

TO: STONEHAM INDEPENDENT

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

Wednesday, December 30, 2015

and

Wednesday, January 6, 2016

Bill should be sent to:

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

NOTICE OF HEARING

The Stoneham Board of Selectmen will hold a public hearing in accordance with provisions of the Zoning By-Laws on Tuesday, January 19, 2016 at 7:01 PM in the Hearing Room of the Town Hall on the petition of **C & S Capital Properties** to construct a three story building with restaurant and retail use on the first floor and office use on the second and third floors on the property at 370-380 Main Street, Stoneham MA 02180 and 7 parking spaces on the property at 10 Central Street, Stoneham, MA 02180. **370-380 Main Street, Stoneham, MA and 10 Central Street, Stoneham, MA** are owned by C & S Capital Properties, 51 Main Street, Stoneham, MA 02180.

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

BOARD OF SELECTMEN

Dates to be published: 12/30/15 & 1/6/16



TOWN OF STONEHAM

Project Review

Review Report

Project **370-380 Main Street**

Representative(s):

Status: Project Review

Date:

Project Review Team: John Fralick, Robert Grover, Joseph Rolli, Joe Ponzo, 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
DPW Engineering	Please see attached letter	
Police Department	With respect to the site plan for 370-380 Main Street, the police department has a few suggestions. We would like to see adequate lighting in the parking lot area as well as at least two signs that advise people that the parking lot is private property and that public parking is prohibited. Also we would like to see the red curbing repainted on Central Street to reiterate that there is no parking due to the fire trucks entering and exiting the fire station as Chief Rolli has recommended. Lastly, any construction that would encroach the public sidewalks and/or streets must be accompanied by a police detail as required by the town by-law.	

Board of Health	Pest, Noise and Dust mitigation procedures, any demolition requires an asbestos abatement.	
Fire Department	<ul style="list-style-type: none"> * A detail will be required when the existing building is demolished. * Lock box and location determined by SFD will be required. * All sprinkler connections, valves, fire alarm panel locations to be determined by SFD. * Withhold further comments until building design and plans are submitted. 	
Inspectional Services	<ul style="list-style-type: none"> * A construction fence is required for the duration of the construction. * Demo affidavit must be filled out prior to demolition. * The building department has no further comments at this time. 	
Town Planner	<ul style="list-style-type: none"> * The decision should include citing the Plan of Record (name of plan, address, date, pages and who created the plan); * All parking spots should be to the standard of the Town Code and Bylaws; * Lighting in the parking lot should be reviewed and approved by the Police Department prior to the issuance of a building permit; * On-site dumpsters should be enclosed and its location should be approved by the Board of Health prior to the issuance of a building permit; * Snow should be removed off-site; and * Construction and loading times should be limited within the decision. 	

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
STONEHAM

MASSACHUSETTS 02180

Public Works Department
16 Pine Street

781-438-0760
Fax 781-438-8183

TO: August Niewenhaus, Chairman
Planning Board

FROM: Robert E. Grover, Director
Public Works Department

DATE: October 8, 2015

SUBJECT: 370 – 380 Main Street – Dated 9-22-2015

Plans for the proposed mixed use development project at 370-380 Main Street were received on October 6, 2015 at the Public Works Department located at 16 Pine Street. Following the engineering department's initial review of site plan prepared by Benchmark Survey and dated September 22, 2015 the following comments have been prepared:

1. The following information needs to be included prior to conducting an extensive plan review. All water, sewer, drain, electrical, communication, trees, traffic signals, utility poles and streetlights within 100 feet of the project including sizes and type of material.
2. Prepare design calculations for stormwater retention and infiltration onsite.
3. Include necessary grease traps for proposed restaurant.
4. Utility Pole proposed to be removed appears to power adjacent buildings. Please provide additional information on existing utilities. See Note 1.
5. Remove old curb cut on Main Street and replace with granite curb and concrete sidewalk.
6. Remove old tree grate frame on Main Street.
7. Provide left turn only sign at parking lot exit onto Central Street.
8. Any new utility connections, if needed, are recommended to be installed from Central Street, including sewer, gas, electrical, water and fire service.
9. Any utilities to be reused must be test and approved by the Town.

10. Seal existing utility connections and shut off taps not reused at their respective mains on Main and/or Central Street as directed by the Town.
11. The Town will only read 1 meter for billing purposes. Any additional meters may be installed after the primary meter and shall be inspected by the Town.
12. Excavate and replace curb and sidewalk along Main and Central Streets as directed by the Town.
13. Provide parking lot lighting information.

Additional comments pending updated site plan.

Robert E. Grover, Director
Public Works Department

Sinclair, Erin

From: Ponzo, Joseph
Sent: Tuesday, January 05, 2016 11:49 AM
To: Sinclair, Erin
Subject: 370-380 main st

Dear Erin,

With respect to the site plan for 370-380 Main st, the police department has a few suggestions. We would like to see adequate lighting in the parking lot area as well as at least two signs that advise people that the parking lot is private property and that public parking is prohibited. Also we would like to see the red curbing repainted on Central st to reiterate that there is no parking due to the fire trucks entering and exiting the fire station as Chief Rolli has recommended. Lastly, any construction that would encroach the public sidewalks and/or streets must be accompanied by a police detail as required by the town by-law.

Respectfully Submitted,

Officer Joseph Ponzo
Stoneham Police Dept
47 Central st
Stoneham, Ma. 02180
781-438-1215x3220

Sent from joes iphone!

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 Ponzo' <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 30th I have to send out their packets on December 31st. 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: Monday, December 28, 2015 8:47 AM
To: Noble, Cheryl; Wortman, Erin; Sinclair, Erin
Subject: 370-380 Main Street

Fire Department offers the following;

- Detail will be required when buildings are demolished.
- Lock box and location determined by SFD will be required.
- All Sprinkler connections, valves, Fire Alarm panel locations to be determined by SFD.
- Withhold further comments until building design and plans are submitted.

Chief Joseph W. Rolli

Sinclair, Erin

From: Noble, Cheryl
Sent: Tuesday, January 12, 2016 8:32 AM
To: Sinclair, Erin
Subject: 370-380 Main & 10 Central St

The building department has reviewed the plans for the above-mentioned property and has the following comments:

A construction fence is required for the duration of the construction
Demo affidavit must be filled out prior to demolition

The building department has no further comments at this time.

Sinclair, Erin

From: Wortman, Erin
Sent: Wednesday, January 06, 2016 10:28 AM
To: Sinclair, Erin
Cc: Noble, Cheryl
Subject: Town Planner Comments - 370-380 Main Street & 10 Central Street

The Town Planner Department reviewed the site plan review application at 370-380 Main Street & 10 Central Street and offers the following comments:

- The decision should include citing the Plan of Record (name of plan, address, date, pages and who created the plan);
- All parking spots should be to the standard of the Town Code and Bylaws;
- Lighting in the parking lot should be reviewed and approved by the Police Department prior to the issuance of a building permit;
- On-site dumpsters should be enclosed and its location should be approved by the Board of Health prior to the issuance of a building permit;
- Snow should be removed off-site; and
- Construction and loading times should be limited within the decision.

Please let me know if you have any questions.

Erin Wortman
Town Planner

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

Charles F. Houghton

Attorney - At - Law

271 Main Street - Suite 202, Stoneham, Massachusetts 02180

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

Christopher J. Gordon
Attorney

Mark E. Mulligan
Attorney

Janet E. Elwell
Attorney

Maria D'Almeida
Paralegal

TOWN OF STONEHAM
BOARD OF SELECTMEN

2015 DEC 22 A 8:09

December 21, 2015

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

RE: Site Plan, 370-380 Main Street & 10 Central Street, Stoneham, MA 02180

Dear Ms. Noble:

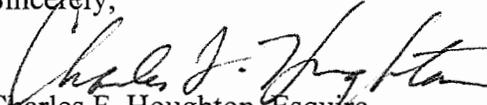
Please be advised that I represent C & S Capital Properties, regarding the proposed site plan for the property at 370-380 Main Street, Stoneham, MA and 10 Central Street, Stoneham, MA 02180

My client is proposing to demolish the two-family dwelling at 10 Central Street and add a parking area of seven spaces and to demolish the existing building at 370-380 Main Street and to construct a new three story building with restaurant and retail use on the first floor and office use on the second and third floors.

Enclosed please find my check in the amount of Three Hundred Dollars (\$300.00) and eighteen copies of my client's site plan are filed herewith.

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

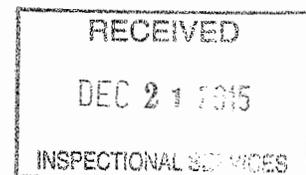
Sincerely,

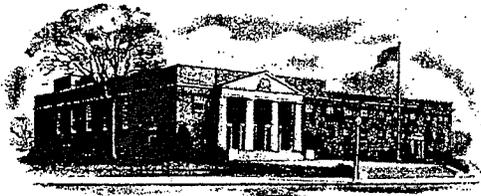

Charles F. Houghton, Esquire

CFH:meh

Enclosures

cc: Erin Sinclair, Selectmen's Office





TOWN OF
STONEHAM
MASSACHUSETTS
BUILDING AND WIRE DEPARTMENT

SITE PLAN HEARING APPLICATION

Date: 12-21-2015

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 370-380 Main Street & 10 Central Street, Stoneham, MA 02180

B. Name of Owner C & S Capital Properties LLC

C. Address of Owner 51 Main Street, Stoneham, MA 02180

D. Business Name (If Different from Owner) N/A

E. Telephone Number of Owner 781-438-5500

F. Present Use of Building or Property two story office at 380 Main Street
and two-family house on 10 Central Street

G. Height of existing and/or proposed structure proposed structure is three stories

H. Has there been a previous Site Plan on this property? Yes No

If "YES" give the dates: 380-382 - May 6, 2008

I. Zoning District Central Business District

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 Andrew Bramhall, P.L.S., Benchmark Survey
41 Elm Street, Stoneham, MA 02180

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

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

To construct a three story building with restaurant and retail use on the first floor and office use on
the second and third floors at 370-380 Main Street, Stoneham, MA 02180 and 7 parking spaces at
10 Central Street.

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

SIGNED  STREET # 271 Main Street, Suite 202
Charles F. Houghton, Esq.

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

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

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

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

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

X. SITE PLAN AMENDMENT:

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

B. NEW APPLICATION SHALL BE SUBMITTED.

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

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

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

Paid _____

Stoneham Certified Abutters List Request:

Subject Property Location 370-378 Main St
380 Main St
10 Central St

Parcel ID of the Subject Property 18-213, 18-214, 18-217

Applicant's Name ERIN SINCLAIR

Applicant's Telephone Number 279-2680 BOS

Purpose of Abutters List

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

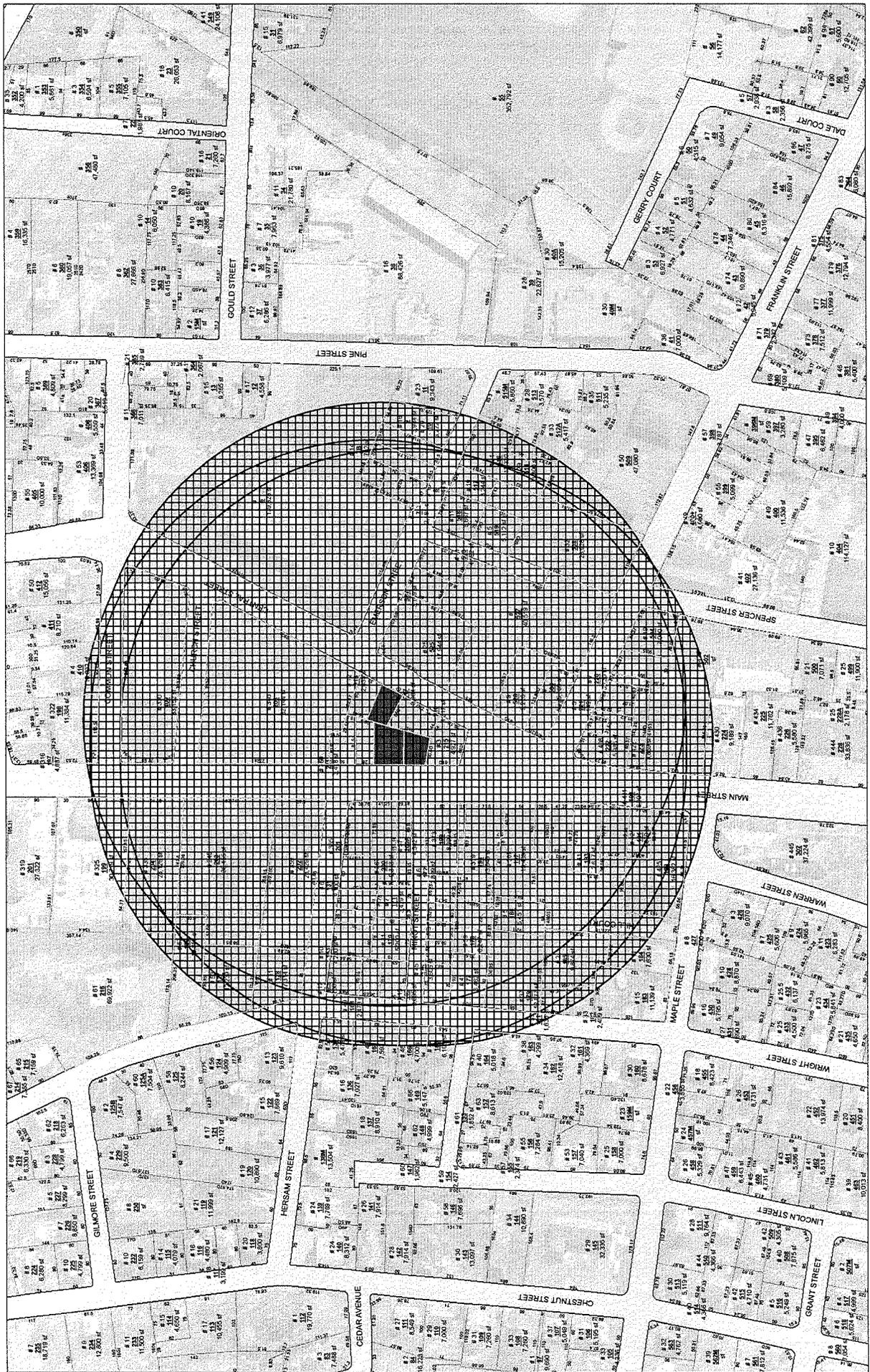
Planning Board
 Accessory Dwelling or In-Law Apartment - 300 Foot Radius
 Special Permit - 300 Foot Radius
 Sub-Division - Direct Abutters Only
 Warrant Articles - No Abutters

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 370-378 MAIN ST., 380 MAIN ST., 10 CENTRAL ST. - 500FT.



