL & ADV INJURY \$ 1,000,000	
	OTHER:					GENERAL AGGREGATE \$ 2,000,000	
	<input type="checkbox"/> AUTOMOBILE LIABILITY					PRODUCTS - COMPIOP AGG \$ 2,000,000	
	<input type="checkbox"/> ANY AUTO					Package Modification Factor 1 \$	
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$	
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS				BODILY INJURY (Per person) \$	
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR		US057038812	12/17/2015	12/17/2016	BODILY INJURY (Per accident) \$	
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					PROPERTY DAMAGE (Per accident) \$	
	DED   RETENTION \$					\$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	TED	12/15/2015	12/15/2016	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N				N/A	E.L. EACH ACCIDENT \$ 500,000
	if yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 500,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Original work comp certificate will be sent directly from the carrier.

<b>CERTIFICATE HOLDER</b> Town of Stoneham 35 Central Street Stoneham, MA 02180	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	<b>AUTHORIZED REPRESENTATIVE</b> S Denneno CISR/KMC <i>Susan C. Denneno</i>

## Sinclair, Erin

---

**From:** McCarthy, Richard  
**Sent:** Monday, December 28, 2015 9:52 AM  
**To:** Sinclair, Erin  
**Subject:** RE: Common Vic & Entertainment

I've reviewed both of these and they are ok to be approved.

Lieutenant/Detective Richard McCarthy  
Stoneham Police Department  
47 Central St.  
Stoneham, MA 02180  
Office: 781-438-1215 ext 3149  
Fax: 781-507-2597

---

**From:** Sinclair, Erin  
**Sent:** Monday, December 28, 2015 9:50 AM  
**To:** McCarthy, Richard <rmccarthy@stoneham-ma.gov>  
**Subject:** Common Vic & Entertainment

Hello,

Please respond stating these are okay to be approved. Thanks!

<< File: #3 Approve Entertainment License for Loui Loui 101 Main Street.pdf >> << File: #2 Approve Common Vic Loui Loui 101 Main 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*

Licensing Board for the Town of Stoneham

(Return to the Board of Selectmen, 35 Central Street, Stoneham, MA 02180)

License Application for Entertainment License (Seven Days)

To: The Board of Selectmen

Date: December 21, 2015

In accordance with the provisions of C. 140, S. 181 (\*183A) of the General Laws, the undersigned hereby applies for a license for the following form(s) of Public Amusement or Exhibitions to be exercised on the premises located at:

Location of Premises 101 Main St, Stoneham, MA 02180  
Description of Premises: Fast Casual Restaurant

Please check appropriate item(s):

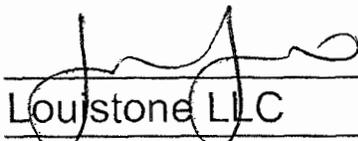
Jukebox \_\_\_\_\_ Television  Taped Music \_\_\_\_\_ Radio

Instrumental \_\_\_\_\_ No. of Instruments \_\_\_\_\_

Kind of Instruments: \_\_\_\_\_

Vocal Music \_\_\_\_\_ No. of persons \_\_\_\_\_

Signature of Applicant:



Firm Name:

Louystone LLC

Business Address:

101 Main St, Stoneham, MA 02180

Home Address:



Applicant Phone#:

\_\_\_\_\_

For Office Use Only:

Approved:

Chief of Police

2015 DEC 28 A 9:39

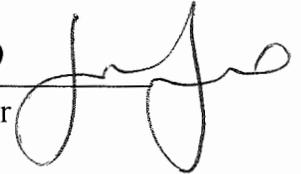
TOWN OF STONEHAM  
BOARD OF SELECTMEN

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

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

Jonathan Joo

By: Corporate Officer



47-5183347

\*\*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: Louistone LLC

Address: 101 Main St

City/State/Zip: Stoneham, MA 02180

Phone #: 978-866-3663

Are you an employer? Check the appropriate box:

- 1.  I am an employer with 9 employees (full and/or part-time).\*
- 2.  I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
- 3.  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]\*\*
- 4.  We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

- 5.  Retail
- 6.  Restaurant/Bar/Eating Establishment
- 7.  Office and/or Sales (incl. real estate, auto, etc.)
- 8.  Non-profit
- 9.  Entertainment
- 10.  Manufacturing
- 11.  Health Care
- 12.  Other \_\_\_\_\_

\*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: Boynton Insurance Agency

Insurer's Address: 72 River Park St

City/State/Zip: Needham, MA 02494

Policy # or Self-ins. Lic. # \_\_\_\_\_ Expiration Date: 12/15/2016

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

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

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

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

Date: 12/22/2015

Phone #: 978-866-3663

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



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/23/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Boynton Insurance Agency 72 River Park Street Needham MA 02494		<b>CONTACT NAME:</b> Boynton Insurance <b>PHONE (A/C, No, Ext):</b> (781) 449-6786 <b>FAX (A/C, No):</b> (781) 449-4269 <b>E-MAIL ADDRESS:</b> Boyntonemployees@boyntonins.com	
<b>INSURED</b> Louistone LLC 101 Main St Stoneham MA 02180		<b>INSURER(S) AFFORDING COVERAGE</b> <b>NAIC #</b>	
		INSURER A: Liberty Mutual	
		INSURER B: WCRIBMA	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

**COVERAGES**      **CERTIFICATE NUMBER: CL15122310631**      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L SUBR INSD   WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY		BKS57038812	12/17/2015	12/17/2016	EACH OCCURRENCE \$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000	
						MED EXP (Any one person) \$ 15,000	
						PERSONAL & ADV INJURY \$ 1,000,000	
						GENERAL AGGREGATE \$ 2,000,000	
						PRODUCTS - COMP/OP AGG \$ 2,000,000	
						Package Modification Factor 1 \$	
	<b>AUTOMOBILE LIABILITY</b>					COMBINED SINGLE LIMIT (Ea accident) \$	
	<input type="checkbox"/> ANY AUTO					BODILY INJURY (Per person) \$	
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident) \$	
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS				PROPERTY DAMAGE (Per accident) \$	
						\$	
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR		US057038812	12/17/2015	12/17/2016	EACH OCCURRENCE \$ 2,000,000	
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					AGGREGATE \$ 2,000,000	
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					\$	
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>		TBD	12/15/2015	12/15/2016	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N					E.L. EACH ACCIDENT \$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> N <input type="checkbox"/> N/A					E.L. DISEASE - EA EMPLOYEE \$ 500,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Original work comp certificate will be sent directly from the carrier.

**CERTIFICATE HOLDER****CANCELLATION**

Town of Stoneham 35 Central Street Stoneham, MA 02180	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	<b>AUTHORIZED REPRESENTATIVE</b> S Denneno CISR/KMC <i>Susan C. Denneno</i>

© 1988-2014 ACORD CORPORATION. All rights reserved.

## Sinclair, Erin

---

**From:** McCarthy, Richard  
**Sent:** Monday, December 28, 2015 9:52 AM  
**To:** Sinclair, Erin  
**Subject:** RE: Common Vic & Entertainment

I've reviewed both of these and they are ok to be approved.

Lieutenant/Detective Richard McCarthy  
Stoneham Police Department  
47 Central St.  
Stoneham, MA 02180  
Office: 781-438-1215 ext 3149  
Fax: 781-507-2597

---

**From:** Sinclair, Erin  
**Sent:** Monday, December 28, 2015 9:50 AM  
**To:** McCarthy, Richard <rmccarthy@stoneham-ma.gov>  
**Subject:** Common Vic & Entertainment

Hello,

Please respond stating these are okay to be approved. Thanks!

<< File: #3 Approve Entertainment License for Loui Loui 101 Main Street.pdf >> << File: #2 Approve Common Vic Loui Loui 101 Main 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*

**TO: STONEHAM INDEPENDENT**

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

Wednesday, December 16, 2015

and

Wednesday, December 23, 2015

Bill should be sent to:

Paul & Doug Shahian  
Rapid Liquors  
171 Main Street  
Stoneham, MA 02180

**NOTICE OF HEARING**

The Stoneham Board of Selectmen will hold a public hearing in accordance with provisions of the Zoning By-Laws on Tuesday, January 5, 2016 at 7:10 PM in the Hearing Room of the Town Hall on the petition of **Paul & Doug Shahian, Rapid Liquors** to make site improvements to include a 6,000 square foot building addition, added parking spaces, and A.D.A. compliant building access on the property located at **171 Main Street, Stoneham, MA** on land owned by Paul & Doug Shahian, 171 Main Street, Stoneham, MA 02180.

Plan may be seen in the office of the Building Inspector.

**BOARD OF SELECTMEN**

**Dates to be published: 12/16/15 & 12/23/15**



# TOWN OF STONEHAM

## Project Review

### Review Report

Project **171 Main Street**

Representative(s):

Status: Project Review

Date:

Project Review Team: John Fralick, Robert Grover, Joseph Rolli, Joe Ponzio, Cheryl Noble and Erin Wortman

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

Department	Issue(s) Raised	Applicant's Response
------------	-----------------	----------------------

<b>DPW Engineering</b>	Please see attached letter	
------------------------	----------------------------	--

<b>Police Department</b>	<ul style="list-style-type: none"> <li>* Along the front of the store, the curbing of sufficient height or bollards be installed to prevent vehicles from being able to drive upon the sidewalk and strike a pedestrian or the building.</li> <li>* Any construction or utility work taking place in or impacting the public way will require a police detail officer.</li> </ul>	
--------------------------	---	--

<b>Board of Health</b>	Pest, Noise and Dust mitigation procedures, any demolition requires an asbestos abatement.	
------------------------	--	--

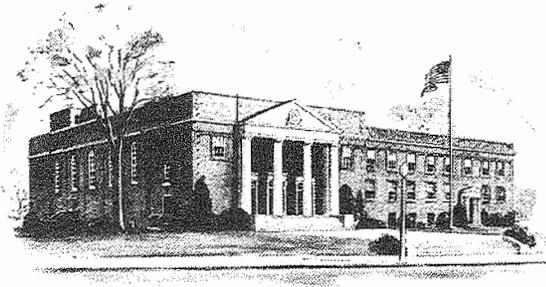
<b>Fire Department</b>	<ul style="list-style-type: none"> <li>* A detail will be required when the existing building is demolished.</li> <li>* Building will need to be brought up to code; Fire Alarm &amp; Sprinkler Systems (locations of Fire Alarm Panel and Sprinkler connection TBD by FD.</li> <li>* Lock box required (Ordered through FD and location TBD by FD.</li> <li>* Withhold further comments at this time.</li> </ul>	
------------------------	---	--

<b>Inspectional Services</b>	Bollards or another approved structure shall be installed in the front of the building to protect customers and the building from vehicles.	
------------------------------	---	--

<b>Town Planner</b>	<ul style="list-style-type: none"> <li>* All parking spots must be ADA compliant and be to the standard of the Town Code and Bylaws.</li> <li>* On-site dumpsters should be enclosed and its location should be approved by the Building Inspector prior to the issuance of a building permit.</li> </ul>	
---------------------	---	--

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,  
**Erin Sinclair**



TOWN OF  
S T O N E H A M  
MASSACHUSETTS 02180

Public Works Department  
16 Pine Street

781-438-0760  
Fax 781-438-8183

**To:** Board of Selectmen  
**From:** Robert E. Grover, DPW Director  
**Date:** December 23, 2015  
**Subject:** #171 Main Street Site Plan

---

1. The existing 1" water service that comes off of Main Street must be cut and discontinued at the main not at the property line as shown.
2. The existing sewer service that served #175 Main Street must be cut and capped at the main on Richardson's Lane.
3. What is the intention of the use of the existing gas service that enters from Main Street to #175?
4. Will the roof drain to the area shown as crushed stone? Provide calculations to show that the area is sufficient to handle all additional drainage run-off.



## Sinclair, Erin

---

**From:** McIntyre, James  
**Sent:** Monday, December 28, 2015 11:00 AM  
**To:** Sinclair, Erin  
**Subject:** RE: 171 Main Street

The recommendations from the police department are:

- 1) Along the front of the store, the curbing<sup>0</sup> of sufficient height or bollards be installed to prevent vehicles from being able to drive upon the sidewalk and strike a pedestrian or the building.
- 2) Any construction or utility work taking place in or impacting the public way will require a police detail officer.