12/22/2015

9:33:17AM

Town of Stoneham

GIS - Abutters by Parcel ID

Filter Used:

DataProperty.AccountNumber in
(3235,3236,3237,3238,3239,3240,3241,3242,3244,3245,3246,3247,3248,3249,3250,7846,7755,7756,7757,7758,7759,7760,7868,1248,2936,2937,1
246,3431,3351,3430,3352,3346..

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
12-0-350H	39 PLEASANT ST 2B	CUNNINGHAM JOSPHE W TRS / BAY STATE TRUST 39 PLEASANT ST STE3 STONEHAM MA 02180
12-0-350I	39 PLEASANT ST 2C	CUNNINGHAM JOSPHE W TRS / BAY STATE TRUST 39 PLEASANT ST STE3 STONEHAM MA 02180
12-0-409	330 MAIN ST	FIRST CONGREGATIONAL CHURCH / 330 MAIN ST / STONEHAM MA 02180
12-0-410	4 COMMON ST	ANDERSON JOHN L. / ANDERSON TRUDANCE B. TR 25 WEST ST STONEHAM MA 02180
12-0-411	8-10 COMMON ST	COMMON STREET CONDO ASSOCIATION STONEHAM MA 02180
12-0-4111	8 COMMON ST 1	DEVIN DEIRDRE 8 COMMON ST UNIT 1 STONEHAM MA 02180
12-0-4112	8 COMMON ST 2	RICHMOND JOY 8 COMMON ST U# 2 STONEHAM MA 02180
12-0-4113	8 COMMON ST 3	ALBANESE GIOVANNI 32 BIRCH POND DRIVE SAUGUS MA 01906
12-0-4114	8 COMMON ST 4	TUOHY KATHERINE E 8 COMMON ST UNIT 4 STONEHAM MA 02180
12-0-4115	8 COMMON ST 5	BROPHY KRISTYN / VERRILLI JONATHAN 8 COMMON ST UNIT 5 STONEHAM MA 02180
12-0-4116	10 COMMON ST 6	LEEMAN JANET 10 COMMON ST U# 6 STONEHAM MA 02180
13-0-10	20 22 EMERSON ST	TURE RIZA 20-22 EMERSON STREET / STONEHAM MA 01280
13-0-11	23 PINE ST	DEVLIN BARBARA J. / GIACCHINO MAUREEN TRS. 23 PINE ST / STONEHAM MA 02180
13-0-402	41 47 FRANKLIN ST	GULLIFA WILLIAM A / 11 VERDE CIRCLE / READING MA 01867
13-0-502	426 MAIN ST	STONEHAM SQUARE CONDO ASSOCIATION STONEHAM MA 02180
13-0-502103	426 MAIN ST 103	NELLIGAN ANNE M. 426 MAIN ST U# 103 / STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
13-0-502104	426 MAIN ST 104	CIAMPA ROSE S. TR / CIAMPA FAMILY NOMINEE RLT 101 BROOKSBY VILLAGE DR. APT.#T09 / PEABODY MA 01960
13-0-502105	426 MAIN ST 105	CIULLA CHRISTOPHER / MATT LYNN M 426 MAIN ST U# 105 STONEHAM MA 02180
13-0-502106	426 MAIN ST 106	MITRANO BENEDETTO, TR.,ETAL / ELAINE A. MITRA 22 ELLEN RD STONEHAM MA 02180
13-0-502107	426 MAIN ST 107	ARCHER ANN 426 MAIN ST UNIT 107 STONEHAM MA 02180
13-0-502108	426 MAIN ST 108	EDWARDS JANET R., TR,ETAL / THE LIUZZA FAMILY 426 MAIN ST UNIT 108 STONEHAM MA 02180
13-0-502109	426 MAIN ST 109	BINDERMAN R. MARK / BINDERMAN MARY S. 426 MAIN ST / UNIT 109 STONEHAM MA 02180
13-0-502110	426 MAIN ST 110	SECCARECCIO JOHN F. 426 MAIN ST UNIT 110 STONEHAM MA 02180
13-0-502111	426 MAIN ST 111	REDMOND BARBARA A TR / RFT TRUST 426 MAIN ST UNIT 111 STONEHAM MA 02180
13-0-502201	426 MAIN ST 201	PETERS CHRISTOPHER A. / PETERS SHERRY L. 426 MAIN ST. U#201 STONEHAM MA 02180
13-0-502202	426 MAIN ST 202	EDWARDS DANIEL A. / EDWARDS JANET R. 426 MAIN ST U# 202 / STONEHAM MA 02180
13-0-502203	426 MAIN ST 203	WHITE PAUL / c/o PROPERTY CENTRAL INC 106 MAIN ST STONEHAM MA 02180
13-0-502204	426 MAIN ST 204	CROWLEY FINBARR / c/o PROPERTY CENTRAL INC 106 MAIN ST STONEHAM MA 02180
13-0-502205	426 MAIN ST 205	KEOHANE JOHN II / c/o PROPERTY CENTRAL INC 106 MAIN ST / STONEHAM MA 02180
13-0-502206	426 MAIN ST 206	CARINO CHRISTINE M. 426 MAIN ST U# 206 / STONEHAM MA 02180
13-0-502207	426 MAIN ST 207	MCCARTHY ROBERT T. / MCCARTHY ROBERT J., E 426 MAIN ST / UNIT 207 STONEHAM MA 02180
13-0-502208	426 MAIN ST 208	NELSON LEONARD C. 643 MAIN ST READING MA 01867

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
13-0-502209	426 MAIN ST 209	PACHECO LISA 426 MAIN STREET #209 STONEHAM MA 02180
13-0-502210	426 MAIN ST 210	WATSON DAVID / WATSON KAREN 426 MAIN ST U# 210 / STONEHAM MA 02180
13-0-502211	426 MAIN ST 211	TOPPI KATHLEEN H 426 MAIN ST UNIT 211 STONEHAM MA 02180
13-0-502301	426 MAIN ST 301	BURNS TRACY ANN 426 MAIN ST UNIT 301 / STONEHAM MA 02180
13-0-502302	426 MAIN ST 302	PANZARA MICHAEL / GUSSONI PANZARA EMANUEL 426 MAIN ST UNIT 302 STONEHAM MA 02180
13-0-502303	426 MAIN ST 303	WHITE PAUL / C/O PROPERTY CENTRAL INC 106 MAIN ST / STONEHAM MA 02180
13-0-502304	426 MAIN ST 304	VERMA AMIT / VERMA VINITA 426 MAIN UNIT #304 STONEHAM MA 02180
13-0-502305	426 MAIN ST 305	DINIS EVA NOGUEIRA 426 MAIN ST U# 305 / STONEHAM MA 02180
13-0-502306	426 MAIN ST 306	McCARTHY GERARD C. / McCARTHY CHRISTINE F. 426 MAIN ST U# 306 / STONEHAM MA 02180
13-0-502307	426 MAIN ST 307	SOLIMINI GERALD F. / MINAYA HELENIA 426 MAIN ST UNIT 307 STONEHAM MA 02180
13-0-502308	426 MAIN ST 308	O'REILLY JERRY / C/O PROPERTY CENTRAL INC 106 MAIN ST STONEHAM MA 02180
13-0-502401	426 MAIN ST 401	SULLIVAN GLORIA E TR / 426 MAIN ST UNIT 401 NOM 426 MAIN ST U# 401 STONEHAM MA 02180
13-0-502402	426 MAIN ST 402	GRANARA ROBERT / GRANARA LORETTA 426 MAIN ST UNIT 402 STONEHAM MA 02180
13-0-502403	426 MAIN ST 403	MACCINI JOHN J. JR / 426 MAIN ST UNIT 403 STONEHAM MA 02180
13-0-502404	426 MAIN ST 404	LANGWELL DENNIS J 1 CHARLES ST S UNIT 15G BOSTON MA 02116
13-0-502405	426 MAIN ST 405	PUFFER MARTHA L. 426 MAIN ST U# 405 / STONEHAM MA 02180

GIS - Abutters by ParcelID

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
13-0-502406	426 MAIN ST 406	O'LEARY SHANNON 426 MAIN ST U# 406 / STONEHAM MA 02180
13-0-502407	426 MAIN ST 407	CHIOZZI CINDY A 426 MAIN ST UNIT 407 STONEHAM MA 02180
13-0-502408	426 MAIN ST 408	MACKEN LORCAN / C/O PROPERTY CENTRAL INC 106 MAIN ST STONEHAM MA 02180
13-0-502501	426 MAIN ST 501	GAIN DENNIS T. / PAZ-GAIN NARA L. 426 MAIN ST U# 501 / STONEHAM MA 02180
13-0-502502	426 MAIN ST 502	J & S REALTY TRUST 223 WEIRS BLVD LACONIA NH 03246
13-0-502503	426 MAIN ST 503	CORBETT RYAN S. / POSKON JENNIFER B. 426 MAIN ST #503 STONEHAM MA 02180
13-0-502504	426 MAIN ST 504	SORDILLO ARTHUR S 426 MAIN ST U# 504 STONEHAM MA 02180
13-0-502505	426 MAIN ST 505	WILSON ERNEST, ETAL / C/O PROPERTY CENTRAL I 106 MAIN ST STONEHAM MA 02180
13-0-502506	426 MAIN ST 506	EWING JEFFREY TR.,ETAL / EWING MAIN STREET R 426 MAIN ST UNIT 506 STONEHAM MA 02180
13-0-502507	426 MAIN ST 507	O'REILLY JERRY / C/O PROPERTY CENTRAL INC 106 MAIN ST STONEHAM MA 02180
13-0-502508	426 MAIN ST 508	O'REILLY JERRY / C/O PROPERTY CENTRAL INC 106 MAIN ST STONEHAM MA 02180
13-0-502C1	426 MAIN ST 1	PATALANO MARIO 426 MAIN STREET / Unit #C1 STONEHAM MA 02180
13-0-502C2	426 MAIN ST 2	OUR TWO SONS, LLC 426 MAIN STREET #C2 / STONEHAM MA 02180
13-0-504	19 FRANKLIN ST	YE JASON ZHEN, TR. / Y & L COUPLE REALTY TRUS 19 FRANKLIN ST STONEHAM MA 02180
13-0-506	1 CENTRAL SQ	SIOBHAN P. MURRAY / ABBEY REALTY TRUST 165 WASHINGTON ST WINCHESTER MA 01890
13-0-508	32 FRANKLIN ST	FULLER HOUSE / HOME FOR AGED PEOPLE 32 FRANKLIN ST STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
13-0-509	50 FRANKLIN ST	JOHNSON R A REALTY INC 1026 MASS AVE. SUITE 1 ARLINGTON MA 02174
13-0-512A	33 PINE ST	CRAMER GERI L / CRAMER NATHANIEL 33 PINE ST STONEHAM MA 02180
13-0-514	29 1/2 PINE ST	MANSFIELD MARGARET 29 1/2 PINE ST STONEHAM MA 02180
13-0-516	21 EMERSON ST	21EMERSON STREET LLC 11 WOODLAND AVE NEEDHAM MA 02194
13-0-517	19 EMERSON ST	POWLOVICH JACOB C. 19 EMERSON STREET / STONEHAM MA 02180
13-0-518	11 FULLER ST	SMALL KEVIN L. 11 FULLER STREET STONEHAM MA 02180
13-0-519	5 7 FULLER ST	CARLINO ANTHONY J. / CARLINO JEAN M. 7 FULLER STREET / STONEHAM MA 02180
13-0-523	11 EMERSON ST	KEARNEY WAYNE 20 MIDDLE STREET STONEHAM MA 02180
13-0-524	7 EMERSON ST	CHO SEE LE / THERESA CHO 35A NAHANT STREET WAKEFIELD MA 01880
13-0-525	25 CENTRAL ST	TOWN OF STONHAM / STONEHAM FIRE DEPT STONEHAM TOWN HALL STONEHAM MA 02180
13-0-527	CENTRAL ST	TOWN OF STONEHAM CENTRAL ST STONEHAM MA 02180
13-0-528	9 CENTRAL SQ	CAHILL THOMAS TRS. / LYNN SHORE DRIVE TRUST 169 LYNN SHORE DRIVE LYNN MA 01902
13-0-6	CENTRAL ST	TOWN OF STONHAM / TOWN HALL PROPERTY STONEHAM TOWN HALL STONEHAM MA 02180
13-0-7	14 EMERSON ST	LEIS JAMES S. / LEIS LINDA T. 14 EMERSON ST STONEHAM MA 02180
13-0-7A	14 A EMERSON ST	BECKETT WESLEY A. TRS. / SPRUCE ST. WAB RLTY 20 SPRUCE STREET / WAKEFIELD MA 01880
13-0-7B	14 B EMERSON ST	SMALL KEVIN L. 14B EMERSON ST STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
13-0-8	16 EMERSON ST	16 EMERSON STREET RLTY TR. / HS LAND TRUST L 100 HALLET ST BOSTON MA 02124
13-0-9	18 EMERSON ST	DIPRIZIO FRANK / DIPRIZIO LIDIA 3 HIGH ROCK ROAD / STONEHAM MA 02180
17-0-198	322 MAIN ST	MCDONALD BROTHERS II / FUNERAL SERVICES, L 322 MAIN ST STONEHAM MA 02180
17-0-199	325 MAIN ST	BANK OF AMERICA / ATTENTION: CORP R.E. ASSEN 101 N. TRYON STREET CHARLOTTE, NC 28255
17-0-216	61 WRIGHT ST	EMERSON SQUARE CONDO ASSOCIATION STONEHAM MA 02180
17-0-482	61 U-101 WRIGHT ST 101	MUNRO MICHAEL F 2328 ARCHWOOD LN #71 SIMI VALLEY CA 93063
17-0-483	61 U-102 WRIGHT ST 102	GRESKI JOSEPH H. / 61 WRIGHT ST U# 102 / STONEHAM MA 02180
17-0-484	61 U-103 WRIGHT ST 103	CONNOR FREDERICK J. (LT) 61 WRIGHT ST U# 103 STONEHAM MA 02180
17-0-485	61 U-104 WRIGHT ST 104	BURKE JENNIFER C. 61 WRIGHT ST U# 104 STONEHAM MA 02180
17-0-486	61 U-105 WRIGHT ST 105	BERG ALLISON E. 61 WRIGHT ST U# 105 / STONEHAM MA 02180
17-0-487	61 U-201 WRIGHT ST 201	MCDONOUGH BRIDGET 61 WRIGHT ST U# 201 STONEHAM MA 02180
17-0-488	61 U-202 WRIGHT ST 202	CONNOLLY FRANCIS A. / CONNOLLY ELIZABETH M. 61 WRIGHT ST U# 202 STONEHAM MA 02180
17-0-489	61 U-203 WRIGHT ST 203	GARABEDIAN MARK 61 WRIGHT ST U# 203 STONEHAM MA 02180
17-0-490	61 U-204 WRIGHT ST 204	BLANKENSHIP LINDA G. 61 WRIGHT ST U# 204 STONEHAM MA 02180
17-0-491	61 U-205 WRIGHT ST 205	PLOETZ MARIANNE / C/O DOROTHY WELKER 7 LIVE OAK LANE HICKORY CREEK TX 75065
17-0-492	61 U-301 WRIGHT ST 301	MCALLISTER DAVID W. / KELLEY R. KEVIN 61 WRIGHT ST U# 301 STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
17-0-493	61 U-302 WRIGHT ST 302	FURBUSH ALICIA 61 WRIGHT ST U# 302 / STONEHAM MA 02180
17-0-494	61 U-303 WRIGHT ST 303	PAICOPOLOS LLC / MASS LIMITED LIABILITY COM. 21 CRYSTAL DRIVE STONEHAM MA 02180
17-0-495	61 U-304 WRIGHT ST 304	GIORDANO DONALD F. JR. / 61 WRIGHT ST U# 304 / STONEHAM MA 02180
17-0-496	61 U-305 WRIGHT ST 305	CONA RICHARD A. / 61 WRIGHT ST U# 305 / STONEHAM MA 02180
18-0-123	13 HERSAM ST	BERGOLD DOROTHY B 13 A HERSAM ST. STONEHAM MA 02180
18-0-126	57 WRIGHT ST	VITTIGLIO GUIDO / LISA M VITTIGLIO 24 COUNTRY CLUB RD STONEHAM MA 02180
18-0-127	53 WRIGHT ST	GRAZIANO JOHN V. / TRACY L. GRAZIANO 53 WRIGHT ST STONEHAM MA 02180
18-0-128	11 HERSAM ST	HERSAM-MYRTLE LLC / MASS. LIMITED LIABILITY C 50 DODGE STREET / BEVERLY MA 01915-1711
18-0-131	6 HERSAM ST	HABBOULI OTHMANE 6 HERSAM ST / STONEHAM MA 02180
18-0-132	8 HERSAM ST	AXIOTAKIS NADIYA 8 HERSAM ST STONEHAM MA 02180
18-0-133	10 HERSAM ST	CARABITSES GREGORY N. / CARABITSES SARAH M 10 HERSAM ST STONEHAM MA 02180
18-0-134	12 HERSAM ST	TOWN OF STONEHAM 35 CENTRAL STREET STONEHAM MA 02180
18-0-135	50 WRIGHT ST	SHEA TIMOTHY / SHEA PHYLLIS 50 A WRIGHT ST. / STONEHAM MA 02180
18-0-163	38 WRIGHT ST	HOGAN KENNETH A. / HOGAN KATHLEEN C. 38 WRIGHT ST STONEHAM MA 02180
18-0-164	40 WRIGHT ST	CANAVAN MARY G. / CANAVAN PAUL P. TRS. 40 WRIGHT ST / STONEHAM MA 02180
18-0-165	44 WRIGHT ST	CLAPP CHRISTOPHER / ANGELA G CLAPP 44 WRIGHT ST STONEHAM MA 02180