Chief James McIntyre  
Stoneham Police Department

----- Original message -----

From: "Sinclair, Erin"  
Date: 12/28/2015 10:08 (GMT-05:00)  
To: "McIntyre, James"  
Cc:  
Subject: 171 Main Street

Sorry to bother you - I have no recommendation from the PD and this is being approved on Tuesday 1/5. I am putting the packets together to be sent to the BOS tomorrow morning. Do you have a recommendation on this?

*Erin Sinclair*

*Office Manager for the Board of Selectmen*

*35 Central Street*

*Stoneham, MA 02180*

*781-279-2680 Phone*

*781-279-2681 Fax*

## Sinclair, Erin

---

**From:** Fralick, John  
**Sent:** Tuesday, December 22, 2015 11:50 AM  
**To:** Sinclair, Erin  
**Subject:** RE: 171 Main Street / 370-380 Main / 10 Central Street

All set with this as well as 370-380 Main and 10 Central. Same comments for all: Need pest , noise and dust mitigation procedures, any demolition requires an asbestos abatement.

That's all from me!

Merry Christmas!

-J

---

**From:** Sinclair, Erin  
**Sent:** Tuesday, December 22, 2015 8:36 AM  
**To:** Grover, Robert <rgrover@stoneham-ma.gov>; 'Joe Ponzio' <ponzo41@yahoo.com>; Fralick, John <jfralick@stoneham-ma.gov>; Noble, Cheryl <cnoble@stoneham-ma.gov>  
**Subject:** 171 Main Street

Hello,

Can everyone have their department review on 171 Main Street back to me by December 30<sup>th</sup> I have to send out their packets on December 31<sup>st</sup>. Thanks

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

## Sinclair, Erin

---

**From:** Rolli, Joe  
**Sent:** Wednesday, December 16, 2015 10:08 AM  
**To:** Wortman, Erin; Sinclair, Erin; Noble, Cheryl  
**Subject:** RE: 171 Main Street (Rapid Liquors) Site Plan Review Application Meeting

Fire Department offers the following comments

- A detail will be required when the existing building is demolished.
- Building will need to be brought up to code; Fire Alarm & Sprinkler Systems (locations of Fire Alarm Panel and Sprinkler connection TBD by FD.
- Lock box required (Ordered through FD and location TBD by FD.
- Withhold further comments at this time.

Chief Rolli

-----Original Appointment-----

**From:** Wortman, Erin  
**Sent:** Wednesday, December 09, 2015 12:44 PM  
**To:** Noble, Cheryl; McIntyre, James; Rolli, Joe; Fralick, John; Grover, Robert; Ponzo, Joseph; Lizotte, David  
**Subject:** 171 Main Street (Rapid Liquors) Site Plan Review Application Meeting  
**When:** Wednesday, December 16, 2015 9:00 AM-10:00 AM (UTC-05:00) Eastern Time (US & Canada).  
**Where:** Town Planner Conference Room

Meeting is to review with the applicant that Site Plan review submission for 171 Main Street.

Comments will be due to Erin Sinclair on Tuesday, December 29<sup>th</sup>.

## Sinclair, Erin

---

**From:** Noble, Cheryl  
**Sent:** Thursday, December 24, 2015 11:14 AM  
**To:** Sinclair, Erin  
**Subject:** 171 Main Street Site Plan

The building department has review the Site Plan for the above-mentioned property and have the following comments

Ballards or another approved structure shall be installed in the front of the building to protect customers and the building from vehicles.

Cheryl

## Sinclair, Erin

---

**From:** Wortman, Erin  
**Sent:** Thursday, December 17, 2015 9:08 AM  
**To:** Sinclair, Erin; Noble, Cheryl  
**Subject:** 171 Main Street (Rapid Liquors) - Town Planner Comments

The Town Planner Department reviewed the site plan review application at 171 Main Street (Rapid Liquors) and offers the following comments:

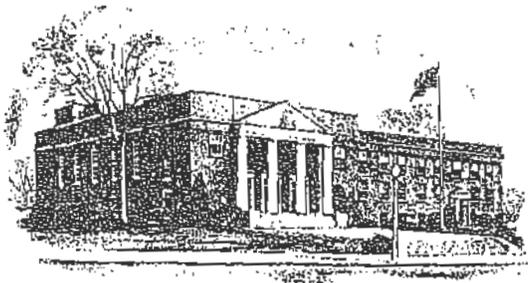
- All parking spots must be ADA compliant and be to the standard of the Town Code and Bylaws
- On-site dumpsters should be enclosed and its location should be approved by the Building Inspector prior to the issuance of a building permit.

Please let me know if you have any questions.

Thanks!

Erin Wortman  
Town Planner

Town of Stoneham  
35 Central Street  
Stoneham, MA 02180  
<http://www.stoneham-ma.gov/>  
Phone: 781.507.2445



TOWN OF  
**STONEHAM**  
 MASSACHUSETTS  
 BUILDING AND WIRE DEPARTMENT

**SITE PLAN HEARING APPLICATION**

Date: 12/3/15

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 171 MAIN ST
- B. Name of Owner PAUL & DOUG SHAHIAN
- C. Address of Owner 171 MAIN ST
- D. Business Name (If Different from Owner) RAPID LIQUORS
- E. Telephone Number of Owner 781-438-0595
- F. Present Use of Building or Property LIQUOR STORE

G. Height of existing and/or proposed structure. EX. = 16.7' +/-, PROP. = 16.7' +/-

H. Has there been a previous Site Plan on this property? Yes.....No.   
 If "YES" give the dates?

I. Zoning District HIGHWAY BUSINESS

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. MARCHIONDA ASSOC., L.P.  
62 MONTVALE AVE. (SUITE 9)  
STONEHAM, MA 02180

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

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

SITE IMPROVEMENTS THAT INCLUDE A 6,000 SF  
BUILDING ADDITION, ADDED PARKING SPACES,  
AND A.D.A. COMPLIANT BUILDING ACCESS.

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  Douglas Shahan STREET # 171 MAIN ST.  
TOWN STONEHAM STATE MA PHONE NO. 781-438-0595

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.



12/3/15

To Whom it May Concern,

The scope of our proposed project is to make the following changes to our buildings at 171 and 175 Main Street: We plan on removing the building at 175 Main Street and replacing it with a continuation of our building at 171 Main Street. The exterior of the addition will be exactly the same as our existing building at 171 Main. The interior of the addition will be used for a larger office, break area, and new bathrooms for staff as well as a dedicated room for returnable bottles. The remainder of the addition will be a new beer cooler and fine wine room and additional storage room with loading dock. We will remove our existing beer cooler to gain interior sales floor space. The goal of this project is to open up the interior of the existing liquor store to improve the customer experience. All inventory will be taken off the floor and stored in the new storage room resulting in a cleaner store with better flow.

Douglas Shahian, Owner

Cerretani Liquors, Inc dba Rapid Liquors

# Marchionda

& Associates, L.P.



Engineering and  
Planning Consultants

December 4, 2015

Town of Stoneham Board of Selectman  
Town Hall  
35 Central Street  
Stoneham, MA 02180

RE: 171 Main Street (Rapid Liquors) Site Plan Approval Application

Board Members,

On behalf of Paul & Douglas Shahian, we are requesting Site Plan Approval for site improvements to the above-mention site.

The proposed improvements include a 6,000 s.f. addition to the existing liquor store along with renovations to the existing parking area that services the building. The improvements will also require the demolition of an existing accessory building (#175 Main St.) on the property.

Enclosed for your use is the application, fee, and the required supporting information.

Please do not hesitate to contact me if there are any questions.

Sincerely,

Marchionda & Associates, L.P.

A handwritten signature in blue ink, appearing to read "John Barrows", is written over a light blue rectangular background.

John Barrows, PE

cc: Doug Shahian, Rapid Liquors

**OWNER OF RECORD:**  
 PAUL G & DOUGLAS P SHAHIAN  
 DEED BOOK 60853 PAGE 275 RECORDED 12/28/2012

**LOCATION:**  
 171 MAIN STREET STONEHAM, MA  
 ASSESSORS MAP 16 PARCEL 251

**ZONING:**  
 ZONING DISTRICT: HIGHWAY BUSINESS

**DIMENSIONAL REQUIREMENTS:**

**REQUIRED**  
 LOT AREA: 10,000 S.F.  
 FRONTAGE: 100'  
 LOT WIDTH: 100'  
 PERCENT COVERAGE: 75%  
 FRONT YARD SETBACK: 20'  
 SIDE YARD SETBACK: 5'  
 REAR YARD SETBACK: 5'  
 BUILDING HEIGHT: 45'

SEE TOWN OF STONEHAM ZONING BY-LAWS FOR ADDITIONAL ZONING REQUIREMENTS.

**EXISTING**  
 LOT AREA: 62,667 S.F.  
 FRONTAGE: 263.18'  
 LOT WIDTH: 284.22'  
 PERCENT COVERAGE: 18%  
 FRONT YARD SETBACK: 27.9'  
 SIDE YARD SETBACK: 0'  
 REAR YARD SETBACK: 65.1'  
 BUILDING HEIGHT: 16.2'

**PROPOSED**  
 LOT AREA: 62,667 S.F.  
 FRONTAGE: 263.18'  
 LOT WIDTH: 284.22'  
 PERCENT COVERAGE: 22%  
 FRONT YARD SETBACK: 27.9'  
 SIDE YARD SETBACK: 8.7'  
 REAR YARD SETBACK: 65.1'  
 BUILDING HEIGHT: 16.2'

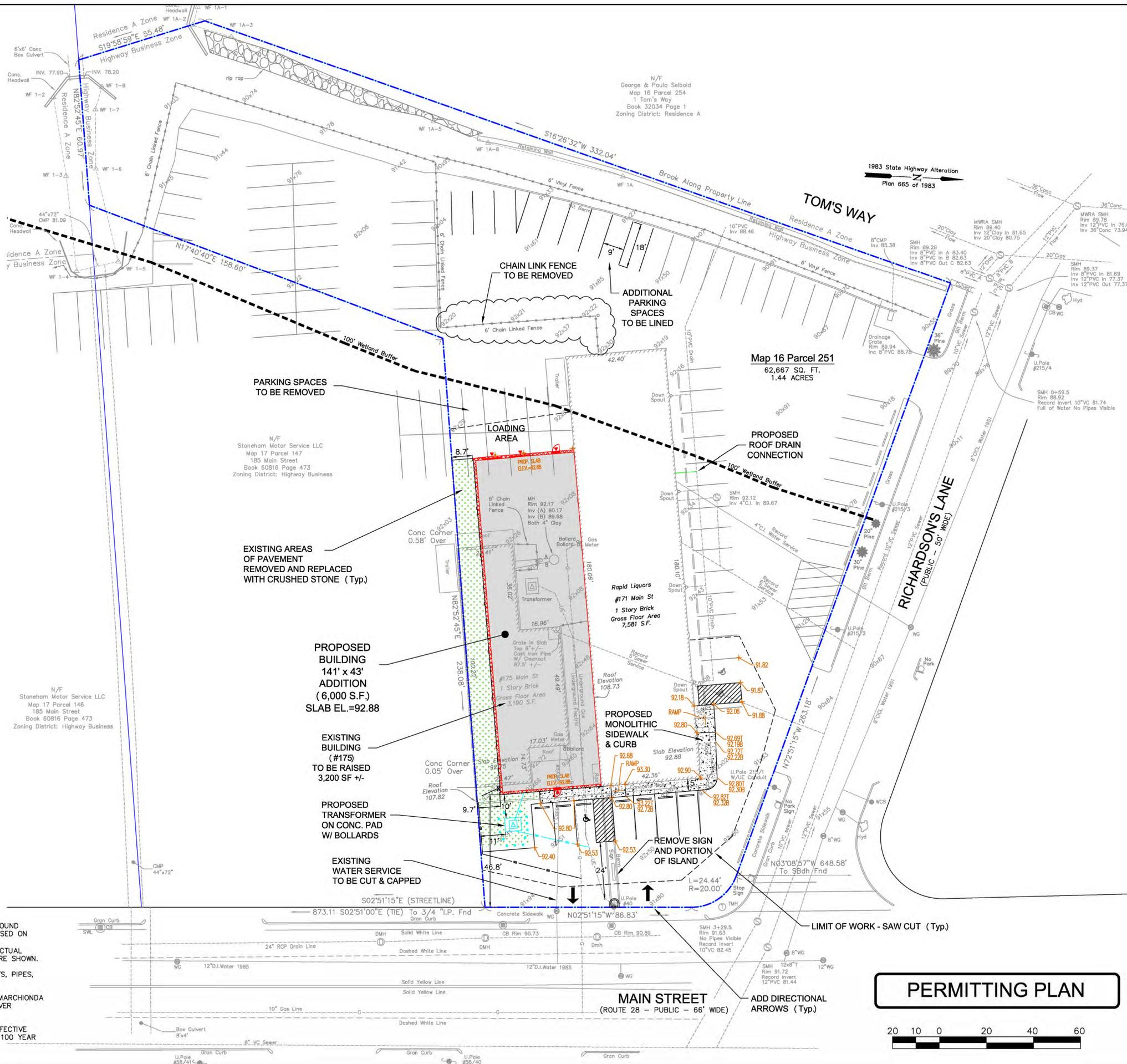
**OFF-STREET PARKING**

**EXISTING (REQUIRED)**  
 1 PER EVERY 350 S.F. OF GROSS FLOOR AREA  
 TOTAL EXISTING GROSS FLOOR AREA = 10,771 S.F.  
 10,771 S.F./ 350 = 31 SPACES  
 37 SPACES EXISTING

**PROPOSED (REQUIRED)**  
 1 PER EVERY 350 S.F. OF GROSS FLOOR AREA  
 TOTAL PROPOSED GROSS FLOOR AREA = 13,600 S.F.  
 13,600 S.F./ 350 = 39 SPACES  
 49 SPACES PROPOSED

**NOTES:**

- THE LOCATION OF EXISTING PIPES, CONDUITS, AND OTHER UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE CORRECT AND ARE SHOWN BASED ON UTILITY PROVIDER'S RECORDS, INFORMATION AVAILABLE AT THE TOWN ENGINEERING DEPARTMENT, AND THE BEST APPROXIMATION OF THE ACTUAL LOCATION FROM A FIELD SURVEY. NOT ALL UNDERGROUND UTILITIES ARE SHOWN.
- CONTRACTORS SHALL VERIFY ALL UNDERGROUND UTILITIES, CONDUITS, PIPES, ETC, AND NOTIFY DIGSAFE PRIOR TO ANY EXCAVATIONS.
- EXISTING CONDITIONS SHOWN ARE BY AN INSTRUMENT SURVEY BY MARCHIONDA & ASSOCIATES, LP PERFORMED IN FEBRUARY 2015. HEAVY SNOW COVER PRESENT AT TIME OF SURVEY.
- ACCORDING TO THE FEMA FIRM MAP NO. 25017C0426E WITH AN EFFECTIVE DATE JUNE 4, 2010, THE SITE DOES NOT LIE WITHIN AN ESTABLISHED 100 YEAR FLOOD HAZARD ZONE.



**PERMITTING PLAN**



REGISTRY USE ONLY

APPROVED BY THE  
 TOWN OF STONEHAM  
 BOARD OF SELECTMAN

CHK:  
 DSG:  
 DRW:

SITE PLAN

171 MAIN STREET  
 STONEHAM, MA  
 PREPARED FOR  
**PAUL & DOUGLAS SHAHIAN**  
 171 MAIN STREET  
 STONEHAM, MA 02180

**Marchionda**  
 & Associates, L.P.  
 Engineering and  
 Planning Consultants

62 Montvale Avenue  
 Suite 1  
 Stoneham, MA 02180  
 TEL: (781) 438-6121  
 FAX: (781) 438-9654  
 Email: engineering@marchionda.com  
 Website: www.marchionda.com



Paid \_\_\_\_\_

**Stoneham Certified Abutters List Request:**

Subject Property Location 171 Main St.  
Parcel ID of the Subject Property 16-351  
Applicant's Name Erin Sinclair  
Applicant's Telephone Number 279-2680

**Purpose of Abutters List**

**Zoning Board of Appeals (Variance or Special Permit)**  
includes all abutters of the subject property within a 300 Foot Radius

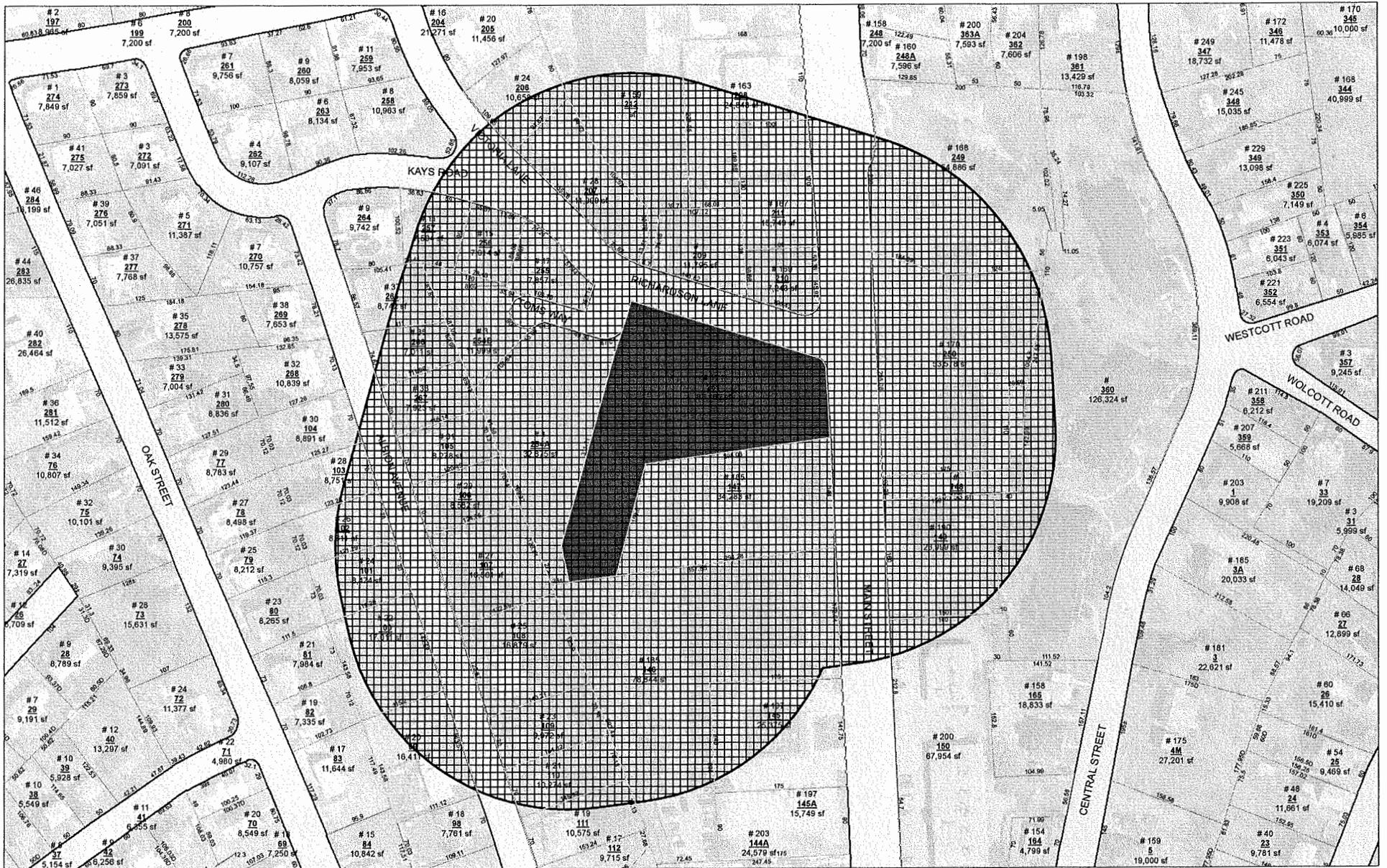
**Planning Board**  
 Accessory Dwelling or In-Law Apartment - 300 Foot Radius  
 Special Permit - 300 Foot Radius  
 Sub-Division - Direct Abutters Only  
 Warrant Articles - No Abutters

**Site Plan**  
includes all abutters of the subject property within a 300 Foot Radius

**Liquor License**  
includes direct abutters and all churches, school and hospitals within 500 Feet

**Utility (Fee will be billed at a later date)**  
A review of the proposed utility work must be presented to the Director of Department of Public Works. The scope of the proposed work will be analyzed and a map will be created indicating the abutters in need of notification. This map must then be provided to the Assessors Office for a Certified Abutters List to be generated.

\* The cost of any abutters list is \$25.00



TOWN OF STONEHAM - ABUTTERS LIST - 171 MAIN ST. - 300FT.



12/07/2015

11:47:15AM

# Town of Stoneham

## GIS - Abutters by Parcel ID

**Filter Used:**

DataProperty.AccountNumber in  
(2258,2259,2260,2272,2273,2274,2286,2287,2288,2311,2312,2313,2325,2326,2327,2339,2340,2341,2353,2354,2355,2369,2370,2382,2383,2384,2386,2387,2400,2401,2402,2409..