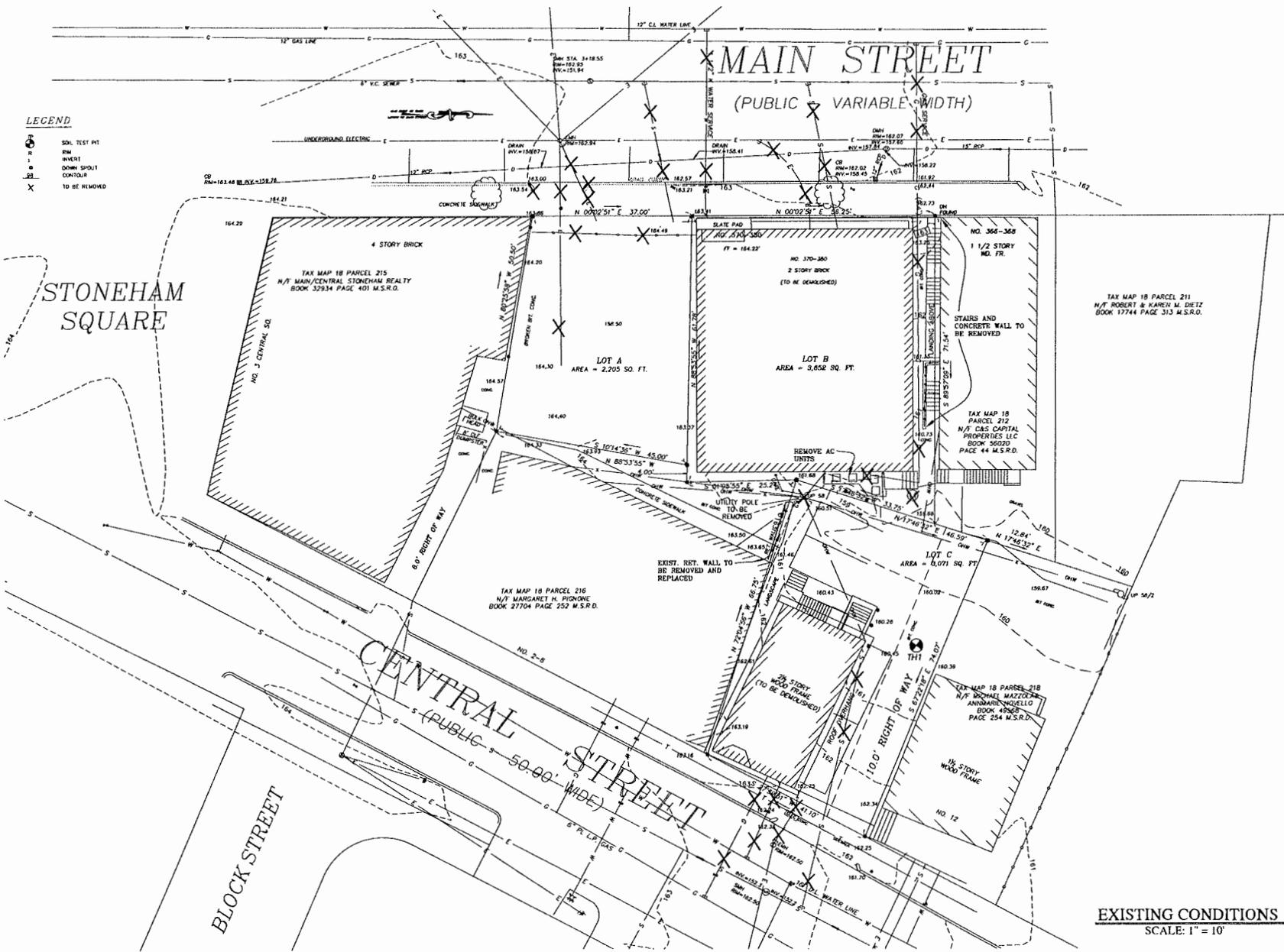
Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
18-0-166	46 WRIGHT ST	WALL MARK R. / WALL KIMBERLY Y. 46 WRIGHT ST / STONEHAM MA 02180
18-0-167	48 WRIGHT ST	THEOBALD WILLIAM R / NANCY I. THEOBALD 48 WRIGHT ST STONEHAM MA 02180
18-0-168	49 WRIGHT ST	TARANTI THOMAS W. JR / TARANTI DENISE 49 WRIGHT ST / STONEHAM MA 02180
18-0-169	15 MINOT ST	KARTHIGESU SHAN / SHAN SORUBANITHY 15 MINOT ST STONEHAM MA 02180
18-0-170	11 13 MINOT ST	RIDDELL DAVID B. / DONNA M. RIDDELL 11 13 MINOT ST STONEHAM MA 02180
18-0-171	7 9 MINOT ST	CODAIR GABRIELLA / RODRIQUEZ JORGE ETUX 7-9 MINOT STREET / STONEHAM MA 02180
18-0-172	6 MINOT ST	BECKETT WESLEY A. TRS. / SPRUCE ST. WAB RLTY 20 SPRUCE STREET / WAKEFIELD MA 01880
18-0-173	10 MINOT ST	BYRD MICHAEL / SANTIAGO-BYRD AMY 10 MINOT STREET / STONEHAM MA 02180
18-0-174	12 MINOT ST	DEMERCHANT JANELLE B. 12 MINOT ST / STONEHAM MA 02180
18-0-175	14 MINOT ST	BYRD SHAWN / BYRD LISA 14 MINOT ST STONEHAM MA 02180
18-0-176	45 WRIGHT ST	CHU SUI LEUNG / YEE TSUEN CHU 45 WRIGHT ST STONEHAM MA 02180
18-0-177	41 43 WRIGHT ST	MANGANO JOSEPH 41 43 WRIGHT ST STONEHAM MA 02180
18-0-178	39 WRIGHT ST	TSAKMAKIS NICHOLAS 39 WRIGHT STREET STONEHAM MA 02180
18-0-179	37 WRIGHT ST	KEZIM BOUALEM / KEZIM FARIDA 37 WRIGHT ST STONEHAM MA 02180
18-0-181	35 WRIGHT ST	REILLY HELEN D. 35 WRIGHT ST STONEHAM MA 02180
18-0-182	33 WRIGHT ST	ROCK EILEEN K. / 33 WRIGHT ST / STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
18-0-183	15 17 MAPLE ST	MILLERICK HEIDI A. / RUSSO LAWRENCE A. III 15-17 MAPLE ST STONEHAM MA 02180
18-0-184	11 13 MAPLE ST	KONTALIPOS PERIKLIS / ANASTASIA KONTALIPOS 11 13 MAPLE ST STONEHAM MA 02180
18-0-185	2 HILL CT	PAICOPOLOS REALTY 21 CRYSTAL DRIVE STONEHAM MA 02180
18-0-186	5 HILL CT	MOYNIHAN DANIEL J. / MOYNIHAN MICHELLE TRS 15 CONCORD ROAD STONEHAM MA 02180
18-0-189	425 429 MAIN ST	C & S CAPITOL PROPERTIES LLC / 51 MAIN STREET / STONEHAM MA 02180
18-0-191	421 423 MAIN ST	PUORRO PAUL A. TRS. / OF THE 423 MAIN ST.RLTY 1 423 MAIN STREET / STONEHAM MA 02180
18-0-193	411 MAIN ST	411 MAIN STREET LLC 31 MAIN STREET NORTH READING MA 01864
18-0-195	403 407 MAIN ST	HAWKEYE PROPERTIES LLC / MASS LIMITED LIA 426 MAIN STREET SU1 / STONEHAM MA 02180
18-0-196	397 MAIN ST	FLAHERTY PATRICIA E / SANDRA A. FLAHERTY 397 MAIN STREET / STONEHAM MA 02180
18-0-197	387 395 MAIN ST	SYMES FAMILY CHARITABLE / FOUNDATION , INC. 50 DODGE ST / BEVERLY MA 01915
18-0-198	379 383 MAIN ST	PIGNONE MARGARET H. / 44 COUNTRY CLUB ROAD / STONEHAM MA 02180
18-0-199	373 377 MAIN ST	373 MAIN ST LLC 23 CRYSTAL DR STONEHAM MA 02180
18-0-200	367 MAIN ST	KOHEN I IYA P.O.BOX 80454 STONEHAM MA 02180
18-0-200A	371 MAIN ST	BROMBERG JEFFREY L / ROSEMARY J BROMBERG 371 MAIN ST STONEHAM MA 02180
18-0-201	365 MAIN ST	GILBERTSON JOHN R 365 MAIN ST STONEHAM MA 02180
18-0-202	359 MAIN ST	SALEM FIVE BANK / ATTN: FACILITIES 210 ESSEX ST SALEM MA 01970

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
18-0-203	345 MAIN ST	US POST OFFICE 345 MAIN ST STONEHAM MA 02180
18-0-204	335 MAIN ST	MIDDLESEX INVESTMENT PARTNERS / 51 MAIN STREET STONEHAM MA 02180
18-0-211	360 364 MAIN ST	DIETZ ROBERT / KAREN M DIETZ 20 PINE ST LYNNFIELD MA 01940
18-0-212	366 368 MAIN ST	C&S CAPITAL PROPERTIES LLC / MASS LIMITED LI 51 MAIN STREET / STONEHAM MA 02180
18-0-213	370 378 MAIN ST	C & S CAPITAL PROPERTIES LLC / 51 MAIN STREET / STONEHAM MA 02180
18-0-215	3 CENTRAL SQ	MAIN /CENTRAL STONEHAM REALTY LLC / 896 BEACON STREET / BOSTON MA 02215
18-0-216	2 8 CENTRAL ST	PIGNONE MARGARET H. / 44 COUNTRY CLUB RD. / STONEHAM MA 02180
18-0-217	10 CENTRAL ST	C & S CAPITAL PROPERTIES LLC 51 MAIN STREET / STONEHAM MA 02180
18-0-218	12 CENTRAL ST	MAZZOLA MICHAEL / MAZZOLA ANNMARIE 12 CENTRAL STREET / STONEHAM MA 02180
18-0-220	7 11 FRANKLIN ST	WAMSCOTT RED MENS WIGWAM BLDG, ASSOC. I 7-11 FRANKLIN STREET / STONEHAM MA 02180
18-0-221	3 5 FRANKLIN ST	PERRINA LUCIO TRS. / LUVALAN REALTY TRUST 75 MYSTIC STREET / METHUEN MA 01844
18-0-222	408 420 MAIN ST	PICCOLI ANTHONY S. / PICCOLI TIFFNEY S. TRS 22 GARDEN ROAD / STONEHAM MA 02180
18-0-223	422 MAIN ST	BADRIEH EDALATPOUR TR. / 422 MAIN STREET REA 422 MAIN ST STONEHAM MA 02180
18-0-224	430 MAIN ST	430 MAIN STREET LLC 67 ORCHARD LANE MELROSE MA 02176

LEGEND

- SOIL TEST PIT
- RM RM
- INVERT INVERT
- DOWN SPOUT
- CONTOUR
- X TO BE REMOVED



EXISTING CONDITIONS
SCALE: 1" = 10'

Gala Simon Associates Inc.
394 LOWELL STREET, SUITE 10
LEWIS, MA 01846
Tel: (781) 676-6262

GSA
Civil Engineers

**EXISTING CONDITION/
SITE PREPARATION
PLAN**

**382 MAIN STREET
STONEHAM, MASSACHUSETTS**

Job No. 1532	Date: 12/24/13
Drawn By: AG	Scale: AS SHOWN
Rev#	Date: Description:

C-0

LEGEND

- SOL TEST PIT
- ▬ R/W
- ▬ INVERT
- ▬ PROP. CONN. SPOUT
- ▬ PROP. CONTOUR
- ▬ 199.7 PROP. SPOT EL.

LAYOUT & GRADING NOTES

1. CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BETWEEN ALL TRADES PRIOR TO COMMENCING NEW CONSTRUCTION.
2. LOCATION OF EXISTING UTILITIES SHOWN ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL CONTACT THE PROPER AUTHORITIES IN WRITING TO CONFIRM THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE INCURRED DURING CONSTRUCTION TO ANY UTILITY SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
3. CONTRACTOR TO REFER TO A SURVEYOR PLOT PLAN FOR ACCURATE OFFSETS TO TO PROPERTY LINE.

SOIL TEST DATA
 Performed by James O'Neil, P.E. on November 30, 2016
 For Drainage System Design Only

Soil	Depth	Texture	Moisture	Color	Other	Flowline
TH1 (Bl. 169.3)						
CE	0"	Fill	N/A	-	-	168.1
CE	0"	Fill	-	1.57H/2	-	168.6
#1	06"	LS	-	1.75L/2	-	168.2
#2	10"	SL	-	1.07H/2	-	162.8
#	06"	LS	-	1.07H/2	-	162.2

NO REPT/VAL
 NO WETTING
 NO WATER

GENERAL NOTES

1. EXISTING CONDITIONS SURVEY INFORMATION OBTAINED FROM BENCHMARK SURVEY. STONEHAM MA OWNER/CLIENT ASSUMES ALL RESPONSIBILITY FOR SOURCES AND AUTHORIZATION TO USE ELECTRONIC AND RECORD FILES.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING INFORMATION ON THE GROUND AND SHALL REPORT ALL INCONSISTENCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION PRIOR TO CONSTRUCTION.
3. ALL AREAS OUTSIDE OF THE LIMIT OF WORK LINES SHALL NOT BE DISTURBED IN ANY MANNER BY THE CONTRACT OPERATIONS. THE CONTRACTOR SHALL KEEP OUT OF THESE AREAS AND PRESERVE THEIR EXISTING CHARACTER.
4. INSTALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION FOR APPROVAL BY THE DESIGN ENGINEER.
5. PROVIDE SMOOTH TRANSITION AT CHANGES IN GRADE EXCEPT AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ENGINEER.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITY LINES, ACTIVE OR NOT, AND SHALL MAINTAIN A CLOSE AND CONSTANT CONTACT WITH ALL UTILITY COMPANIES INVOLVED. CALL 800-SAFE-BUR-441-1333.
7. ALL ELEVATIONS ARE REFERENCED TO TOWN OF STONEHAM SEWER DATUM.
8. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS, PERMITTING, AND LICENSES ISSUED AT THE FEDERAL, STATE AND LOCAL AGENCIES.
9. CONTRACTOR SHALL COORDINATE ALL SITE UTILITY IMPROVEMENTS WITH THE TOWN OF STONEHAM OFFICIALS.
10. ENGINEER IS TO BE CONTACTED BY CONTRACTOR TO PERFORM AS BUILT MEASUREMENTS.
11. OWNER/DEVELOPER IS TO COMPLY WITH ALL OF MASSACHUSETTS DEP SITE DEVELOPMENT REGULATIONS.
12. SNOW IS TO BE REMOVED OFF SITE.

UTILITY NOTES:

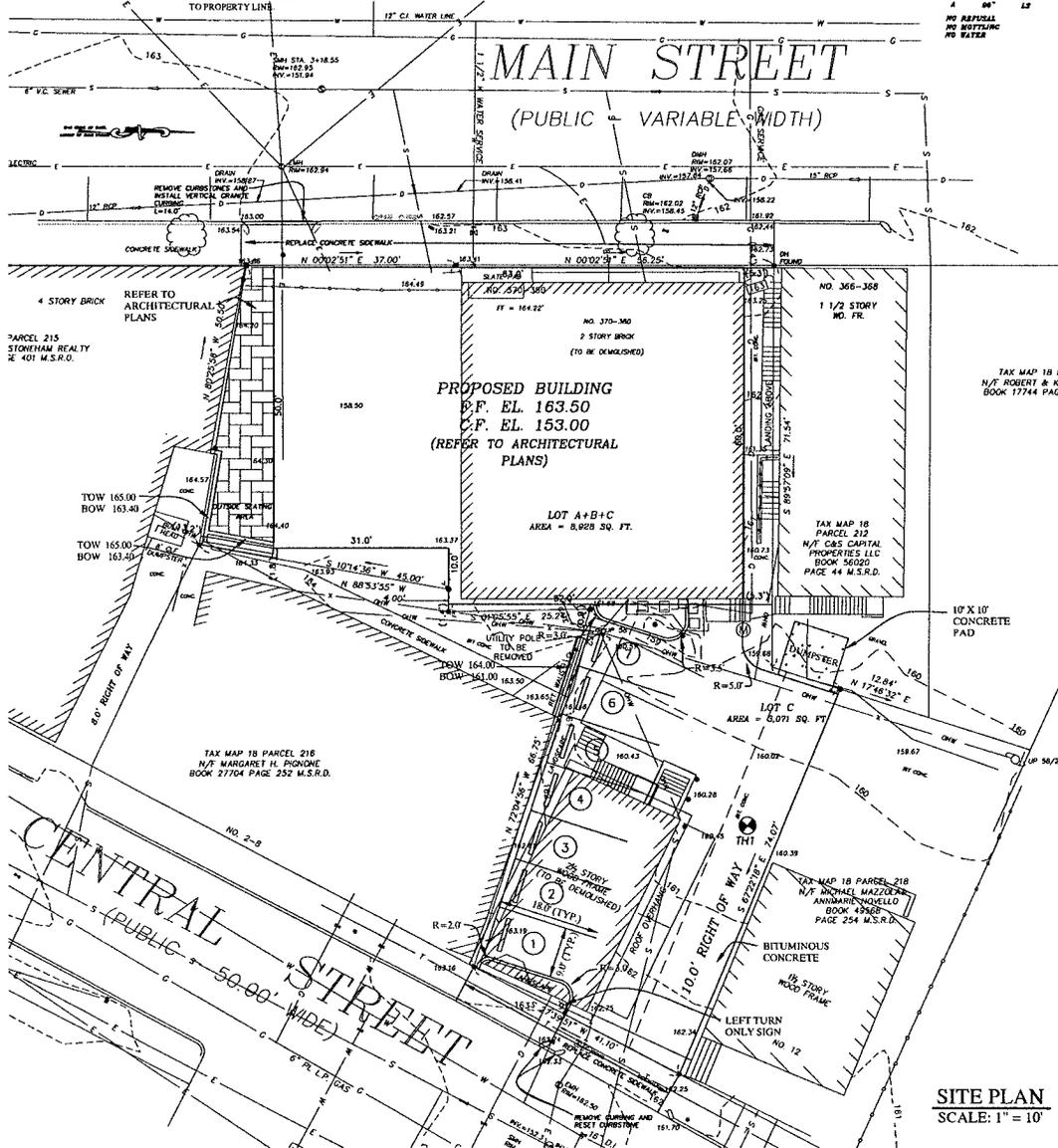
UTILITY NOTES:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES. SHOWN OR NOT SHOWN ON THIS PLAN. PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
 THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATERMETS, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK. CALL DUGSAFE AT 1-800-332-8844

DRAINAGE NOTES:

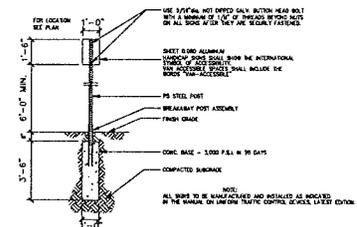
1. CONTRACTOR IS RESPONSIBLE FOR THE VERTICAL AND HORIZONTAL CONTROLS OF THE PROJECT.
2. INSTALLATION OF THE SURFACE DRAINAGE SYSTEM IS TO BE PERFORMED ACCORDING TO RECOMMENDATIONS FROM THE MANUFACTURER.
3. THE MINIMUM CLEARANCE FROM THE BOTTOM OF THE SURFACE DRAINAGE SYSTEM TO REFUSAL OR GROUNDWATER IS 24 INCHES. IN THE EVENT THAT THIS CLEARANCE CANNOT BE MAINTAINED, ENGINEER IS TO BE NOTIFIED.
4. ALL DRAINAGE PIPING IS SDR18 PVC.
5. SYSTEM WILL REQUIRE PERIODIC INSPECTION.

AS BUILT NOTE:

CONTRACTOR IS TO CONTACT ENGINEER FOR AS-BUILT MEASUREMENTS PRIOR TO BACK FILLING DRAINAGE SYSTEMS.



SITE PLAN
 SCALE: 1" = 10'



FREE STANDING ALUMINUM SIGN
 SCALE: NTS

Gala Simon Associates Inc.
 394 LOWELL STREET, SUITE 19
 LEVINGTON, MA 02292
 Tel: (978) 676-8862



LAYOUT PLAN

382 MAIN STREET
STONEHAM, MASSACHUSETTS

Job No. 1532	Date: 12/26/19
Drawn By: AG	Scale: AS SHOWN
Rev#	Date:
	Description:

C-1

LEGAL NOTICE



TOWN OF STONEHAM BOARD OF SELECTMEN

NOTICE OF PUBLIC HEARING

Review of Compliance With Site Plan Approvals 9-11-13 Gould Street

The Stoneham Board of Selectmen will hold a public hearing on Tuesday, January 19, 2016 at 7:10 P.M. in the Hearing Room of the Stoneham Town Hall, 35 Central Street, Stoneham to review the compliance of 9-11-13 Gould Street, owned by 11 Gould Street LLC, with Site Plan approvals for said property and buildings. Copies of said Site Plan approvals are available for inspection and copying at the Office of the Town Clerk.

Board of Selectmen

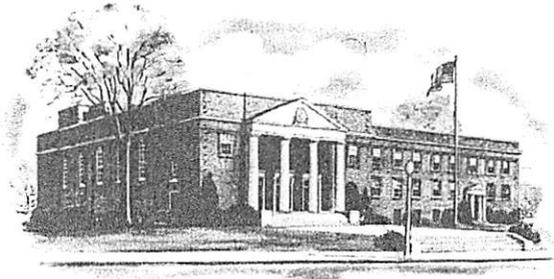
Dates to be published:

January 6, 2016

January 13, 2016

03-9616

1/6,13/16



TOWN OF
STONEHAM

MASSACHUSETTS 02180

www.stoneham-ma.gov

OFFICE OF BOARD OF SELECTMEN

Telephone: 781-279-2680

FAX: 781-279-2681

Email: esinclair@ci.stoneham.ma.us

Thomas Boussy, *Chairman*
Ann Marie O'Neill, *Vice Chairman*
Caroline Colarusso, *Selectwoman*

John F. DePinto, *Selectman*
Frank Vallarelli, *Selectman*
Erin Sinclair, *Office Manager*

January 8, 2016

11 Gould Street LLC
c/o: Mr. Domenick J. Cimina, Manager and Mr. Paul Maisano, Manager
11 Gould Street
Stoneham, MA 02180

CERTIFIED MAIL/RETURN RECEIPT REQUESTED and FIRST CLASS MAIL

Re: Notice of Public Hearing, Board of Selectmen Town of Stoneham
Review of Compliance With Site Plan Approvals 9-11-13 Gould Street

Dear Mr. Cimina and Mr. Maisano:

I am writing this letter on behalf of the Board of Selectmen as a follow-up to the earlier "Notice of Public Hearing" forwarded by the Board of Selectmen's office to 11 Gold Street LLC regarding the above referenced public hearing. As you are likely aware, the Board of Selectmen scheduled this public hearing because of numerous complaints from residents regarding the operations at the property and building and its impact on their lives and the public, including those residents who asked to be, and were, heard by the Board at its meeting this past Tuesday, January 5, 2012. (For your convenience, I note that a video of Board's meeting can be view at <http://www.stonehamtv.org/ondemand>)

I have also copied each of you individually on this letter, which I am sending by separate cover/envelope and I have copied your respective counsels in your current zoning appeals related to the property.