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
11-0-360	180 222 CENTRAL ST	JHB MASSACHUSETTS PROP.LLC / 215 NORTH FEDERAL HWY / BOCA RATON FL 33432
16-0-10A	159 U-10A MAIN ST 10A	CARCO JOHN R. / REILLY JOHN E. ETAL 12 HAMPSHIRE RD. / PEABODY MA 01960
16-0-10B	159 U-10B MAIN ST 10B	IORIO DIANE M 159 MAIN ST U# 10B STONEHAM MA 02180
16-0-10C	159 U-10C MAIN ST 10C	FERREIRA MARY ANNE 159 MAIN ST U# 10C STONEHAM MA 02180
16-0-11A	159 U-11A MAIN ST 11A	MERRILL DAVID V / MERRILL ROSEMARIE 37 ELM ST STONEHAM MA 02180
16-0-11B	159 U-11B MAIN ST 11B	WINTERSON KATHRYN M. 159 MAIN ST U# 11B STONEHAM MA 02180
16-0-11C	159 U-11C MAIN ST 11C	BUTERA JOSEPH / JENNIE BUTERA 159 MAIN ST U# 11C STONEHAM MA 02180
16-0-12A	159 U-12A MAIN ST 12A	DOOLEY DOUGLAS W. 2985 PHELAN CIRCLE SE HANCEVILLE AL 35077
16-0-12B	159 U-12B MAIN ST 12B	HANSEN NANCY M 159 MAIN ST U# 12B STONEHAM MA 02180
16-0-12C	159 U-12C MAIN ST 12C	ELFMAN LINDA 159 MAIN ST U# 12C STONEHAM MA 02180
16-0-14A	159 U-14A MAIN ST 14A	ROUSSIN KIMBERLEY 159 MAIN ST U# 14A STONEHAM MA 02180
16-0-14B	159 U-14B MAIN ST 14B	CONLIN J GENEVIEVE TRS / CONLIN FAMILY RE TR 159 MAIN ST U# 14B STONEHAM MA 02180
16-0-14C	159 U-14C MAIN ST 14C	MCKENNA RICHARD 159 MAIN ST., UNIT 14C STONEHAM MA 02180
16-0-15A	159 U-15A MAIN ST 15A	POTO THERESA M. 159 MAIN ST U# 15A STONEHAM MA 02180
16-0-15B	159 U-15B MAIN ST 15B	MARRY PAULINE TRS. ETAL / MARRY REALTY TRU 159 MAIN ST U# 15B / STONEHAM MA 02180
16-0-15C	159 U-15C MAIN ST 15C	CURLEY MARTIN F. TRS. / MFC FAMILY TRUST 159 MAIN ST U# 15C STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
16-0-16A	159 U-16A MAIN ST 16A	SURABIAN DEBORAH M. / JANETTE NASON & V.TE 159 MAIN ST U# 16A / STONEHAM MA 02180
16-0-16B	159 U-16B MAIN ST 16B	SKOGLUND SHANNON J. 159 MAIN ST UNIT 16B STONEHAM MA 02180
16-0-16C	159 U-16C MAIN ST 16C	PIZZOTTI CATHERINE M 159 MAIN ST U# 16C STONEHAM MA 02180
16-0-17A	159 U-17A MAIN ST 17A	BARRY MICHAEL JOSEPH TRS. / BARRY IRREV.TRU 159 MAIN ST U# 17A STONEHAM MA 02180
16-0-17B	159 U-17B MAIN ST 17B	HARDY DENNIS M 159 MAIN ST U# 17B STONEHAM MA 02180
16-0-17C	159 U-17C MAIN ST 17C	WATSON JANET A. 159 MAIN ST U# 17C / STONEHAM MA 02180
16-0-18A	159 U-18A MAIN ST 18A	LEDONNE RICHARD M. / LEDONNE JUDITH G. 159 MAIN ST U# 18A STONEHAM MA 02180
16-0-18B	159 U-18B MAIN ST 18B	COLON JOHN J / COLON THOMAS JOSEPH 159 MAIN ST U# 18B STONEHAM MA 02180
16-0-19A	159 U-19A MAIN ST 19A	CONVEY DOROTHY A. 159 MAIN ST U# 19A / STONEHAM MA 02180
16-0-19B	159 U-19B MAIN ST 19B	SALIPANTE DEBORA 159 MAIN ST U# 19B STONEHAM MA 02180
16-0-19C	159 U-19C MAIN ST 19C	KURBETTI ASHWIN / HUBLI ANUPAMA 159 MAIN ST U# 19C / STONEHAM MA 02180
16-0-1B	159 U-1B MAIN ST 1B	REYNOLDS JULIE M / 159 MAIN ST U# 1B / STONEHAM MA 02180
16-0-1C	159 U-1C MAIN ST 1C	CHAPMAN WILLIAM K. TRS / WILLIAM K CHAPMAN R 159 MAIN ST U# 1C STONEHAM MA 02180
16-0-206	24 26 VICTORIA LN	GIGANTE MICHAEL / BRACCIOTTI MARY LOU 39 FULLER BROOK ROAD WELLESLEY MA 02482
16-0-207	28 30 VICTORIA LN	ANIELLO CARMEN / ORESTS ANIELLO 69 FOREST ST STONEHAM MA 02180
16-0-208	163 MAIN ST	CHIULLI, ALPHONSE J TR / CHIULLI FAMILY TRUST 159 MAIN ST UNIT 5B STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
16-0-209	1 RICHARDSON LN	CARUCCI PHILIP M 52 BROOKBRIDGE RD STONEHAM MA 02180
16-0-20A	159 U-20A MAIN ST 20A	HELLERSTEIN LAUREL N. 159 MAIN ST U# 20A STONEHAM MA 02180
16-0-20B	159 U-20B MAIN ST 20B	VINCENT GINETTE 159 MAIN ST #20B STONEHAM MA 02180
16-0-20C	159 U-20C MAIN ST 20C	URBAN COURTNEY M. 159 MAIN ST U# 20C STONEHAM MA 02180
16-0-210	169 MAIN ST	S&C RLTY INVESTMENTS CO,LLC / 169 MAIN STREET / STONEHAM MA 02180
16-0-211	167 MAIN ST	HESS RETAIL STORES LLC / C/O PROPERTY TAX D 539 SOUTH MAIN ST FINDLAY OH 45840
16-0-212	159 MAIN ST A	MONTEROSA CONDO ASSOCIATION  STONEHAM MA 02180
16-0-21A	159 U-21A MAIN ST 21A	MAHONEY LOUISE 159 MAIN ST U# 21A STONEHAM MA 02180
16-0-21B	159 U-21B MAIN ST 21B	MCMAHON STEPHEN P. 159 MAIN ST U# 21B STONEHAM MA 02180
16-0-21C	159 U-21C MAIN ST 21C	BOUDREAU ROBERT J / SUSANA A BOUDREAU 159 MAIN ST U# 21C STONEHAM MA 02180
16-0-22A	159 U-22A MAIN ST 22A	BOHLING PAUL J. 159 MAIN ST U# 22A STONEHAM MA 02180
16-0-22B	159 U-22B MAIN ST 22B	CARUSO FRANK / CARUSO JOSEPH TRS. 159 MAIN ST U# 22B STONEHAM MA 02180
16-0-22C	159 U-22C MAIN ST 22C	FAHEY JAMES M. 159 MAIN ST U# 22C STONEHAM MA 02180
16-0-23A	159 U-23A MAIN ST 23A	SCHEPIS KERRI A. 159 MAIN ST UNIT 23A STONEHAM MA 02180
16-0-23B	159 U-23B MAIN ST 23B	MELKONIAN MARK J. JR. 159 MAIN ST U# 23B STONEHAM MA 02180
16-0-23C	159 U-23C MAIN ST 23C	TAGUE STEPHEN R. / TAGUE ELEANOR B. 159 MAIN ST U# 23C STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
16-0-249	168 MAIN ST	DER HENRY G / GRACE S. DER TRS. 19 GREENVIEW RD. STONEHAM MA 02180
16-0-24A	159 U-24A MAIN ST 24A	FARRELL ANN MARIE (LE) 159 MAIN ST U# 24A STONEHAM MA 02180
16-0-24B	159 U-24B MAIN ST 24B	LEHANE JOHN J / LEHANE AGNES A 328 OCEAN AVE KENNEBUNK ME 04046
16-0-24C	159 U-24C MAIN ST 24C	CASEY CONSTANCE E. / CASEY JOHN J. JR. 159 MAIN ST U# 24C STONEHAM MA 02180
16-0-250	170 MAIN ST	DER HENRY G / PETER TSE TRS MOON GLOW REA 170 MAIN ST STONEHAM MA 02180
16-0-251	171 MAIN ST	SHAHIAN PAUL G / SHAHIAN DOUGLAS P 5 BLUEBERRY CIRCLE ANDOVER MA 01810
16-0-254A	1 TOM'S WY	SEIBOLD GEORGE E. / SEIBOLD PAULA 1 TOM'S WAY / STONEHAM MA 02180
16-0-254B	3 TOM'S WY	LOUGHREY JAMES B / 3 TOM'S WAY / STONEHAM MA 02180
16-0-255	17 KAYS RD	ROSSETTI RALPH L. TRS. / ROSSETTI MARY J. 17 KAYS RD / STONEHAM MA 02180
16-0-256	15 KAYS RD	PATEL ALPESHKUMAR / PATEL LILAVANTI A. 15 KAYS RD STONEHAM MA 02180
16-0-257	11 KAYS RD	DUNN WILLIAM H. / DUNN DENISE 11 KAYS RD STONEHAM MA 02180
16-0-25A	159 U-25A MAIN ST 25A	MILANO DONNA J 159 MAIN ST U# 25A STONEHAM MA 02180
16-0-25B	159 U-25B MAIN ST 25B	BELLISTRI JODY M. / 159 MAIN ST U# 25B / STONEHAM MA 02180
16-0-25C	159 U-25C MAIN ST 25C	WOODS NANCY L. 159 MAIN ST U# 25C STONEHAM MA 02180
16-0-265	37 ALBION AV	MACWHINNIE HAROLD L / MACWHINNIE SUZANNE M 37 ALBION AVE STONEHAM MA 02180
16-0-266	35 ALBION AV	KERNS IAN T / KERNS TRACI M 35 ALBION AVE STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
16-0-267	33 ALBION AV	MALAGUTI DAVID A 33 ALBION AV / STONEHAM MA 02180
16-0-26A	159 U-26A MAIN ST 26A	SHEPPARD RONALD F. SR. / MARY E. SHEPPARD 159 MAIN ST U# 26A STONEHAM MA 02180
16-0-26B	159 U-26B MAIN ST 26B	LEAVITT CHRISTINE D. / 159 MAIN ST U# 26B / STONEHAM MA 02180
16-0-26C	159 U-26C MAIN ST 26C	BOUCHER MARY 159 MAIN ST U# 26C / STONEHAM MA 02180
16-0-27A	159 U-27A MAIN ST 27A	ANDREOTTOLA ALFONSINA M 159 MAIN ST U# 27A STONEHAM MA 02180
16-0-27B	159 U-27B MAIN ST 27B	LUCIA JANICE M 159 MAIN ST U# 27B STONEHAM MA 02180
16-0-27C	159 U-27C MAIN ST 27C	JOHNSON ROBERT J. / JOHNSON ANN C. 159 MAIN ST U# 27C / STONEHAM MA 02180
16-0-28A	159 U-28A MAIN ST 28A	DEMILES DANA 159 MAIN ST U# 28A / STONEHAM MA 02180
16-0-28B	159 U-28B MAIN ST 28B	GHALY MAGDY A. / AMAL I. GHALY 36 UPTON HILLS LANE / MIDDLETON MA 01949
16-0-28C	159 U-28C MAIN ST 28C	BURNS LESLIE J. 159 MAIN ST U# 28C STONEHAM MA 02180
16-0-29A	159 U-29A MAIN ST 29A	SACCO MARIE A. 159 MAIN ST U# 29A STONEHAM MA 02180
16-0-29B	159 U-29B MAIN ST 29B	SCIOLA RACHEL / FOWLER ISAAC 159 MAIN ST U# 29B STONEHAM MA 02180
16-0-29C	159 U-29C MAIN ST 29C	XU ZILI 159 MAIN ST U# 29C STONEHAM MA 02180
16-0-2A	159 U-2A MAIN ST 2A	ZARELLA ANTHONY (LE) 159 MAIN ST #2A STONEHAM MA 02180
16-0-2B	159 U-2B MAIN ST 2B	SPEZZAFERO GARY S. 159 MAIN ST U# 2B STONEHAM MA 02180
16-0-2C	159 U-2C MAIN ST 2C	RAIMONDI TERESA A. 159 MAIN ST U# 2C / STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
16-0-30A	159 U-30A MAIN ST 30A	ZHANG JINGPING 184 COLLEGE FARM RD WALTHAM MA 02451
16-0-30B	159 U-30B MAIN ST 30B	SPEZZAFERO MARK J. 159 MAIN ST U# 30B STONEHAM MA 02180
16-0-30C	159 U-30C MAIN ST 30C	DALTON RICHARD M. TRS. / THE RICHARD M. DALT 159 MAIN ST U# 30C STONEHAM MA 02180
16-0-31A	159 U-31A MAIN ST 31A	VERROCCHI LISA M. 159 MAIN ST U# 31A STONEHAM MA 02180
16-0-31B	159 U-31B MAIN ST 31B	WALSH PATRICK / WALSH CAROL M 159 MAIN ST U# 31B STONEHAM MA 02180
16-0-31C	159 U-31C MAIN ST 31C	FRIONE ROBERT E. / VALENTE VALERIE A. 159 MAIN ST U# 31C STONEHAM MA 02180
16-0-32A	159 U-32A MAIN ST 32A	BERRY TRACY A / CARROLL ANDREW JR. 159 MAIN ST U# 32A STONEHAM MA 02180
16-0-32B	159 U-32B MAIN ST 32B	JUHLIN KRISTA 159 MAIN ST U# 32B STONEHAM MA 02180
16-0-32C	159 U-32C MAIN ST 32C	PULLATHU GRACEMMA U. 159 MAIN ST U# 32C STONEHAM MA 02180
16-0-33A	159 U-33A MAIN ST 33A	MARSHALL ROBERT P. / MARSHALL JANET M. 159 MAIN ST U# 33A STONEHAM MA 02180
16-0-33B	159 U-33B MAIN ST 33B	GILLI NATHALIE 159 MAIN ST U# 33B STONEHAM MA 02180
16-0-33C	159 U-33C MAIN ST 33C	POWERS KERRI 159 MAIN ST U# 33C STONEHAM MA 02180
16-0-34A	159 U-34A MAIN ST 34A	DIGIORGIO AMY L. / 159 MAIN ST U# 34A / STONEHAM MA 02180
16-0-34B	159 U-34B MAIN ST 34B	CLARKE KRISTIN A. 159 MAIN ST U# 34B / STONEHAM MA 02180
16-0-34C	159 U-34C MAIN ST 34C	TUMINELLI PAUL J. 159 MAIN ST U# 34C STONEHAM MA 02180
16-0-35A	159 U-35A MAIN ST 35A	GERARD RONALD 159 MAIN ST U# 35A STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
16-0-35B	159 U-35B MAIN ST 35B	PAONE ANTHONY K. / PAONE JOANNE TRS. 159 MAIN ST U# 35B / STONEHAM MA 02180
16-0-35C	159 U-35C MAIN ST 35C	JEFFERSON JENNIFER S. 159 MAIN ST U# 35C STONEHAM MA 02180
16-0-36A	159 U-36A MAIN ST 36A	DELL'ANNO ROSA 159 MAIN ST U# 36A STONEHAM MA 02180
16-0-36B	159 U-36B MAIN ST 36B	FERREIRA DAVID / FERREIRA KAREN 159 MAIN ST U# 36B STONEHAM MA 02180
16-0-36C	159 U-36C MAIN ST 36C	SCOLA-CHIOFILO DONNA / EGITTO LAURA J. 159 MAIN ST U# 36C STONEHAM MA 02180
16-0-37A	159 U-37A MAIN ST 37A	BECKWITH MARTIN J / JOYCE EVERS BECKWITH T 159 MAIN ST U# 37A STONEHAM MA 02180
16-0-37B	159 U-37B MAIN ST 37B	SNYDER JOHN J. JR. 159 MAIN ST U# 37B STONEHAM MA 02180
16-0-37C	159 U-37C MAIN ST 37C	TSOUKALAS CHARLES 159 MAIN ST U# 37C STONEHAM MA 02180
16-0-38A	159 U-38A MAIN ST 38A	LU YUAN 159 MAIN ST U#38A STONEHAM MA 02180
16-0-38B	159 U-38B MAIN ST 38B	SOOHOO MARIE 159 MAIN ST UNIT 38B STONEHAM MA 02180
16-0-38C	159 U-38C MAIN ST 38C	WASS MATTHEW 159 MAIN ST U# 38C STONEHAM MA 02180
16-0-39A	159 U-39A MAIN ST 39A	AKODES BORIS A. 159 MAIN ST U# 39A STONEHAM MA 02180
16-0-39B	159 U-39B MAIN ST 39B	GRANFIELD CAROL A. / JENNIFER M. CURRAN TRS. 159 MAIN ST U# 39B STONEHAM MA 02180
16-0-39C	159 U-39C MAIN ST 39C	LEAHY THERESA A. 159 MAIN ST U# 39C STONEHAM MA 02180
16-0-3A	159 U-3A MAIN ST 3A	BARRETT RITA 159 MAIN ST UNIT 3A / STONEHAM MA 02180
16-0-3B	159 U-3B MAIN ST 3B	PETRAS ANNE H., TR. / THE ANNIE II FAMILY TRUST 159 MAIN ST U# 3B / STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
16-0-3C	159 U-3C MAIN ST 3C	TURILLI MARY L 159 MAIN ST U# 3C STONEHAM MA 02180
16-0-40A	159 U-40A MAIN ST 40A	CHEN LILIAN 159 MAIN ST U# 40A STONEHAM MA 02180
16-0-40B	159 U-40B MAIN ST 40B	CONNORS ERIN M. 159 MAIN ST U# 40B STONEHAM MA 02180
16-0-40C	159 U-40C MAIN ST 40C	NOVELLI EUSTACHIO 159 MAIN ST #40C STONEHAM MA 02180
16-0-41A	159 U-41A MAIN ST 41A	TIERNEY HELEN N. 159 MAIN ST U# 41A STONEHAM MA 02180
16-0-41B	159 U-41B MAIN ST 41B	KOPELOFF JUDITH 159 MAIN ST U# 41B STONEHAM MA 02180
16-0-41C	159 U-41C MAIN ST 41C	ALHMOUD MOHAMMAD A. 159 MAIN ST U# 41C STONEHAM MA 02180
16-0-42A	159 U-42A MAIN ST 42A	RUSSO ANNETTE M. 159 MAIN ST U# 42A STONEHAM MA 02180
16-0-42B	159 U-42B MAIN ST 42B	MORRISSEY RICHARD / MORRISSEY THERES A. 159 MAIN ST U# 42B / STONEHAM MA 02180
16-0-42C	159 U-42C MAIN ST 42C	MAHONEY EDWARD D. / MAHONEY ROSE M. TRS. 159 MAIN ST U# 42C / STONEHAM MA 02180
16-0-43A	159 U-43A MAIN ST 43A	BRUCE MATTHEW 159 MAIN ST U# 43A STONEHAM MA 02180
16-0-43B	159 U-43B MAIN ST 43B	SPARKS LINDA J. 159 MAIN ST U# 43B STONEHAM MA 02180
16-0-43C	159 U-43C MAIN ST 43C	LAMANTEA ANITA 159 MAIN ST U# 43C STONEHAM MA 02180
16-0-44A	159 U-44A MAIN ST 44A	MANGIE CATHERINE 16 ANSEL STREET SALEM NH 03079
16-0-44B	159 U-44B MAIN ST 44B	JONES SUSAN B. 159 MAIN ST U# 44B / STONEHAM MA 02180
16-0-44C	159 U-44C MAIN ST 44C	SERINO RICHARD 159 MAIN ST U# 44C STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
16-0-45A	159 U-45A MAIN ST 45A	BRYDGES JOSEPH H 159 MAIN ST U# 45A STONEHAM MA 02180
16-0-45B	159 U-45B MAIN ST 45B	FRIES MARY / 159 MAIN ST U# 45B / STONEHAM MA 02180
16-0-45C	159 U-45C MAIN ST 45C	MACNEILL RYAN B 159 MAIN ST U# 45C / STONEHAM MA 02180
16-0-46A	159 U-46A MAIN ST 46A	FALITE ROBERT F 159 MAIN ST U# 46A STONEHAM MA 02180
16-0-46B	159 U-46B MAIN ST 46B	DEFILIPPO JUSTIN R. / DEFILIPPO NANCY E. 159 MAIN ST U# 46B STONEHAM MA 02180
16-0-46C	159 U-46C MAIN ST 46C	WILEY JOHN / BRIGANDI MICHAEL 159 MAIN ST U# 46C STONEHAM MA 02180
16-0-47A	159 U-47A MAIN ST 47A	CAPPANNELLI SESTILIO J 159 MAIN ST U# 47A STONEHAM MA 02180
16-0-47B	159 U-47B MAIN ST 47B	CLARKE RICHARD K. / CLARKE CHRISTINE T. 159 MAIN ST U# 47B / STONEHAM MA 02180
16-0-47C	159 U-47C MAIN ST 47C	LIBBY LINDA 18 REDINGTON RIDGE BOXFORD MA 01921
16-0-48A	159 U-48A MAIN ST 48A	MARRA RUTH 159 MAIN ST U# 48A / STONEHAM MA 02180
16-0-48B	159 U-48B MAIN ST 48B	GERSHINSKY ZUSYA + ROSA / ROBERT Z GERSHI 159 MAIN ST U# 48B STONEHAM MA 02180
16-0-48C	159 U-48C MAIN ST 48C	MCLAUGHLIN MARY BETH 159 MAIN ST U# 48C STONEHAM MA 02180
16-0-49A	159 U-49A MAIN ST 49A	FANTASIA FRANCES A. TR, ETAL / FRANCES A FAN 159 MAIN ST UNIT 49A STONEHAM MA 02180
16-0-49B	159 U-49B MAIN ST 49B	CASTLE FREDDA 159 MAIN ST U# 49B STONEHAM MA 02180
16-0-49C	159 U-49C MAIN ST 49C	GUY MATTHEW C. 159 MAIN ST UNIT 49C STONEHAM MA 02180
16-0-4A	159 U-4A MAIN ST 4A	MCCABE MICHAEL T. / TERESA M. MCCABE 159 MAIN ST U# 4A STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
16-0-4B	159 U-4B MAIN ST 4B	YOUNG JOAN M. 159 MAIN ST U# 4B STONEHAM MA 02180
16-0-4C	159 U-4C MAIN ST 4C	LEONARD ANN M. / c/o JAMES I. RAGUSA 159 MAIN ST U# 4C STONEHAM MA 02180
16-0-50A	159 U-50A MAIN ST 50A	GHALY MAGDY A. 36 UPTON HILL LANE MIDDLETON MA 01949
16-0-50B	159 U-50B MAIN ST 50B	AUGLIERA LISA / 159 MAIN ST U# 50B / STONEHAM MA 02180
16-0-50C	159 U-50C MAIN ST 50C	ASSANG CARMEN JULIA 159 MAIN ST / UNIT 50C STONEHAM MA 02180
16-0-51A	159 U-51A MAIN ST 51A	DEMARCO JOHN 18 BENTON CIRCLE READING MA 01867
16-0-51B	159 U-51B MAIN ST 51B	LAIOSA CATHERINE M 159 MAIN STREET #51B STONEHAM MA 02180
16-0-51C	159 U-51C MAIN ST 51C	CLOUGHERTY TIMOTHY P., JR / 159 MAIN ST U# 51C / STONEHAM MA 02180
16-0-52A	159 U-52A MAIN ST 52A	SCRANTON ELIZABETH J. 159 MAIN ST U# 52A STONEHAM MA 02180
16-0-52B	159 U-52B MAIN ST 52B	KOK KIN LAU 159 MAIN ST U# 52B STONEHAM MA 02180
16-0-52C	159 U-52C MAIN ST 52C	CATALDO ENZO / GINA CATALDO 30 WOBURN MEDFORD MA 02155
16-0-53A	159 U-53A MAIN ST 53A	KAUFMAN LAURENE B. / KAUFMAN CLAIRE 159 MAIN ST U# 53A STONEHAM MA 02180
16-0-53B	159 U-53B MAIN ST 53B	OSTER DORIS / C/O DORIS OSTER REV TRUST 159 MAIN ST U# 53B STONEHAM MA 02180
16-0-53C	159 U-53C MAIN ST 53C	SATERIALE STEPHEN / SATERIALE PAUL 78 MORGAN STREET RANDOLPH MA 02368
16-0-54A	159 U-54A MAIN ST 54A	AYLSWORTH JAMES M / AYLSWORTH JEAN M 159 MAIN ST U# 54A STONEHAM MA 02180
16-0-54B	159 U-54B MAIN ST 54B	CORRADO ANTHONY D. / CORRADO RITA A. PO BOX 644 MEDFORD MA 02155