You are, of course, invited and requested to attend the public hearing.

Please feel free to call me if there are any questions.

Thank you.

Sincerely

David Ragucci
Town Administrator

Enclosure

cc: Mr. Domenick J. Cimina, 7 Daniel Drive, Stoneham (First Class Mail)

Mr. Paul Maisano, 10 Gorham Avenue, Stoneham (First Class Mail)

Patrick P. MacDonald, Esq. (Law Office of Cristopher G. Fallon, P.C.) (First Class Mail)

Daniel Solomon, Esq. (Blank and Solomon) (First Class Mail)



Patriot Properties

01/07/2016

3:01:15PM

Town of Stoneham

GIS - Abutters by Location

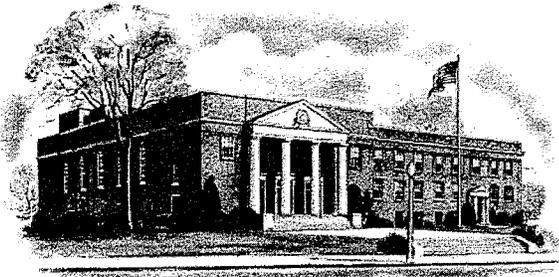
Filter Used:

DataProperty.AccountNumber in
(9092,7588,7853,7939,7940,7941,7942,7943,1195,1188,1182,1196,1181,1189,1495,1486,1197,1403,1463,1475,1514,1376,1451,1440,1430,1415,7
724,7725,7726,7881,1421,1392..

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
13-0-6	CENTRAL ST	TOWN OF STONHAM / TOWN HALL PROPERTY STONEHAM MA 02180
13-0-55	GERRY CT	TOWN OF STONHAM / RECREATION PARK TOWN HALL STONEHAM MA 02180
13-0-RRROW1	GOULD ST	TOWN OF STONEHAM / RAIL ROAD RIGHT OF WAY TOWN HALL STONEHAM MA 02180
13-0-19	10 GOULD ST	FRYKBERG WILLIAM III / FRYKBERG ROBIN T. 10 GOULD ST STONEHAM MA 02180
13-0-20	10 1/2 GOULD ST	ALDRICH MARK E. 458 PARK STREET N. READING MA 01864
13-0-34	11 GOULD ST	11 GOULD STREET LLC / MASS LIMITED LIABILITY C 11 GOULD STREET / STONEHAM MA 02180
13-0-31	15 GOULD ST	WOLONSAVICH AMY S / 15 GOULD ST / STONEHAM MA 02180
13-0-21	16 GOULD ST	J.L.A.M. LLC 16 GOULD STREET STONEHAM MA 02180
13-0-30	17 GOULD ST	PERDUYN GLENN A. / PERDUYN JENNIFER P. 17 GOULD ST / STONEHAM MA 02180
13-0-23	18 GOULD ST	J. L.A.M. LLC 16 GOULD STREET STONEHAM MA 02180
13-0-29	19 GOULD ST	MLIKA ADNAND / MLIKA NORA 19 GOULD ST / STONEHAM MA 02180
13-0-15	2 GOULD ST 1	HIGNETT JEFFREY F. 2 GOULD ST U# 1 STONEHAM MA 02180
13-0-15B	2 GOULD ST 2	EVERETT CAROL A. 2 GOULD ST U# 2 STONEHAM MA 02180
13-0-15C	2 GOULD ST 3	VINING LEONARD M. 2 GOULD ST U# 3 STONEHAM MA 02180
13-0-15D	2 GOULD ST 4	LUNDE RYAN / BEAUPRE NICOLE 2 GOULD ST U# 4 STONEHAM MA 02180
13-0-15M	2 GOULD ST	2 GOULD STREET CONDO ASSOCIATION STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
13-0-28	21 GOULD ST	ALDEN JAMES N / LISA M ALDEN 21 GOULD ST STONEHAM MA 02180
13-0-25	22 GOULD ST	JWP REALTY, LLC 41 PLEASANT STREET STONEHAM MA 02180
13-0-26	24 GOULD ST	COOPER NICHOLAS P. 24 GOULD ST STONEHAM MA 02180
13-0-36	3 5 GOULD ST	MARQUIS DORIS J. TRS. / MARQUIS RLTY TRUST 5 GOULD ST STONEHAM MA 02180
13-0-16	4 GOULD ST	LAPIANA MICHELE A. / 11 CRISTOFARO ST WAKEFIELD MA 01880
13-0-17	6 GOULD ST	ARRIA CHARLES JR. / LINEHAN KATHLEEN 6 GOULD ST STONEHAM MA 02180
13-0-35	7 GOULD ST	DIBARTOLOMEO PAUL J. / DIBARTOLOMEO PAULA M 7 GOULD ST STONEHAM MA 02180
13-0-18	8 GOULD ST	ZOLL REALTY LLC 21 FLORAL ST NEWTON MA 02164
12-0-354	3 ORIENTAL CT	CUNNINGHAM JOSEPH TRS / THREE ORIENTAL CO 39 PLEASANT ST STE 3 / STONEHAM MA 02180
12-0-355	5 ORIENTAL CT	BRENNAN MICHAEL P. 5 ORIENTAL CT STONEHAM MA 02180
13-0-22	7 9 ORIENTAL CT	BLEEKER PROPERTIES LLC 458 PARK ST NORTH READING MA 01864
12-0-363	10 PINE ST	VILLEMAIRE, JR. ARTHUR 10 PINE STREET STONEHAM MA 02180
13-0-14	10 1/2 PINE ST	BERGSTROM RONALD / KATHLEEN BERGSTROM 10A PINE STREET STONEHAM MA 02180
13-0-37	12 PINE ST	DOUCETTE ALFRED J. (LE) 12 PINE ST STONEHAM MA 02180
13-0-13	15 PINE ST	GIAKOUMIDIS NIKOLAOS / GIAKOUMIDIS ELIAS 7 HIGH ST STONEHAM MA 02180
13-0-38	16 PINE ST	TOWN OF STONHAM / PUBLIC WKS STONEHAM TOWN HALL STONEHAM MA 02180

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
13-0-12	17 PINE ST	MCCOLLIN MICHAEL R. / 17 PINE ST / STONEHAM MA 02180
12-0-360	6 PINE ST	GIORDANO ANTHONY J 6 PINE ST STONEHAM MA 02180
12-0-362	8 PINE ST	MCDERMOTT THOMAS E. / MC DERMOTT DONNA A. 8 PINE ST STONEHAM MA 02180
12-0-350	PLEASANT ST	39 PLEASANT STREET CONDO ASSOCIATION STONEHAM MA 02180
12-0-350D	39 PLEASANT ST 4	SWITZER GORDON / 35 PLEASANT STREET / STONEHAM MA 02180
12-0-350J	39 PLEASANT ST 2D	CUNNINGHAM JOSPHE W TRS / BAY STATE TRUST 39 PLEASANT ST STE3 STONEHAM MA 02180
12-0-350K	39 PLEASANT ST 3A	CUNNINGHAM JOSPHE W TRS / BAY STATE TRUST 39 PLEASANT ST STE3 STONEHAM MA 02180
12-0-350L	39 PLEASANT ST 3B	CUNNINGHAM JOSPHE W TRS / BAY STATE TRUST 39 PLEASANT ST STE3 STONEHAM MA 02180
12-0-350M	39 PLEASANT ST 3C	CUNNINGHAM JOSPHE W TRS / BAY STATE TRUST 39 PLEASANT ST STE3 STONEHAM MA 02180
12-0-350N	39 PLEASANT ST 3D	CUNNINGHAM JOSPHE W TRS / BAY STATE TRUST 39 PLEASANT ST STE3 STONEHAM MA 02180
12-0-349	41 PLEASANT ST	JWP REALTY LLC 41 PLEASANT ST STONEHAM MA 02180
12-0-348	43 PLEASANT ST	43 PLEASANT ST REALTY LLC 41 PLEASANT ST STONEHAM MA 02180
13-0-114	47 PLEASANT ST	LOVERING-SABER JOANNE / 47 PLEASANT ST / STONEHAM MA 02180



Board of Selectmen

R. Paul Rotondi, *Chairman*
Frank Vallarelli, *Vice Chairman*
Richard S. Gregorio, *Secretary/Selectman*

File Copy

TOWN OF
STONEHAM
MASSACHUSETTS

TOWN HALL
35 CENTRAL STREET
STONEHAM, MA 02180

781/279-2680

John F. DePinto, *Selectman*
Robert W. Sweeney, *Selectman*
Muriel Doherty, *Office Manager*

April 20, 2010

11 Gould Street LLC,
Dominick J. Cimina, Manager
7 Daniel Drive
Stoneham, Massachusetts 02180

Re: **11 Gould Street, Stoneham, MA**

Dear Mr. Cimina:

Please be advised that the Board of Selectmen, at our meeting on March 30, 2010, voted to approve your petition to amend the site plan approval of 7/13/04 by adding contractor's storage to the allowed uses, on the property located at 11 Gould Street, Stoneham, MA, on land owned by 11 Gould Street, LLC, Dominick J. Cimina, Manager, 7 Daniel Drive, Stoneham, MA 02180.

Said approval was granted subject to your incorporation on this plan the recommendations of Town departments as stated in the following correspondence:

Project Review Report – Received March 30, 2010
Planning Board – Special Permit to be filed

Two years is allowed for completion, and hours of operation are 7:00 a.m. to 5:30 p.m., except for emergencies. The Board of Selectmen reserves the right to amend and modify the plan at any time.

Very truly yours,

Board of Selectmen

Chairman

11 Gould Street

April 20, 2010

Page (2)

cc: Charles F. Houghton, Esq.
Town Administrator
Inspectional Services
Fire Department
Board of Health
Planning Board
Police Department
School Committee
Department of Public Works

Voting to approve:

R. Paul Rotondi, Chairman
John F. DePinto
Richard S. Gregorio
Robert W. Sweeney
Frank Vallarelli

Filed with Town Clerk: April 22, 2010

#5

TOWN OF STONEHAM

Project Review

Review Report

Project 11 Gould Street

Representative(s): Charlie Houghton

Status: Project Review

Review Meeting Date: 11-24-09 (revisions 3-30-10)

Project Review Team: Robert Bracey, Robert Grover, Joseph Rolli, Joseph Ponzio & Cheryl Noble

RECEIVED
2010 MAR 30 P 6:04
TOWN OF STONEHAM

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

Department	Issue(s) Raised	Applicant's Response
<p>DPW Engineering</p>	<p>The Public Works Department has no objections to the changed use to include contractor storage.</p>	<p>Agreed</p>
<p>Police Department</p>	<p>The Police Department has no suggested changes for the site plan hearing for 9-11-13 Gould St.</p>	<p>Agreed</p>

<p>Board of Health</p>	<p>Submit an updated site plan for review and approval for a dumpster and dumpster enclosure in accordance with the Town of Stoneham Board of Health Regulations Chapter 20 Article VI – Dumpster Regulations Section 20-60 Locations</p>	<p>Agreed</p>
	<p>Submit a new site plan for review and approval for the storage of hazardous waste oil in accordance with the Town of Stoneham Board of Health Regulations Chapter 20 Article VI – Dumpster Regulations</p>	<p>Agreed</p>
	<p>Adhere to the Commonwealth of Massachusetts Department of Environmental Protection Agency (DEP) Regulations: Inspection and Repair Industry: Repair Shops</p>	<p>Agreed</p>
	<p>Adhere to the Commonwealth of Massachusetts Department of Environmental Protection Agency (DEP) 310 CMR 15.00 “Subsurface Disposal of Sanitary Sewage” Require to connect to the Town of Stoneham’s public water and sewer.</p>	<p>Agreed</p>
	<p>Enclosure/fence around site to be shrouded or slated to prevent air and or dust pollution from contaminants due to auto repair.</p>	<p>Agreed</p>
	<p>The Board of Health reserves the right in accordance with Massachusetts General Law Subdivision Control Chapter 41 Section 81U Approval, Modification or Disapproval of Plan by Board: Prerequisites for Decision to amend any site plan at anytime as it pertains to the Local, State and Federal Regulations and to the health and safety and protection of the</p>	<p>Agreed</p>

	general public within the Commonwealth of Massachusetts.	
--	--	--

Fire Department	The fire department has met on site with the building owner to go over the fire alarm system and building access. There are currently no objections to this plan. We look forward to continue working with the building owner.	Agreed
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Inspectional Services	Four foot landscape strip must be maintained.	Agreed
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Please note this document has been provided to the each of the department heads and a copy has been transmitted to the applicant.

Respectfully submitted,


Cheryl Noble



Board of Selectmen

R. Paul Rotondi, *Chairman*
Frank Vallarelli, *Vice Chairman*
Richard S. Gregorio, *Secretary/Selectman*

File Copy
TOWN OF
STONEHAM
MASSACHUSETTS

TOWN HALL
35 CENTRAL STREET
STONEHAM, MA 02180

781/279-2680

John F. DePinto, *Selectman*
Robert W. Sweeney, *Selectman*
Muriel Doherty, *Office Manager*

April 20, 2010

11 Gould Street LLC,
Dominick J. Cimina, Manager
7 Daniel Drive
Stoneham, Massachusetts 02180

Re: **11 Gould Street, Stoneham, MA**

Dear Mr. Cimina:

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Said approval was granted subject to your incorporation on this plan the recommendations of Town departments as stated in the following correspondence:

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Very truly yours,

Board of Selectmen

Chairman

11 Gould Street

April 20, 2010

Page (2)

cc: Charles F. Houghton, Esq.
Town Administrator
Inspectional Services
Fire Department
Board of Health
Planning Board
Police Department
School Committee
Department of Public Works

Voting to approve:

R. Paul Rotondi, Chairman
John F. DePinto
Richard S. Gregorio
Robert W. Sweeney
Frank Vallarelli

Filed with Town Clerk: April 22, 2010

Stoneham Board of Selectmen – Minutes of Meeting of March 30, 2010

Chairman John F. DePinto called the meeting to order at 7:07 p.m. Also present were Selectmen Richard S. Gregorio, R. Paul Rotondi, Robert W. Sweeney, Frank Vallarelli, Town Administrator David Ragucci, and Town Counsel William H. Solomon.

Pledge of Allegiance

Moment of Silence in Memory of Anthony DeTeso

Selectman Sweeney moved to hold a moment of silence for Anthony DeTeso, the Stoneham School Committee Member to the Northeast Regional Vocational School for many years. Mr. DeTeso passed away on March 26th. Motion was seconded and **unanimously voted. A moment of silence was held.**

Appointment to Board of Registrars

Selectman Vallarelli moved to appoint Larry Allen as a member of the Board of Registrars, seconded by Selectman Sweeney. **Motion was unanimously voted.**

MWRA Water Tank

Town Administrator Ragucci suggested sending a letter to the DEP and the MWRA requesting the top of the five acres be set aside for Stoneham's use as a soccer facility. Selectman Rotondi moved that the letter be very strong. He said he heard they didn't know about the soccer fields. He said the Town agreed not to fight them even though it cost the Town low-income housing. He said he wants it to go to every member of the Board of Directors. Motion was seconded by Selectman Sweeney. Chairman DePinto asked that Mr. Ragucci email the Board a copy of the letter before he sends it out. **Motion was unanimously voted.**

Approve Memorial Day Parade

Selectman Rotondi moved approval of the Memorial Day Parade, seconded by Selectman Sweeney. **Motion was unanimously voted.**

Approve 10-24 Spencer St Site Plan Decision Letter

Selectman Rotondi moved approval of the site plan approval letter for 10-24 Spencer Street, seconded by Selectman Sweeney. **Motion was unanimously voted.**

Intersection of Washington and Elm Streets/Public Hearing

Selectman Vallarelli read the Notice of Hearing. DPW Director Bob Grover said the preliminary estimate for a set of lights and improvements is \$200,000. He said the total allotment for Chapter 90 is \$380,000, and that is the money they pave the streets with.

He said an option is to make Washington Street a "Do Not Enter" on the other side of Elm Street. Chairman DePinto asked if they would be shovel-ready for the project, if they get stimulus money. Mr. Grover said that is correct. Selectman Gregorio suggested sending a letter to the federal legislators. Selectman Sweeney added they could try it for a while and see what the residents think about it. Chief Bongiorno said he would like to give it 6 months to a year. Mr. Grover said there will be signs saying "Dangerous Intersection" and they will paint the sidewalks as part of the spring work. Selectman Rotondi moved to accept the plan as submitted, seconded by Selectman Vallarelli. Chairman DePinto added that they include the federal officials in the letter, seconded by Selectman Sweeney. **Motion was unanimously voted.**

11 Gould Street LLC/Dominick J. Cimina, Manager/11 Gould St/Site Plan Amendment Hearing/Continued

Selectman Rotondi read the Notice of Hearing that was published on 11/24/09. Atty. Houghton said he obtained a Special Permit last Wednesday. He said it is a 4-bay building and his client will occupy one of them. He said the original approval was for office and industrial. Selectman Rotondi read the DPW, Police Dept, Board of Health, Fire Dept, and Inspectional Services recommendations. Selectman Sweeney moved approval, conditioned on the Planning Board Special Permit, hours 7:00 a.m. to 5:30 p.m., except for emergencies, and two years for completion. Motion was seconded by Selectman Vallarelli, and a roll call vote was taken.

Voting in favor:

Selectman Gregorio
Selectman Rotondi
Selectman Sweeney
Selectman Vallarelli
Chairman DePinto

Motion was unanimously voted.

Approve New Livery License/Edwin Omubude Idehen/103 Hill St #2

Selectman Vallarelli moved to table this, seconded by Selectman Sweeney. **Motion was unanimously voted.**

Article Recommendations

Article 4 – Town Administrator Ragucci said he would consider a 1 ½% increase for the Clerk. Selectman Gregorio moved approval of this article, seconded by Selectman Sweeney. **Motion was unanimously voted.**

Article 5 – Selectman Rotondi moved approval, seconded by Selectman Gregorio. **Motion was unanimously voted.**

Article 6 – Selectman Vallarelli moved to support this article, seconded by Selectman Gregorio, with the understanding that it will be landscaped and maintained. Selectman Rotondi said that, for clarification, it should state that if they don't get the State, they are in trouble. **Motion was unanimously voted.**

Article 7 & 8 – Selectman Gregorio moved approval, seconded by Selectman Sweeney. **Motion was unanimously voted.**

Article 9 – Selectman Gregorio moved approval, seconded by Selectman Rotondi. **Motion was unanimously voted.**

Article 22 – Selectman Rotondi moved to accept the Selectmen's budget dated 3/30/10 which totals \$62,976,069, but if any more revenue, fill the Police position. Selectman Sweeney said he is not keen on eliminating one of the two vacant Police positions. Chairman DePinto said they will make sure it is not forgotten. Selectman Rotondi said it will be their first priority. Selectman Sweeney said he feels just as strongly with DPW. Selectman Gregorio moved approval of the budget as recommended by the Town Administrator, seconded by Selectman Rotondi. **Motion was unanimously voted.**

Articles 11–16 & 18- 22 – Selectman Gregorio moved approval of these articles, seconded by Selectman Sweeney. **Motion was unanimously voted.**

Approve Minutes

Selectman Sweeney moved approval of the 3/2/10 minutes, seconded by Selectman Gregorio. **Motion was unanimously voted.** Selectman Gregorio moved approval of the 3/2/10 executive session minutes and not to be released, seconded by Selectman Sweeney. **Motion was unanimously voted.**

Appoint School Building Committee

Selectman Rotondi moved to appoint Peter D'Angelo and Lisa Gallagher to the Middle School Building Committee, seconded by Selectman Gregorio. **Motion was unanimously voted.** Selectman Rotondi moved to establish a School Building Committee consisting of the following non-voting members: School Superintendent Les Olson, Town Administrator David Ragucci, School Principal Chris Banos, School Business Manager Anthony DiCologero, and School Facilities Manager Max French and voting members: School Committee member Marie Christie, the Selectmen Chairman, and a member from the Finance Board. Motion was seconded by Selectman Sweeney and **unanimously voted.**

Approve Common Victualler License Renewals

Selectman Sweeney moved approval of the following Common Victualler License renewals: Anthony's Italian Specialties/408 Main St; Boston Market Corp d/b/a Boston Market #0049/65 Main St; Bart 33, Inc d/b/a The Daily Scoop/232 Main St; Capi Donuts, Inc d/b/a Dunkin Donuts/62A Montvale Ave; Sunnyhurst Donuts, Inc d/b/a Dunkin Donuts/196 Main St; Georgie D's Enterprises, Inc d/b/a Georgie D's/125 Main St; Fareast Kirin, Inc d/b/a Kyotoya Japanese Restaurant/58 Montvale Ave #B; KroMel's, Inc d/b/a Melissa's Main Street Bistro/407 Main St; Tayla-Kevin, LLC d/b/a Pignone's Café/319 Main St; Pizza Mia Stoneham, Inc/67 Franklin St; Three Amigos, Inc/125 Main St #4. Motion was seconded by Selectman Gregorio and **unanimously voted**.

Miscellaneous Correspondence

Town Counsel Solomon said he will send a letter to Comcast about advertising issues. He will also submit the legal advertising policy to the Board to change it, and he will give the Board the changes in the Open Meeting Law.

Addendum

Selectman Rotondi moved to do the addendum to discuss the establishment of a Special Town Meeting, seconded by Selectman Gregorio. Voting was 3-2 in favor. **Motion did not carry**.

Miscellaneous Correspondence (Continued)

Selectman Sweeney noted the packet from Mr. Wantman and asked Town Counsel if he knew anything about this issue. Town Counsel Solomon said that is the subject of litigation, where the Town is the defendant and Mr. Wantman is the plaintiff. He suggested having outside counsel meet with them and discuss that issue. He said Bob Grover believes that the flooding that's occurring on Mr. Wantman's property is not related to the Town's easement but is related to the pumping of water. He said if Mr. Wantman and the other parties want a resolution the Town would be happy to have a meeting. Chairman DePinto said to have the Town's outside counsel come in and have a meeting. Mr. Wantman said in the past the water flowed west. He said the water accumulates on the Weiss property and backs up onto his. He believes it is a matter of cleaning out some ditches. Bob Conway, Chairman of the Conservation Commission, said there is a pump house at Weiss Farm. He said the stream on the opposite side has been neglected for years. He said the stream is not flowing. He said the farm floods and the apartment house parking lot floods. He said there is mold on the side of the building. He thinks they have a public health issue. He said the stream is full of siltation and needs to be cleaned out so the pump can work. Chairman DePinto said to have Dave look at it and sit with Bob Grover and someone from the Board of Health. Selectman Gregorio

said to have the parties look at it and have all the parties here. Chairman DePinto put it on the 4/20 agenda.

Selectman Rotondi noted the letter from the Rustic Road resident concerning NStar. Mr. Ragucci will find out about it. Chairman DePinto said if it is an issue they will have Annmarie Walsh of NStar come to the next meeting.

Selectman Gregorio asked to invite the Town Accountant and the Audit Committee and put the Audit Report on the 4/20 agenda.

Town Administrator Reports

Mr. Ragucci said there was a 25% design meeting on the bikepath. He said it should get on TIP next year and funding is probably 5 years out. Mr. Ragucci said there was only one bidder for the one-year golf contract. He said it was the gentleman operating the course for the past 8 years. He said there is nothing preventing the Town from awarding it. He said LA Fitness corporate headquarters will come to Stoneham to discuss the noise issue and the MBTA forum will be held on 4/12 in Stoneham. Mr. Ragucci he and other Town officials met with Wakefield Town officials and Nazareth. He said they are looking to do a 48-unit housing development, with 21 in Wakefield and 27 in Stoneham. He said he would like to have a member of the Board of Selectmen at the meeting next Thursday for mitigation.

Executive Session

Selectman Rotondi moved to go into executive session to talk about litigation and the potential leasing and sale of property and not to return back in public session, pursuant to Chapter 39, section 23B. Motion was seconded by Selectman Gregorio, and a roll call vote was taken.

Voting in favor:

Selectman Sweeney
Selectman Vallarelli
Selectman Gregorio
Selectman Rotondi
Chairman DePinto

Motion was unanimously voted.

Meeting adjourned at 9:03 p.m.

Respectfully submitted,

Muriel Doherty



Board of Selectmen

John F. DePinto, *Chairman*
R. Paul Rotondi, *Vice Chairman*
Frank A. Vallarelli, *Secretary/Selectman*

File Copy

**TOWN OF
STONEHAM
MASSACHUSETTS**

TOWN HALL
35 CENTRAL STREET
STONEHAM, MA 02180

781/279-2680

Richard S. Gregorio, *Selectman*
Robert W. Sweeney, *Selectman*
Muriel Doherty, *Office Manager*

December 15, 2009

11 Gould St LLC
c/o Charles F. Houghton, Esq.
271 Main Street – Suite 202
Stoneham, Massachusetts 02180

Re: **11 Gould Street, Stoneham, MA**

Dear Sir:

Please be advised that the Board of Selectmen, at our meeting on November 17, 2009, voted to extend your site plan approval of July 13, 2004, for one year until November 17, 2010.

The Board of Selectmen reserves the right to review and modify the plan at any time.

Very truly yours,

Board of Selectmen

John F. DePinto MD

Chairman

md

cc: Charles F. Houghton, Esq.
Town Administrator
Inspectional Services
Fire Department
Board of Health
Planning Board
Police Department
Department of Public Works
School Committee

Voting to approve:

John F. DePinto, Chairman
Richard S. Gregorio
R. Paul Rotondi
Robert W. Sweeney
Frank Vallarelli

Filed with Town Clerk: December 16, 2009

Stoneham Board of Selectmen –Minutes of Meeting of November 17, 2009

Chairman John F. DePinto called the meeting to order at 7:00 p.m. Also present were Selectmen Richard S. Gregorio, R. Paul Rotondi, Robert W. Sweeney, Frank Vallarelli, Town Administrator David Ragucci, and Town Counsel William H. Solomon.

Pledge of Allegiance

Whip Hill Donation/Dan Towse

Dan Towse, Trustee of the Whip Hill Trust, presented the Board with a \$10,950 check to take care of the maintenance costs for Whip Hill for this year.

Tax Rate/Public Hearing

Selectman Vallarelli read the Notice of Hearing that was published in the Stoneham Independent on 10/28/09. Director of Assessing Brian Macdonald said the Board of Assessors recommended a shift of 1.53 with the corresponding 0.9305 residential factor. He said the tax rate would be \$11.49 Residential and \$18.86 Commercial. He said the Board of Assessors is not recommending a residential exemption or a commercial exemption. Selectman Rotondi moved to do the 0.9305 factor, seconded by Selectman Sweeney. Chairman DePinto opened the hearing to the public. Chamber Executive Director Sharon Iovanni asked that they revert back to no shift. She also asked them to consider a small commercial exemption, perhaps just for a year. She asked them to consider lowering the shift or consider the exemption. Selectman Vallarelli asked if there were an estimate of how many industrial properties would pick it up. Mr. Macdonald said they have 20 of them. Selectman Rotondi said they have one big industrial property to develop and they would have to tell them they will pay more taxes. Secondly, he said, if they have 12 employees they might lay off two to qualify. He said he appreciates Ms. Iovanni's concern, but he doesn't think it's a wise thing to do in these times. Assessor Dick Mangerian said Selectman Rotondi's remarks are completely in order. He said if a developer looks at the shift, if they vote it, he doesn't think it would be an incentive. Mr. Macdonald said it would be granted to the property owner who would not be required to pass on any savings to the business. A roll call vote was taken.