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
16-0-54C	159 U-54C MAIN ST 54C	TILIAKOS ARGIE TRS. / EATON REALTY TRUST 9 EATON STREET WINCHESTER MA 01890
16-0-55A	159 U-55A MAIN ST 55A	REISER CLINTON G. 159 MAIN ST U# 55A STONEHAM MA 02180
16-0-55B	159 U-55B MAIN ST 55B	MOORE ELIZABETH M. 159 MAIN ST U# 55B STONEHAM MA 02180
16-0-55C	159 U-55C MAIN ST 55C	SEDLACEK RANDAL C. / WHITTON MICHELLE D. 159 MAIN ST U# 55C / STONEHAM MA 02180
16-0-56A	159 U-56A MAIN ST 56A	HOGG MELISSA A. 159 MAIN ST UNIT 56A STONEHAM MA 02180
16-0-56B	159 U-56B MAIN ST 56B	IRITANO GRACE M. TRS. / GRACE M. IRITANO REV T 159 MAIN ST U# 56B STONEHAM MA 02180
16-0-56C	159 U-56C MAIN ST 56C	FETBROTH GINA, TRUSTEE / GINA FETBROTH FAMI 21 DOUGLAS ROAD LEXINGTON MA 02420
16-0-57A	159 U-57A MAIN ST 57A	VIGODA MARLA 159 MAIN ST U# 57A STONEHAM MA 02180
16-0-57B	159 U-57B MAIN ST 57B	COLELLA MICHELE 159 MAIN ST U# 57B STONEHAM MA 02180
16-0-57C	159 U-57C MAIN ST 57C	LAMANTEA ANITA 159 MAIN ST U#19C STONEHAM MA 02180
16-0-58A	159 U-58A MAIN ST 58A	KERMANSHAHI HOMAYOUN 159 MAIN ST U# 58A STONEHAM MA 02180
16-0-58B	159 U-58B MAIN ST 58B	D'ENTREMONT STEPHEN E. 159 MAIN ST U# 58B STONEHAM MA 02180
16-0-58C	159 U-58C MAIN ST 58C	DARRIGO PATRICK / DARRIGO SHEILA E. 159 MAIN ST U# 58C STONEHAM MA 02180
16-0-59A	159 U-59A MAIN ST 59A	FINN VIRGINIA 159 MAIN ST U# 59A / STONEHAM MA 02180
16-0-59B	159 U-59B MAIN ST 59B	FORGIONE JOSEPH V. 159 MAIN ST U# 59B STONEHAM MA 02180
16-0-59C	159 U-59C MAIN ST 59C	D'ENTREMONT PATRICIA A. 159 MAIN ST U# 59C STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
16-0-5A	159 U-5A MAIN ST 5A	MELKONIAN ALISON K. 159 MAIN ST UNIT 5A STONEHAM MA 02180
16-0-5B	159 U-5B MAIN ST 5B	GEE TAMMY 159 MAIN ST U# 5B STONEHAM MA 02180
16-0-5C	159 U-5C MAIN ST 5C	NICOLETTI DIANE L. TRS. / D.L. NICOLETTI REALTY T 159 MAIN ST U# 5C / STONEHAM MA 02180
16-0-6A	159 U-6A MAIN ST 6A	KEATING KATHLEEN E. -PATTI / 159 MAIN ST U# 6A / STONEHAM MA 02180
16-0-6B	159 U-6B MAIN ST 6B	SARCIA FRANK 216 WOBURN STREET / MEDFORD MA 02155
16-0-6C	159 U-6C MAIN ST 6C	CONTE RICHARD 159 MAIN ST U# 6C / STONEHAM MA 02180
16-0-7A	159 U-7A MAIN ST 7A	FANUELE ELEANORA J. 159 MAIN ST U# 7A / STONEHAM MA 02180
16-0-7B	159 U-7B MAIN ST 7B	MCNULTY MARY R. 159 MAIN ST U# 7B STONEHAM MA 02180
16-0-7C	159 U-7C MAIN ST 7C	CHOPELAS THOMAS / CHOPELAS LINDA M. 159 MAIN ST U# 7C / STONEHAM MA 02180
16-0-8A	159 U-8A MAIN ST 8A	SPINALE SALVATORE TR, ETAL / SPINALE LIVING T 159 MAIN ST U# 8A STONEHAM MA 02180
16-0-8B	159 U-8B MAIN ST 8B	RYAN MARION A TR. / THE MARION A RYAN TRUST 159 MAIN ST U# 8B STONEHAM MA 02180
16-0-8C	159 U-8C MAIN ST 8C	HANLEY JOAN 159 MAIN ST U# 8C STONEHAM MA 02180
16-0-9A	159 U-9A MAIN ST 9A	CARNAZZO ALICIA 159 MAIN ST U# 9A / STONEHAM MA 02180
16-0-9B	159 U-9B MAIN ST 9B	O'RIORDAN BRIAN / 159 MAIN ST U# 9B / STONEHAM MA 02180
16-0-9C	159 U-9C MAIN ST 9C	MC GRATH SHARON 159 MAIN ST U# 9C STONEHAM MA 02180
16-0-A1	159 U-1A MAIN ST A1	SCULLY EDWARD P / 159 MAIN ST U# A1 / STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
17-0-100	22 ALBION AV	YANCOVITZ JOSEPH J / SUSAN E YANCOVITZ 22 ALBION AVE STONEHAM MA 02180
17-0-101	24 ALBION AV	GIANNOCCARI M. RITA 24 ALBION AVE STONEHAM MA 02180
17-0-102	26 ALBION AV	SILVESTRI STEPHEN J 26 ALBION AVE / STONEHAM MA 02180
17-0-103	28 ALBION AV	BAILEY GEORGE A. 28 ALBION AVE STONEHAM MA 02180
17-0-104	30 ALBION AV	FANTASIA GOLIARDO / MARIA C FANTASIA 4 CHURCHILL ROAD WINCHESTER MA 01890
17-0-105	31 ALBION AV	SERRANO DICK R / BARBARA M SERRANO 31 ALBION AVE STONEHAM MA 02180
17-0-106	29 ALBION AV	CHRISTOFI SARAH R 29 ALBION AVE STONEHAM MA 02180
17-0-107	27 ALBION AV	THOMAS CRAIG A. / JENNIFER D. THOMAS 27 ALBION AV STONEHAM MA 02180
17-0-108	25 ALBION AV	MOONEY WILLIAM E / ELEANOR M MOONEY 25 ALBION AVE STONEHAM MA 02180
17-0-109	23 ALBION AV	LEBLANC JAMES E. / LEBLANC LAURA A. 23 ALBION AV STONEHAM MA 02180
17-0-110	21 ALBION AV	CESARALE LOUIS A / ELENA CESARALE 21 ALBION AVE STONEHAM MA 02180
17-0-111	19 ALBION AV	DALAMANGAS NICKOLAS / DALAMANGAS ANN MAR 19 ALBION AV STONEHAM MA 02180
17-0-145	197 MAIN ST	BURGER KING CORP. / C/O RYAN PO BOX 460189 HOUSTON TX 77056
17-0-146	185 MAIN ST	STONEHAM MOTOR SERVICE LLC 185 MAIN ST STONEHAM MA 02180
17-0-149	190 MAIN ST	COMPASS ROSE PROPERTY / C/O PAPA GINO'S I 600 PROVIDENCE HIGHWAY DEDHAM, MA 02026
17-0-150	200 MAIN ST	C & S CAPITOL PROPERTIES LLC / 51 MAIN ST / STONEHAM MA 02180