Voting in favor:

Selectman Vallarelli
Selectman Sweeney
Selectman Gregorio
Selectman Rotondi
Chairman DePinto

Motion was unanimously voted.

Executive Session

Selectman Rotondi moved to go into executive session for purposes of discussing litigation and return as the Board of Selectmen to finish the agenda. Selectman Sweeney noted they have residents here on the agenda at 7:50 p.m. He said he thinks they can let the lawyers wait. He said they will probably be done with the agenda in a half hour, and if the litigation is so important he wouldn't want to rush it. Selectman Rotondi withdrew his motion.

Appoint Members to Committees

Selectman Rotondi moved to appoint Robert Conway and Ellen McBride to the Conservation Commission, seconded by Selectman Sweeney. **Motion was unanimously voted.** Selectman Vallarelli moved to appoint David LeBlanc and Nathan Cramer to the Historical Commission, seconded by Selectman Sweeney. **Motion was unanimously voted.** Selectman Sweeney moved to appoint Josh Portman as an associate member of the Conservation Commission, seconded by Selectman Vallarelli. **Motion was unanimously voted.**

11 Gould St LLC/9-11-13 Gould St/Site Plan Extension

Atty. Houghton was present to represent 11 Gould St LLC in its request for a one-year site plan extension. Selectman Rotondi moved to extend the site plan at 9-11-13 Gould Street for one year, seconded by Selectman Gregorio. A roll call vote was taken.

Voting in favor:

Selectman Gregorio
Selectman Rotondi
Selectman Sweeney
Selectman Vallarelli
Chairman DePinto

Motion was unanimously voted.

9-11-13 Gould St/Request for Change of Address

Selectman Sweeney moved to approve the change of address from 9-11-13 Gould Street to 11 Gould Street, if there is no problem with the Board of Assessors and DPW. Motion was seconded and **unanimously voted.**

Sign Development Agreement and Mitigation Covenant/Langwood Commons and Stoneham Executive Center

Selectman Rotondi moved to sign the mitigation agreement in front of them tonight, seconded by Selectman Sweeney. **Motion was unanimously voted.**

2 Lynn Fells Parkway/Site Plan Extension

Atty. Houghton was present to represent Cafua Management Company in its request for a one-year extension on the site plan at 2 Lynn Fells Parkway. Selectman Vallarelli moved to approve a one-year extension on the site plan at 2 Lynn Fells parkway, seconded by Selectman Rotondi. A roll call vote was taken.

Voting in favor:

Selectman Gregorio
Selectman Rotondi
Selectman Vallarelli
Selectman Sweeney
Chairman DePinto

Motion was unanimously voted.

Sign Development Agreement and Mitigation Covenant/Langwood Commons and Stoneham Executive Center/Continued

Selectman Rotondi moved to amend his previous motion to approve signing the Development agreement and the Mitigation Covenant for Langwood Commons and Stoneham Executive Center. Motion was seconded and **unanimously voted.**

MBTA Bus Service/Ken Pruitt

Ken Pruitt, 9 Everett Street, and several other T riders were present to discuss the service Stoneham is receiving from the T. Mr. Pruitt said they pay fares but that all taxpayers in Stoneham pay over \$430,000 a year. He said they have some expectation of a certain frequency and timeliness of service. He said it is common for the bus to be late 0 to 15 minutes and once or twice a week the bus doesn't show. The bus runs every half hour, which could mean a 45 minute wait. He said in pouring rain or freezing temperatures that is simply unacceptable. He said timeliness is simply a matter of supervision. He said buses are jam-packed. He said if there were three buses an hour instead of two, there wouldn't be as much of an impact if a bus broke down. Dennis Boyd, 107 Marble St #4, said he waited 3 ½ hours at Malden Station for a bus. He said it runs every hour during the day and there is no service for seniors. Ms. Ford, a therapist, spoke about service for seniors and citizens with limited mobility. She said waiting a ½ hour for someone with a disability is impossible. She said they also need to know the bus will run frequently so they can sit down. Another woman said the 8:00 bus is too unreliable so she now takes the 7:30 a.m. bus, which gets her to work very early. Selectman Gregorio recommended a subcommittee of Selectmen and these people meet with the Representatives and Senator and have them convey this to the T. Selectmen Sweeney and Vallarelli said they would like to be involved. Sharon Iovanni asked if they needed someone from the business committee. Selectman Gregorio said that was a good idea.

Approve Minutes

Selectman Rotondi moved approval of the 9/22/09 minutes. Motion was seconded and **unanimously voted**. Selectman Gregorio moved approval of the 10/26/09 minutes, seconded by Selectman Sweeney. **Motion was unanimously voted.**

Miscellaneous Correspondence

Selectman Sweeney noted the correspondence from DCR concerning South Street extension. He said he contacted Mary Zatta and gave her a copy. He said the neighborhood was agreeable to what was proposed. He asked if the Town would accept it as a private way.

Town Counsel Solomon said he wanted to close on the two parcels of land at the Town Hall parking lot on 11/24. Selectman Gregorio moved to accept signing of both documents, seconded by Selectman Sweeney. **Motion was unanimously voted.**

Cable

Selectman Sweeney moved to authorize the Chairman to sign two letters, one to Comcast initiating the formal licensing process and a compliance letter to RCN. Motion was seconded and **unanimously voted.**

Tree Warden of the Year Nomination

Selectman Sweeney nominated Jim Previte Tree Warden of the Year, seconded by Selectman Rotondi. **Motion was unanimously voted.** Chairman DePinto asked Town Administrator Ragucci to take care of the application.

Town Administrator Report

Mr. Ragucci said he will be purchasing a Senior Center van from Stoneham Ford. He said StonehamBank and Stoneham Ford will each pay \$7,500 toward the cost.

Mr. Ragucci said he is drafting an intermunicipal agreement with Melrose sharing the Building Inspector in January of next year.

Selectman Rotondi asked about the letter to Redstone about sidewalks. Mr. Ragucci said he will send it out this week. Selectman Gregorio asked if anything on the public meeting with the bikepath. Mr. Ragucci said he will have an update. Selectman Rotondi said the Planning Board has to send a letter to Redstone. He said to send Gus Niewenhous the same letter the Board sends.

Executive Session

Selectman Sweeney moved to go into executive session for litigation strategy and to adjourn and not come back as the Board of Selectmen. Motion was seconded, and a roll call vote was taken.

Voting in favor:

Selectman Gregorio
Selectman Rotondi
Selectman Vallarelli
Selectman Sweeney
Chairman DePinto

Motion was unanimously voted.

Meeting adjourned at 8:26 p.m.

Respectfully submitted,



Muriel Doherty



File Copy
TOWN OF
STONEHAM
MASSACHUSETTS

TOWN HALL
35 CENTRAL STREET
STONEHAM, MASS. 02180

781/279-2680

Board of Selectmen

Albert B. Conti, *Chairman*
Anthony C. Kennedy, *Vice Chairman*
Patrick F. Jordan, Jr., *Secretary/Selectman*

Cosmo M. Ciccarello, *Selectman*
Darin J. Leahy, *Selectman*
Muriel Doherty, *Clerk*

July 27, 1999

Alan K. Melkonian
Stoneham Motor Company, Inc.
185 Main Street
Stoneham, Massachusetts 02180

Re: **9-11-13 Gould Street**

Dear Sir:

Please be advised that the Board of Selectmen, at our meeting on July 13, 1999, voted unanimously to approve your site plan to remove the existing building and garage and construct a one-story commercial building with mixed office use and industrial park use, located at 9-11-13 Gould Street, Stoneham, MA on land owned by Victor Vacon, Rosalie Vacon, and Gary Vacon, 1 Standish Road, Stoneham, MA 02180.

Said approval was granted subject to your incorporation on this plan the recommendations of Town departments as stated in the following correspondence:

Board of Health – Letter dated June 29, 1999 with enclosure
from ENSOL, Inc. dated May 18, 1998
Conservation Commission – Letter dated June 11, 1999
Public Works Department – Letter dated June 14, 1999
Fire Department – Letter dated June 15, 1999
Planning Board – Letter dated July 7, 1999
Police Department – Letter dated June 18, 1999
Inspector of Buildings – Letter dated July 1, 1999

Said approval is also subject to your incorporation on this plan of the letter dated July 13, 1999 from Steven L. Cicatelli, Esq., containing the following stipulations

9-11-13 Gould Street
July 27, 1999 - Page #2

1. Height of proposed building not to exceed 20 feet, upper most portion of structure to be no more than 13 feet above the grade of my client's dwelling located at 7 Gould Street, Stoneham, MA
2. No windows, doors or ventilation ducts shall be located on the westerly facade of the proposed building facing my client's property.
3. No lights of any type shall be located on the westerly facade of the proposed building facing my client's property. All lighting shall be directed away from my client's property in accordance with Stoneham Zoning By Law Section 6.6.2.2 and said lighting should be reduced in the evening to a minimal level to maintain safety.
4. No automobile repair or auto body repair of any type shall take place at the above referenced site.
5. No subleasing of required by zoning bylaw parking spaces shall be allowed.
6. Granite curbing and cement sidewalks shall be installed as per the recommendations of the Town Engineer.
7. A 6 foot cedar fence shall be installed along the westerly property line. Said fence shall begin 30 feet distant from Gould Street and shall continue along said westerly boundary line.
8. A row of arborvitae, 5 feet in height, shall be planted in accordance with the Site Plan. Said planting shall be serviced by a sprinkler system. Said fencing and row of arborvitae shall be planted within 30 days of the demolition of the structure known and numbered as 9-11 Gould Street.

It was further stipulated that the dumpster be placed in the rear of the building as far east as possible. Two years is allowed for completion, and the Board of Selectmen reserves the right to amend or modify the plan at any time.

Very truly yours,

Board of Selectmen

Albert B. Conti, MD
Chairman

md

Charles F. Houghton, Esq.
Town Administrator
Inspector of Buildings
Fire Department
Board of Health
Planning Board
Police Department
School Committee
Department of Public Works

Voting to approve:

Albert B. Conti, Chairman
Cosmo M. Ciccarello
Patrick F. Jordan, Jr.
Anthony C. Kennedy
Darin J. Leahy

Stoneham Board of Selectmen – Minutes of Meeting of July 13, 1999

Chairman Albert B. Conti called the meeting to order at 7:30 p.m. Also present were Selectmen Cosmo M. Ciccarello, Patrick F. Jordan, Jr., Anthony C. Kennedy, Darin J. Leahy, Town Administrator Jeffrey d. Nutting, and Town Counsel William H. Solomon.

Approve Minutes

Selectman Ciccarello moved approval of the 6/29/99 minutes, seconded by Selectman Leahy. Voting was 4-0-1 in favor, with Selectman Kennedy abstaining. **Motion carried.** Selectman Ciccarello moved approval of the 6/29/99 executive session minutes, seconded by Selectman Leahy. Voting was 4-0-1 in favor, with Selectman Kennedy abstaining. **Motion carried.**

Appoint Member to Board of Registrars/Continued

Selectman Ciccarello nominated all six and have each member vote. Chairman Conti read the letter dated 7/1/99 from Larry Allen. Motion was seconded by Selectman Kennedy. Voting was 3-1-1 in favor, with Selectman Jordan opposed, and Selectman Leahy abstaining. **Motion carried.** Selectman Ciccarello voted for Dan Moynihan; Selectman Kennedy voted for Ken Currie; Selectman Jordan voted for Ken Currie; Selectman Leahy voted for Ken Currie; Chairman Conti voted for Ken Currie. Kenneth Currie was reappointed to the Board of Registrars.

Special Municipal Employee/Linda Lamm

Chairman Conti read the memo dated 7/7/99 from Linda Lamm, requesting employee exemption status. Selectman Darin moved to approve employee exemption status for Linda Lamm, seconded by Selectman Jordan. Motion was **unanimously voted.**

Approve Second Hand License Renewal/Gold & Diamond Exchange/Continued

Selectman Ciccarello moved approval of the Second Hand License Renewal for Alfred L. Amendola d/b/a Gold & Diamond Exchange, seconded by Selectman Jordan. Selectman Leahy asked about the business on Franklin Street. Motion was **unanimously voted.**

112 Main Street/Site Plan Hearing

Chairman Conti read the Notice of Hearing. As Atty. Houghton was unable to be present, Selectman Ciccarello moved to continue to 7/27/99 at 7:55 p.m. Motion was seconded by Selectman Kennedy, and a roll call vote was taken.

Voting in favor:

Selectman Ciccarello
Selectman Kennedy
Selectman Jordan
Selectman Leahy
Chairman Conti

Motion was **unanimously voted.**

Update on Senior Transportation/Barbara Mahoney

Barbara Mahoney gave a report on programs and transportation at the Senior Center. Selectman Ciccarello said they got a grant from the Stockwell Fund in the past and he let Mrs. Mahoney know they have an excess of \$46,000 to distribute. Chairman Conti explained to the public that there is money available through the Stockwell Fund.

104 Main Street/Site Plan Hearing

Chairman Conti read the Notice of Hearing. Chairman Conti read the letter from Atty. Houghton stating he was not able to be present. Selectman Ciccarello moved to table this to 8/17 99 at 7:50 p.m. Motion was seconded by Selectman Leahy, and a roll call vote was taken.

Voting in favor:

Selectman Leahy
Selectman Jordan
Selectman Kennedy
Selectman Ciccarello
Chairman Conti

Motion was **unanimously voted.**

Approve Miniature Golf License Renewal/Hago Harrington's

Selectman Ciccarello moved approval of the Miniature Golf License renewal for Hago Harrington's, seconded by Selectman Kennedy. Motion was **unanimously voted**.