12/7/2015

**Town of Stoneham**  
**GIS - Abutters by ParcelID**

Page 14 of 14

11:47:16AM

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
17-0-99	20 ALBION AV	LAW MARIA TORRENO 20 ALBION AVE STONEHAM MA 02180



# The Town of Stoneham

TAKES PLEASURE IN AWARDING THIS CERTIFICATE

to  
**Stoneham Substance Abuse Coalition**  
the winner of the  
**2015 Stoneham MLK Celebration Community Award**



---

---

---

---

---

January 5, 2016

**Stoneham Board of Selectmen – Minutes of Meeting of December 15, 2015**

Chairman Thomas Boussy called the meeting to order at 7:00 p.m. Also present were Selectwoman Caroline Colarusso, Selectman John F. DePinto, Selectwoman Ann Marie O’Neill, Selectman Frank Vallarelli and Town Administrator David Ragucci. Attorney William Solomon arrived at 7:15 p.m.

*The following minutes include the actions taken at the meeting and a brief summary of the discussions had by the Board of Selectmen. If you would like to hear detailed discussion please see the time listed next to each agenda item and go to Stoneham TV on Demand available from the homepage [www.stoneham-ma.gov](http://www.stoneham-ma.gov)*

**Pledge of Allegiance**

**Vote Relative to Useful Life of Proposed Ladder Truck & Pumper Truck for Bonding Purposes (Time :40-2:53 on Stoneham TV on Demand)**

Chief Joe Rolli was present to verify that he believes the trucks will last a minimum on 15 years. Selectwoman O’Neill waived the reading and vote on the useful life of the proposed ladder truck and pumper truck for bonding purposes that it will last at least 15 years, seconded by Selectman DePinto. A roll call vote was taken.

Voting in Favor  
Selectwoman Colarusso  
Selectman DePinto  
Selectwoman O’Neill  
Selectman Vallarelli  
Chairman Boussy

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

I, the Clerk of the Board of Selectmen of the Town of Stoneham, Massachusetts (the “Town”), certify that at a meeting of the board held, December 15, 2015, of which meeting all members of the board were duly notified and at which a quorum was present, the following votes were unanimously passed, all of which appear upon the official record of the board in my custody: Voted: that the maximum useful life of the departmental equipment listed below to be financed with the proceeds of the \$900,000 borrowing authorized by a vote of the Town passed at the October 1, 2012 special town meeting (Article 9) is hereby determined pursuant to G.L. c.44, §7(9) to be as follows:

<u>Purpose</u>	<u>Borrowing Amount</u>	<u>Maximum Useful Life</u>
Fire Ladder Truck	\$900,000	<u>15</u> Years

I further certify that the vote was taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the vote were taken in executive session, all in accordance with G.L. c.30A, §§18-25 as amended.

Dated: December 15, 2015 \_\_\_\_\_ Clerk of the Board of Selectmen

I, the Clerk of the Board of Selectmen of the Town of Stoneham, Massachusetts, certify that at a meeting of the board held December 15, 2015, of which meeting all members of the board were duly notified and at which a quorum was present, the following vote was unanimously passed, all of which appears upon the official record of the board in my custody: Voted: that the maximum useful life of the fire engine pumper to be financed with the proceeds of the borrowing authorized by the vote of the Town passed May 4, 2015 (Article 15) is hereby determined pursuant to G.L. c.44, §7(9) to be 15 years.

I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located, or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the subject matter of this vote were taken in executive session, all in accordance with G.L. c.30A, §§18-25 as amended.

Dated: December 15, 2015 \_\_\_\_\_ Clerk of the Board of Selectmen

**Bond/Treasurer (Time 3:00-12:19 on Stoneham TV on Demand)**

Diane Murphy stated that on December 10, 2015 our financial advisors, First Southwest Company, accepted bids on our behalf for a \$2,820,000 bond for a 15 year loan. They received three bids, and the lowest bid was from Roosevelt & Cross, Inc. They offered a True Interest Cost (TIC) of 2.025422. The money we are borrowing is for four separate issues

- 1) \$900,000 is for the Fire Department Ladder Truck. This is for Article 9 passed at October, 2, 2012 Town Meeting.
- 2) \$625,000 is for the Fire Department Pumper Truck. This is for Article 15 passed at May 4, 2015 Town Meeting.
- 3) Refunding the Town’s General Obligation Bond from 2007 for \$847,093. Our financial advisors are the ones who brought this to our attention. By refinancing the original loan we are able to have a savings of \$54,724 over the remaining life of the bond. Original loan was borrowed at 4%. By refunding this loan at this time we are able to borrow at 2% and still pay it off as planned in 2022.
- 4) Rolling over BAN from December 2014 for \$596,000. Original amount of the BAN was for \$741,400.

**VOTE OF THE BOARD OF SELECTMEN**

I, the Clerk of the Board of Selectmen of the Town of Stoneham, Massachusetts (the “Town”), certify that at a meeting of the board held December 15, 2015, of which meeting all members of the board were duly notified and at which a quorum was present, the following votes were unanimously passed, all of which appear upon the official record of the board in my custody:

Voted: that the maximum useful life of each of the ladder truck and pumper truck for the fire department to be financed with the proceeds of the \$900,000 borrowing authorized by the vote of the Town passed October 1, 2012 (Article 9) and the \$625,000 borrowing authorized by the vote of the Town passed May 4, 2015 (Article 15), respectively, is hereby determined pursuant to G.L. c.44, §7(9) to be 15 years.

Further Voted: That in order to reduce interest costs, the Treasurer is authorized to issue refunding bonds, at one time or from time to time, pursuant to Chapter 44, Section 21A of the General Laws, or pursuant to any other enabling authority, to refund the Town's General Obligation Municipal Purpose Loan of 2007 Bonds dated May 15, 2007 maturing on and after May 15, 2016 in the aggregate principal amount of \$840,000 (collectively, the "Refunded Bonds") and that the proceeds of any refunding bonds issued pursuant to this vote shall be used to pay the principal, redemption premium (if any) and interest on the Refunded Bonds and costs of issuance of the refunding bonds.

Voted: that the sale of the \$2,820,000 General Obligation Municipal Purpose Loan of 2015 Bonds of the Town dated December 17, 2015 (the "Bonds"), to Roosevelt & Cross, Inc. at the price of \$2,905,543.00 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on December 15 of the years and in the principal amounts and bear interest at the respective rates, as follows:

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>
2016	\$350,000	3.00%	2023
2017	350,000	3.00	2024
2018	355,000	3.00	2025
2019	360,000	3.00	2026
2020	210,000	2.00	2028
2021	205,000	2.00	2030
2022	100,000	2.00	

Further Voted: that the Bonds maturing on December 15, 2028 and December 15, 2030 (each a "Term Bond") shall be subject to mandatory redemption or mature as follows:

Term Bond due December 15, 2028

<u>Year</u>	<u>Amount</u>
2027	\$110,000
2028*	115,000

\*Final Maturity

Term Bond due December 15, 2030

<u>Year</u>	<u>Amount</u>
2029	\$120,000
2030*	120,000

\*Final Maturity

Further Voted: that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated December 3, 2015, and a final Official Statement dated December 10, 2015 (the "Official Statement"), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.

Further Voted: that the Town Treasurer and the Board of Selectmen be, and hereby are, authorized to execute and deliver a continuing disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Bonds for the benefit of the holders of the Bonds from time to time.

Further Voted: that we authorize and direct the Treasurer to establish post issuance federal tax compliance procedures in such form as the Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Bonds.

Further Voted: that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the sale of the Bonds were taken in executive session, all in accordance with G.L. c.30A, §§18-25, as amended.

Dated: December 15, 2015

\_\_\_\_\_ Clerk of the Board of Selectmen

Selectman DePinto approved the sale of the bonds, seconded by Selectwoman Colarusso. A roll call vote was taken.

Voting in Favor

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

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

**Public Hearing/Amended Site Plan/490 Main Street/Attorney Houghton (Time 12:23-17:22 on Stoneham TV on Demand)**

Attorney Charles Houghton was present to represent Michael and Susan Marie Youssef. Selectman DePinto read the legal notice. Selectwoman O'Neill asks if the spots were moved per the recommendation. Attorney Houghton states yes they were moved. Chairman Boussy opens to public comment. Chairman Boussy closes the public hearing. Selectman DePinto read the department recommendations. Attorney Houghton agreed to all recommendations. Selectman DePinto made a motion to approve the amended site plan for Michael and Susan Marie Youssef at 409 Main Street, seconded by Selectwoman O'Neill and a roll call vote was taken.

Voting in Favor

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

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

**42 Pleasant Street/Attorney Houghton (Time 17:25-21:20 on Stoneham TV on Demand)**

Attorney Charles Houghton was present to represent North Shore Construction & Development, Inc. and Steven F. Cutter and Daniel Picariello, Trustees of the Forty-Two Pleasant Street Nominee Trust. Selectman DePinto made a motion to accept the First Amendment to Development Agreement/Mitigation Covenant, 42 Pleasant Street, seconded by Selectwoman Colarusso. A roll call vote was taken.

Voting in Favor

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

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

**Approve Class II License/Stoneham Auto Works Inc. /490 Main Street/Attorney Houghton (Time 22:37-24:31 on Stoneham TV on Demand)**

Attorney Charles Houghton was present to represent Michael and Susan Marie Youssef d/b/a Stoneham Auto Works Inc. Selectman DePinto read the legal notice. Chairman Boussy opens to public comment. Chairman Boussy closes the public hearing. Selectman DePinto made a motion to approve the Class II License for Michael and Susan Marie Youssef d/b/a Stoneham Auto Works Inc., at 409 Main Street, seconded by Selectwoman Colarusso. A roll call vote was taken.

Voting in Favor

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

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

**56/58 Summerhill Street/Attorney Houghton (Time 24:50-28:53 on Stoneham TV on Demand)**

Attorney Houghton was present to represent Robert and Martha Hamm, 56-58 Summerhill Street. Selectman Vallarelli made a motion to accept the deed for the sale price of \$2,500.00, seconded by Selectman DePinto. A roll vote call was taken.

Voting in Favor

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

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

**Development and Impact Fee Agreement By and Between The Town of Stoneham, PGG Outdoor LLC [dba Logan Communications or Logan Digital] and Northland Forbes Road LLC regarding Outdoor Advertising Billboard off of Route 93 on a portion of Parcel 12 on Map 25 Stoneham Assessor's Map (Time 29:01-39:21 on Stoneham TV on Demand)**

Attorney Houghton was present to represent PGG Outdoor LLC [dba Logan Communications or Logan Digital] and Northland Forbes Road LLC. Selectwoman Colarusso clarifies that there will be \$200,000.00 upfront. Attorney Houghton states yes when they pull the permit in early January there will be a payment of \$200,000.00. Selectwoman Colarusso made a motion to accept the summary changes in the development agreement. Attorney Houghton states that it is drafted stating that if the billboard structure goes away Bill included in there that would also include the foundation underground. Attorney Houghton said the lease with the landlord states that if it underground it stays. Attorney Houghton requests that if the billboard is ever removed that the Selectmen agree everything above will be removed and anything underground can stay. Selectman Vallarelli made a motion to approve that amendment, seconded by Selectwoman Colarusso. Attorney Houghton states the page needs to be amended regarding

the underground structure. Attorney Solomon states we could put in there that currently it needs to be removed but at the time it's going to be removed that the Board at that point can make a decision. Selectwoman O'Neill asks if that is acceptable to Attorney Houghton. Attorney Houghton states he would prefer it say that anything underground stays underground. The board agrees that this is private property and it should not matter to them. Selectman Vallarelli made a motion to accept and everything aboveground will have to be removed down to the pavement, seconded by Selectman DePinto. Attorney Solomon added unless required by another Board. A roll call vote was taken.

Voting in Favor

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

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

The Board signed the document subject to Attorney Solomon changing that page. Attorney Solomon states for the record this agreement was originally drafted and signed by the parties here for the first time in a billboard agreement added the owner. He thought there was a basis to do that to be protective. Attorney Solomon states the owner would prefer not be a party to this so the other changes were that we change this agreement to make clear that only party that can apply for or get rights here is Logan (PGG) no other party can apply for that and they can't transfer to any other party unless they have the permission of the Board of Selectmen going forward. So with that they felt comfortable not having the owner of the property down on this agreement was okay that is the way agreements generally are. He states he further tightened it to protect the Town going forward.

**High School Boiler Discussion/Dr. Olson (Time 40:39-61:27 on Stoneham TV on Demand)**

Dr. Les Olson was present to discuss the high school boiler replacement. Dave Maurer from the School Committee was also present. Dr. Olson stated that the state has announced 2015 accountability results. He states that the Stoneham High School and Stoneham Middle Schools are one of only 17 pairs of Middle Schools and High Schools in the state identified as level 1 schools in the same district. Dr. Olson states level 1 is the highest you can be. He states this is great recognition for everyone. Dr. Olson submitted the following information 1) the original boilers have been capped and the temporary, roll in boiler is connected and operational. These are the emergency action steps that we discussed back at the January 20, 2015 Bi-board meeting. Until they have a full sense of repair and project costs they have frozen discretionary spending in the school budget. He states they have since confirmed that they will not be in a position to seek MSBA assistance on a boiler replacement project. If they were to submit an application in January under their Accelerated Repair program, that action would preclude consideration for a second, major project under their core renovation program. At their December 10<sup>th</sup> meeting, the School Committee affirmed its commitment to the 2015 Statement of Interest for a core High School renovation program, seeking to preserve their eligibility for an estimated 50% reimbursement for an 8-figure renovation program as opposed to an estimated 50% reimbursement for a 6-figure boiler replacement program. He stated that they initiated the state-mandated Designer Selection process to hire an engineer to design the project and prepare bid specifications for the installation of new boilers. This process is required for any municipal construction project with an estimated design cost in excess of \$10,000 and estimated construction costs in excess of \$100,000. They hope to have the project out-to-bid in mid-to-late January with a firm cost estimate in hand by mid-February. Dr. Olson states they are looking at a construction cost in the range of \$500,000. Chairman Boussy spoke on different types of boilers, their efficiencies and they will be limited to the design of the renovated school once these boilers are replaced. David Maurer from the School Committee spoke on behalf of the School Committee on the topic. Dr. Les Olson states they will have more firm answers for the Board in 3-4 weeks. Selectwoman O'Neill congratulates Dr. Olson on the good news.

**Municipal Modernization/Colarusso (Time 61:28-64:37 on Stoneham TV on Demand)**

Selectwoman Colarusso states this afternoon she was joined by the other members of the Board, the Town Administrator, lieutenant Governor Karen Polito to officially sign the Community Compact which allows the state to provide resources to us a community in three areas we selected as a Board. Selectwoman Colarusso states is Governor Bakers first executive order and it was very important we were able to participate in that. She states today we made it official. She states she would like to briefly discuss a new bill introduced call Municipal Modernization and what this bill does is it takes the middle layer out of government business. She states for this Board it will eliminate some obsolete laws, streamline state oversight and will provide municipalities with great flexibility such as liquor licensing and double poles. She is appealing to the Board to get behind this legislation and writing a letter to the delegation to ensure that we have support because this bill is going to meet hurdles. She states she thinks it is important where we are trying to grow our local economy. She asks the Boards permission to work with Bill to draft a letter and then bring it back for everyone to look at and they can get behind which thinks will enhance Stoneham. The Board did not have an issue.

**Policy for Submitting of Town Meeting Articles Discussion (Time 64:43-74:56 on Stoneham TV on Demand)**

Chairman Boussy states that In preparing this outline with the assistance of Town Counsel what became apparent is that the current Town Code provisions regarding deadlines and notices for town meetings, found in Chapter II, Article II of the Town Code ("Town Meeting Bylaws") materially affect and limit the options available for fixing dates by which Town officials, board/commissions and department heads can submit proposed warrant articles (or reasonably detailed summaries thereof) to the Board of Selectmen so as to provide sufficient time for the Board to review those articles, particularly those with the greatest financial impact, while at the same time allowing enough time for submission of such articles into the warrant by the signature route in the those instances (albeit limited) where the Board of Selectmen might decide not to do so without signatures. Accordingly, this memorandum sets out both current practice and proposes for consideration and discussion deadlines for the submission of warrant articles (or summaries thereof) to the Board of Selectmen for insertion in a warrant based the Town Meeting Bylaws as they now exist. It is further proposed that between now and the end of January, the Town Meeting Bylaws be reviewed and recommendations be made for amendments thereto. Concurrently, the warrant article submission requirements proposed herein under the Town Meeting Bylaws as they now exist, should be further considered and updated in coordination with the Bylaw review and proposal

Current Town Stoneham Practice: The Board of Selectmen accepts warrant articles from Town officials, board/commissions and department heads for insertion by the Board on a town meeting warrant. However in most instances, the Board of Selectmen does not receive the proposed warrant

article before the close of the warrant, thereby precluding consideration and input by the Board prior thereto. (Please note that the deadlines for the “Budgetary Process” as set out in Sections 15 and 16 of the Selectmen-Administrator Act, are separate from the issue of the submission of warrant articles to the Board of Selectmen.<sup>1</sup> However, this is a critical matter both for procedural reasons and more importantly the dollars involved and the financial impact. This matter has been placed it on the agenda for this Tuesday’s meeting).

<sup>1</sup> Town Administrator submits proposed budget to Selectmen at least 75 days prior to town meeting. Selectmen send budget to Finance and Advisory Board at least 55 days before town meeting. In 2016, 75 days prior to the town meeting is February 17th.

Proposed Policy Goal: For the Board of Selectmen to receive proposed warrant articles or a reasonably detailed outline or summary of proposed warrant articles prior to the close of the warrant so as to allow the Board to review the article or its subject matter and provide input. Effective and open government is best served if prior to the submission of warrant articles there is a timely review and discussion of the matter, thereby increasing awareness of the matter and obtaining input both from the Board and others (including the public) which can improve both the article itself and its future consideration. Additionally if the situation arises that the Board votes not to insert a proposed article in the warrant, this process would allow time for submission of the article and insertion in the warrant by obtaining the requisite number of registered voters pursuant to G.L. c. 39, sec. 10.2

Summary of Current Town Bylaw Requirements and Deadlines for Town Meetings

Annual Town Meeting

Held – First Monday in May.

Warrant Closes - 4th Monday of February.

October Special Town Meeting

Held – October, date set by Board of Selectmen

Warrant Closes – Not less than 14 days after it is opened and a minimum of 4 weeks prior to the meeting.

All Other Special Town Meetings

Warrant Closes – Not less than 7 days after it is opened and a minimum of 2 weeks prior to the meeting. (Note – warrant must be posted 2 weeks prior to meeting per M.G.L. c. 39, sec. 10.)

<sup>2</sup> “The selectmen shall insert in the warrant for the annual meeting all subjects the insertion of which shall be requested of them in writing by ten or more registered voters of the town and in the warrant for every special town meeting all subjects the insertion of which shall be requested of them in writing by one hundred registered voters ...” (From Section 10 of Chapter 39.)

Proposed Policy For Consideration and Discussion Based on Current Town Code Provisions Regarding Deadlines and Notices For Town Meetings

The following deadlines for submitting proposed warrant articles or reasonably a detailed outline/summary to the Board of Selectmen are proposed for consideration and discussion. Please note that any policy would have provisions for exceptions thereto by the Board of Selectmen, as circumstances require. (The deadlines for the “Annual Town Meeting” do not apply to the warrant article for the annual budget or details regarding that budget. However, the below deadlines do apply to articles proposing to amend the budget at either the October Special Town Meeting and all other special town meetings for which the warrant is open for a minimum of 3 weeks.)

Annual Town Meeting

Submitted By	Financial \$10K and over	Non-Financial/Under \$10K
Town Administrator	January 21	February 1 Department Heads
Non-Elected Officials		
Non-Elected Boards/Commissions		
Elected Board and Officials	February 1	February 7

Please note that because only 10 signatures of registered voters are needed pursuant to applicable law to require the Board of Selectmen to insert an article into a warrant for an annual town meeting, less time is needed on the back end of this process in the event that such signatures must be obtained.

October Special Town Meeting

	Financial \$10K and over	Non-Financial/Under \$10K
Town Administrator	August 1	August 15
Department Heads		
Non-Elected Officials		
Non-Elected Boards/Commissions		
Elected Board and Officials	August 15	August 21

Selectwoman Colarusso believes this is a step in the right direction and creates transparency and she supports this. Selectwoman O'Neill made a motion to accept the submission of warrant article policy, seconded by Selectwoman Colarusso and **unanimously voted (5-0)**.

**Discussion on Expenditures Weiss Farm/DePinto (Time 75:10-91:26 on Stoneham TV on Demand)**

Selectman DePinto stated he just wanted to put this out there. He stated he got a lot of calls from people who wanted to see how the \$250,000 been spent so far. Selectmen DePinto said he went today to get an update but could not so this is the last breakdown that he had. He states it shows we have \$81,000 but he thinks we are down to about \$35,000 now. Town Administrator Ragucci states all the current invoices have been paid and states we are between \$35,000-\$40,000. He states if anyone has questions Dave would probably be best to answer them. Selectwoman O'Neill asks if John has any feel for this himself being a standing committee member for the Board of Selectmen. Selectmen DePinto states the Board has worked really hard and they have had a lot of meetings. Selectwoman O'Neill states she expected him to give a breakdown. Selectman DePinto states he did what the residents asked for which was a breakdown of what was spent. Selectwoman O'Neill asks for this to be updated and put on the website.

Chairman Boussy stated he need to leave the room and left the room at 81:33.

George Georgountzos 11 Fieldstone Drive spoke. Acting Chairwoman O'Neill asks if anyone has questions pertaining to the numbers. Robert Verner Tedford Drive spoke. Selectwoman Colarusso stated that up until this point town meeting appropriated those funds and in her opinion those funds were critical. She states the law is on the developers' side. She states we wouldn't even be able to discuss the next item if we did bite and scratch up till this point. She would like to commend the people who showed up night after night, who asked for the second traffic study and make the developer jump through hoops. She states all this was made possible with John Witten. She states they weighed the cost of a development going at that sight and what it would cost the town and used the fees to put us in this position. She states this was not easy. Acting Chairwoman O'Neill states this could be a 10 year fight. She states 3 years ago we should've know \$250,000 wasn't going to take us 10 years. Selectwoman O'Neill states they are not making decisions out of the council. Acting Chairwoman O'Neill states she would like to move onto the next agenda item. Bill Sullivan 15 Charles Street he is a member of the ZBA but is speaking as a private citizen.

**Update Regarding Potential Property Transaction Weiss Farm (170 Franklin Street) and Stoneham Oaks Golf Course (101R Montvale Avenue) / Consideration and Vote Regarding Procedural Matters Moving Forward / Acceptance of Gift of Funds from John M. Corcoran & Company (Time 91:33-121:43 on Stoneham TV on Demand)**

Acting Chairwoman O'Neill read the following press release on behalf of the Board of Selectmen: At its meeting on December 10, 2015, the Board of Selectmen voted to enter into an agreement with John M. Corcoran and Company to explore the possibility of a "land swap" and development agreement. The "land swap" would involve Corcoran and Company foregoing its pursuit of a comprehensive permit from the Board of Appeals for approximately 25 acres of land off Franklin Street in exchange a development agreement granting Corcoran and Company the rights to develop a portion of the Town owned land that is currently known as the "Stoneham Oaks" golf course. Anticipated discussions between the Board of Selectmen and Corcoran and Company now are likely to include: 1) the payment to the Town of Stoneham of monies reflecting the value of the "Stoneham Oaks" golf course land; (2) the transfer of the Franklin Street property without cost, to the Town of Stoneham for the Town's use for playing fields and associated recreational and open space opportunities and (3) written assurance from the Commonwealth that development of the "Stoneham Oaks" property will satisfy the Town of Stoneham's "Chapter 40B" quota and thereafter, immunize Stoneham from future developer appeals to the Housing Appeals Committee. The applicant for the ongoing comprehensive permit matter, Weiss Farm Apartments, LLC (wholly owned by John M. Corcoran and Company), has requested a continuance of the current hearing before the Board of Appeals. If the Board of Appeals accepts the applicant's request, the public hearings will be continued to March 15, 2016 with a decision-filing deadline extended to April 29, 2016.

Acting Chair O'Neill states it is the opinion of this Board and they hope the Board of Appeals agrees that this move will put the decision out of the Selectmen/elected boards and with the town people of Stoneham. She states that in January they will hold public meeting. Acting Chair O'Neill gave a brief time line of what has to happen next. Ellen McBride co-chair of the Conservation Commission spoke. Attorney Solomon spoke. Acting Chair O'Neill states this is the beginning and there will be many meetings, they are looking to release the executive session minutes. She states they will be working very hard and very fast to put together a schedule, information, many opportunities to come together to ask questions and get information. Ellen McBride co-chair of the Conservation Commission spoke and asked that this statement be put on the record that they have asked for two years to be a part of the process and they have not yet been asked. Acting Chair O'Neill states she never received a formal invite. Susan Keeler 22 Butler Ave spoke. Selectwoman Colarusso states they would like to remind everyone that they are trying to make the best of a bad situation where their hands are tied by the law. Jim Sullivan 6 Sunset Road spoke. Selectman Vallarelli read a letter dated December 15, 2015 and made a motion to accept a contribution of \$10,000.00 pursuant to Chapter 44 Section 53a, seconded by Selectman DePinto. A roll call vote was taken. Chairman Boussy was not present for the vote.

Voting in Favor  
Selectwoman Colarusso  
Selectman DePinto  
Selectwoman O'Neill  
Selectman Vallarelli

**Motion passed (4-0-1).**

**Meeting recessed at 9:00 p.m.  
Meeting reconvened at 9:10 p.m.**

**Liquor Licensing Authority**

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

Voting in Favor:  
Selectwoman Colarusso  
Selectman DePinto  
Selectwoman O'Neill  
Selectman Vallarelli  
Chairman Boussy

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

Meeting recessed at 9:10 p.m. to go into Liquor Licensing Authority.

Meeting reconvened at 9:55 p.m.

**Approve Common Victualler License Renewals (Time 171:00-171:07 on Stoneham TV on Demand)**

Selectman DePinto moved for approval of the following Common Victualler License Renewals contingent on all the paperwork being submitted: Anthony's 408 Main Street, Deliworks 62F Montvale Avenue, Dunkin Donuts 196 Main Street, Honey Dew 362 Main Street, Johnny's Famous Roastbeef 125 Main Street, 5 Guys 67 Main Street, Pizza Mia 67 Franklin Street, Royal Roastbeef 475 Main Street, Marty's Caterers 54 Montvale Avenue, Bacci's 316 Main Street, Fusion 19 Franklin Street, Sato II 147 Main Street, Tulip 119 Main Street, 99 Restaurant 10 Main Street, China Moon 170 Main Street, Angelo's 239 Main Street, Felicia's 423 Main Street, J.J. Grimsby's 301 W. Wyoming Avenue, Taste of Siam 499 Main Street, TAJ Indian Bistro and Lounge 58B Montvale Avenue, Gaetano's 271 Main Street, Rang Indian Bistro 6 Central Square, Melissa's 407 Main Street, Gin U Dee 418 Main Street and Dunkin Donuts 2 Lynn falls Parkway. Motion was seconded by Selectwoman Colarusso and **unanimously voted (5-0)**.

**Approve Entertainment License Renewals (Time 171:08-171:15 on Stoneham TV on Demand)**

Selectman DePinto moved for approval of the Entertainment License Renewals contingent on all the paperwork being submitted: Felicia's 423 Main Street, J.J. Grimsby's 301 W. Wyoming Avenue, Angelo's 239 Main Street, Redman 11 Franklin Street, Rang Indian Bistro 6 Central Square, Taj Indian Bistro and Lounge 58B Montvale Avenue, Taste of Siam 499 Main Street, Gaetano's 271 Main Street, Melissa's 407 Main Street, 5 Guys 67 Main Street, Royal Roastbeef 475 Main Street and Dunkin Donuts 2 Lynn falls Parkway. Motion was seconded by Selectwoman O'Neill and **unanimously voted (5-0)**.

**Approve Auto Amusement License Renewals (Time 171:16-171:26 on Stoneham TV on Demand)**

Selectman DePinto moved for approval of the following Auto Amusement License Renewals: Redman 11 Franklin Street, seconded by Selectwoman Colarusso and **unanimously voted (5-0)**.

**Approve Class II License Renewals (Time 171:27-171:50 on Stoneham TV on Demand)**

Selectman DePinto moved for approval of the Class II License Renewals for Rotondi Motors/140 1/2 Franklin Street, Pine Street Motors 45 Pine Street and Stoneham Auto Sales 16/18 Gould Street, seconded by Selectman Vallarelli and **unanimously voted (5-0)**.

**Authorization of BOS to respond to Open Meeting Law Complaint Filed on November 24, 2015 Regarding Response to Request for Minutes (Time 172:17-174:20 on Stoneham TV on Demand)**

Attorney Solomon asks to Board to authorize the Chair to respond to the complaint and that he would assist the Chair in that. Selectman DePinto made that motion, seconded by Selectwoman O'Neill and **unanimously voted (5-0)**. Attorney Solomon hands the executive session minutes from the meeting to the Board and asks them to approve also. Selectman DePinto made that motion, seconded by Selectwoman O'Neill and **unanimously voted (5-0)**.

**Approve Minutes of September 28, 2015, October 6, 2015 and Executive Session Minutes within the months of September, October, November and December (Time 174:36-175:36 on Stoneham TV on Demand)**

Selectman DePinto made a motion to accept the meeting minutes of 9/28/15, seconded by Selectwoman O'Neill and **unanimously voted (5-0)**. Selectwoman O'Neill made a motion to accept the minutes of 10/6/2015, seconded by Selectman DePinto and **unanimously voted (5-0)**.

**Approve Minutes of December 1, 2015 (Time 175:37-176:30 on Stoneham TV on Demand)**

Chairman Boussy states the motion was made to approve meeting minutes of 12/1/15, seconded by Selectwoman O'Neill and **unanimously voted (4-0-1)**. Selectman DePinto abstained.

**Town Administrator (Time 176:35-180:48 on Stoneham TV on Demand)**

Town Administrator Ragucci notified the Board that they signed an agreement with an energy efficient company for the lighting at the Arena and there will be a savings of \$9,000.00 annually. He states the cost is \$11,793.00. Mr. Ragucci notified the board the after doing due diligence the Assessor came back with some issues with integrating Viewpoint with Patriot Properties. Mr. Ragucci asks if he can invite Patriot Properties to a Selectmen's meeting in January. The Chairman states yes. Mr. Ragucci states the Fire Chief will be retiring. He notifies the Board that the position has been posted in house. Mr. Ragucci states the golf course was closed on December 13<sup>th</sup>. He states hopefully on December 18<sup>th</sup> they will receive bids on the operations/maintenance at the golf course. Mr. Ragucci states and finally Eversource is requesting a meeting. The Board agrees after the holidays.

**Miscellaneous (Time 180:55-188:33 on Stoneham TV on Demand)**

Selectwoman O'Neill states Erin Wortman the Town Planner is doing a great job and suggests having Erin Wortman give regular updates on the projects she is working on. She states we are extremely lucky to have her and all the work she is doing. Chairman Boussy states that starting in January we are going to be starting to have the Department Heads coming in again with their updates. Selectwoman Colarusso states she would like to commend Bill Solomon and the Board for officially intervening in the Eversource project. She states it was an extremely well written letter and thinks it touched on lots of the anomalies here in Stoneham. Selectwoman Colarusso states she hopes the Board had time to review the letter to Stephanie Pollack and asked that the Board sign this letter with the exception of Selectman Vallarelli. Selectman Vallarelli recused himself from signing the letter. Selectwoman Colarusso states she would like to disclose that her son is on the SHS Football team but would like to the Board to issue a proclamation to recognize their achievement in Division North 4. The Board agrees. The Board wishes everyone a Merry Christmas.

Meeting adjourned at 10:15 p.m.

Respectfully submitted,  
**Erin Sinclair**