License Transfer from MediaOne to AT & T/Vote on Regional Hearing

Town Counsel recommended the Town have its own Hearing. He recommended writing to the Commission and indicating the Town won't be participating in the regional hearing and indicate the Town will have a hearing. Selectman Ciccarello so moved. Motion was seconded and **unanimously voted**.

Addendum: Carnival at Middle School

Selectman Ciccarello moved to take up the addendum, seconded by Selectman Leahy. Motion was **unanimously voted**. Chairman Conti said he got calls from people around the Middle School who had no notice. He said the carnival is already set up. Selectman Leahy asked if the people from Pomeworth Street were notified. He asked the hours. Tom Brennan said they are 6 to 10 p.m. and on Saturday and Sunday it is 1 to 10 p.m. Selectman Ciccarello moved approval, seconded by Selectman Kennedy. Voting was 3-1-1 in favor, with Chairman Conti opposed and Selectman Jordan abstaining.

Sweetser House

Bee Russo spoke. Atty. Steven Cicutelli was present to represent Richard A. Johnson, the owner of 50-60 Franklin Street, the two apartment buildings on the corner of Franklin and Pine. He said his client rehabs homes. His client is proposing to take the house and pay to move it to Franklin Street. He will also pay for the construction of a foundation. He will place it to the rear of the property and change it to a three-unit apartment building. He said they would request to store the house temporarily. He said there would be a variety of permits required. Chairman Conti asked the timeframe. Atty. Cicutelli said if the board is receptive, then his client will move it immediately. He said construction would not begin until they obtain all their approvals. Joe Cunningham said he needs to have it moved by 9/1. Atty. Cicutelli said they need the permission of the Building Inspector and the Board of Selectmen to temporarily store the house on the lot. Selectman Leahy said if a private person can do it at no cost to the Town and add to the Town tax rolls, he thinks that is the best. Selectman Kennedy said people wanted to make it a cultural council. Bee Russo said they would have to rely on the support of the Town fathers and a vote at Town Meeting for that. She said their ultimate goal is to see the home preserved. She said Mr. Cunningham has a time frame and they have to be sensitive to that. Chairman Conti said this might not be the building for it. He said that, in his opinion, the proposal from the private sector as a lot of appeal.

Meeting recessed at 8:45 p.m.

Meeting reconvened at 8:57 p.m.

9/11/13 Gould Street/Site Plan Hearing

Chairman Conti read the Notice of Hearing, which was published on June 23 and June 30, 1999. Alan Melkonian of Stoneham Motor Company was present to represent himself in his petition to remove the existing building and garage and construct a one-story commercial building with mixed office use and industrial park use, located at 9-11-13 Gould Street, Stoneham, MA, on land owned by Victor Vacon, Rosalie Vacon, and Gary Vacon, 1 Standish Road, Stoneham, MA.

Alan Melkonian said there is some contamination. He employed Simmons Environmental to assess what is in there. He said there are 100 to 150 yards to be removed. He said it will be his decision to clean it up. He said it would be best to take it out of there.

Chairman Conti read the following departmental letters of recommendation:

Board of Health – Letter dated June 29, 1999
ENSOL, Inc. – Letter dated May 18, 1998
Conservation Commission – Letter dated June 11, 1999
Public Works Department – Letter dated June 14, 1999
Fire Department – Letter dated June 15, 1999
Planning Board – Letter dated July 7, 1999
Police Department – Letter dated June 18, 1999
Inspector of Buildings – Letter dated July 1, 1999

Mr. Melkonian said the intended use is rental. He said he is going to exclude auto repairs and auto body repairs.

Atty. Steven Cicutelli was present to represent the Trant family. He said they had a meeting, and he presented the Board with a letter dated July 13, 1999 to Atty. Charles Houghton, which confirmed the agreement between Atty. Cicutelli's clients and Atty. Houghton's client, Alan K. Melkonian and Stoneham Motor Company. The letter stated that his clients would agree to support the site plan, provided the following stipulations are made part of the site plan approval:

1. Height of proposed building not to exceed 20 feet, upper most portion of structure to be no more than 13 feet above the grade of my client's dwelling located at 7 Gould Street, Stoneham, MA
2. No windows, doors or ventilation ducts shall be located on the westerly façade of the proposed building facing my client's property.
3. No lights of any type shall be located on the westerly façade of the proposed building facing my client's property. All lighting shall be directed away from my client's property in accordance with Stoneham Zoning By law section 6.6.2.2 and said lighting should be reduced in the evening to a minimal level to maintain safety.
4. No automobile repair or auto body repair of any type shall take place at the above referenced site.
5. No subleasing of required by zoning bylaw parking spaces shall be allowed.
6. Granite curbing and cement sidewalks shall be installed as per the recommendations of the Town Engineer.
7. A 6 foot cedar fence shall be installed along the westerly property line. Said fence shall begin 30 feet distant from Gould Street and shall continue along said westerly boundary line.
8. A row of arborvitae, 5 feet in height shall be planted in accordance with the Site Plan. Said planting area shall be serviced by a sprinkler system. Said row of arborvitae shall be planted within 30 days of the demolition of the structure known and numbered as 9-11 Gould Street.

Selectman Leahy noted the plan doesn't show the dumpster. Mr. Melkonian said they could say it has to be in the rear and to the east.

The meeting was opened to the public.

Selectman Leahy moved to accept the site plan conditioned on all the recommendations of the department heads and the list of requests by the abutters. Chairman Conti added there be two years to complete. Selectman Leahy added that the dumpster be placed in the rear of the building and as far east as possible and that Atty. Cicutelli's letter be incorporated. The abutter at 10 Gould Street said the parking problem will be worse, when they put in the curb and sidewalk. Selectman Leahy asked if they could pave a portion of the right of way for parking. Mr. Nutting said as long as it is for open space and recreation. Joe Cunningham and Atty. Cicutelli responded to Selectman Leahy's suggestion, and Selectman Jordan suggested they put it in a letter to the Board. Selectman Ciccarello added to the motion that the Board has the right to amend and modify. A roll call vote was taken:

Voting in favor:

Selectman Leahy
Selectman Jordan
Selectman Kennedy
Selectman Ciccarello
Chairman Conti

Motion was **unanimously voted**.

Town Administrator Reports

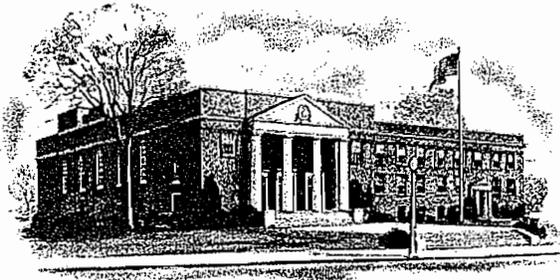
Selectman Jordan asked Mr. Nutting to follow up on the correspondence from the Veterans Agent to Supt. Connelly with the veterans Agent and the Veterans groups in town and maybe have the diplomas on Veterans Day. Selectman Leahy asked that abutters be notified ahead of time when sidewalks are being done. Chairman Conti asked that the street sweeper be sent out. He said buying a street sweeper, not vehicles, is a priority. Selectman Jordan agreed. Selectman Ciccarello said the vehicles don't have a decal. Chairman Conti said he wants the decal painted on and no trailer hitches and that there be blue municipal plates. Selectman Kennedy asked that drainage problems be placed on the next agenda.

Selectman Jordan moved to adjourn, seconded by Selectman Leahy. Motion was **unanimously voted**.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,





Board of Selectmen

R. Paul Rotondi, *Chairman*
Frank Vallarelli, *Vice Chairman*
Richard S. Gregorio, *Secretary/Selectman*

File Copy
TOWN OF
STONEHAM
MASSACHUSETTS

TOWN HALL
35 CENTRAL STREET
STONEHAM, MA 02180

781/279-2680

John F. DePinto, *Selectman*
Robert W. Sweeney, *Selectman*
Muriel Doherty, *Office Manager*

June 28, 2011

11 Gould Street LLC,
Dominick J. Cimina, Manager
7 Daniel Drive
Stoneham, MA 02180

Re: **11 Gould Street, Stoneham, MA**

Dear Mr. Cimina:

Please be advised that the Board of Selectmen, at our meeting on June 14, 2011, unanimously voted to deny the application to amend the site plan approval for 11 Gould Street, which sought to remove the prohibition on the placement of windows on the westerly side of the building.

The site plan amendment was denied because it was required, and agreed to by the applicant, in the July 13, 1999 site plan approval for this property that “[n]o windows, doors or ventilation ducts shall be located on the westerly facade of the proposed building...”, and the Board was not presented with evidence at the June 14th hearing, and did not find, that anything had occurred since the earlier site plan approval (which has been extended multiple times since the original approval) to cause or otherwise provide a basis for the Board to delete or otherwise amend this requirement/stipulation prohibiting windows on the westerly side of the building. Based on the testimony and evidence presented, this restriction on windows (as well as on ventilation ducts) was placed in the 1999 site plan approval, and agreed thereto by the applicant, in order to limit the impact and effect of the structure and use thereof on the residential neighbor on the westerly side of the property. This restriction continues to serve this purpose and is fully consistent with the intent and purpose of the site plan approval process, including Section 16-7(a) and (b) of the site plan regulations.

Please also note that absent an amendment of the site plan by the Board of Selectmen, the property must comply with all requirements of prior site plan approvals.

11 Gould Street
June 28, 2011 – Page (2)

Very truly yours:

Board of Selectmen

R. Paul Rotondi ms

Chairman

Voting in favor of motion to deny
site plan amendment:

R. Paul Rotondi, Chairman
John F. DePinto
Richard S. Gregorio
Robert W. Sweeney
Frank Vallarelli

md

cc: Charles F. Houghton, Esq.
Town Administrator
Inspectional Services
Fire Department
Board of Health
Planning Board
Police Department
School Committee
Department of Public Works

Filed with Town Clerk: June 29, 2011

Stoneham Board of Selectmen – Minutes of Meeting of June 14, 2011

Chairman R. Paul Rotondi called the meeting to order at 7:00 p.m. Also present were Selectmen John F. DePinto, Richard S. Gregorio, Robert W. Sweeney, Frank Vallarelli, Town Administrator David Ragucci, and Town Counsel William H. Solomon.

Pledge of Allegiance

General Obligation Bonds/\$2,372,000/Town Treasurer

Selectman DePinto moved that the maximum useful life of the departmental equipment listed below to be financed with the proceeds of the \$695,000 borrowing authorized by the vote of the Town passed May 2, 2011 (Article 19) is hereby determined pursuant to G.L. c.44, §7 to be as follows:

<u>Purpose</u>	<u>Borrowing Amount</u>	<u>Maximum Useful Life</u>
Communications Equipment	\$695,000	15 years

Selectman DePinto further moved that the sale of the \$2,372,000 General Obligation Municipal Purpose Loan of 2011 Bonds of the Town dated June 28, 2011 (the “Bonds”) to Robert W. Baird & Co., Inc. at the price of \$2,435,164.47 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on June 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>	<u>Amount</u>	<u>Interest Rate</u>
2012	\$132,000	2.00%	2020	\$125,000	3.00%
2013	200,000	2.00	2021	120,000	4.00
2014	180,000	2.00	2022	120,000	4.00
2015	170,000	2.00	2023	120,000	4.00
2016	165,000	2.00	2024	120,000	4.00
2017	130,000	3.00	2026	240,000	4.00
2018	125,000	3.00	2031	300,000	4.00
2019	125,000	3.00			

Selectman DePinto further moved that the Bonds maturing on June 15, 2026 and June 15, 2031 (each a “Term Bond”) shall be subject to mandatory redemption or mature as follows:

Term Bond due June 15, 2026

<u>Year</u>	<u>Amount</u>
2025	\$120,000
2026*	120,000

*Final Maturity

Term Bond due June 15, 2031

<u>Year</u>	<u>Amount</u>
2027	\$60,000
2028	60,000
2029	60,000
2030	60,000
2031*	60,000

*Final Maturity

Selectman DePinto further moved 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 June 8, 2011, and a final Official Statement dated June 14, 2011 (the "Official Statement"), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Selectman DePinto further moved 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.

Selectman DePinto further moved that the consent to the financial advisor bidding for the Bonds, as executed prior to the bidding for the Bonds, is hereby confirmed.

Selectman DePinto further moved 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.

Selectman DePinto further moved 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.

Motion was seconded by Selectman Gregorio and **unanimously voted.**

Participation in Zoning Appeal of Building Inspector's Determination by Weiss Farm/Wm. Sullivan

The Board discussed the letter from Board of Appeals member William Sullivan. Selectman DePinto moved to allow him to sit, seconded by Selectman Vallarelli. Selectman DePinto added that the Board finds that his financial interest is not so substantial as to affect the integrity of his performance as a member of the Board of Appeals. **Motion was unanimously voted.**

John W. Nadworny and Susan K. Nadworny/34 Warren St/Site Plan Hearing

Selectman Gregorio read the Notice of Hearing. Atty. Houghton was present to represent John w. Nadworny and Susan K. Nadworny in their petition to convert the existing barn into two residential units in addition to the existing three-family dwelling to create five residential dwelling units, on the property located at 34 Warren Street, Stoneham, MA on land owned by John W. Nadworny and Susan K. Nadworny, 16 Warwick Road, Melrose, MA 02176. Selectman Gregorio read the department recommendations from Public Works, Police, Board of Health, Fire, and Inspectional Services. Two years was asked for completion. Chairman Rotondi opened the hearing to the public. Selectman Vallarelli moved to approve the application, seconded by Selectman DePinto. A roll call vote was taken.

Voting in favor:

Selectman Gregorio
Selectman DePinto
Selectman Vallarelli
Selectman Sweeney
Chairman Rotondi

Motion was unanimously voted.

Appoint Member to Board of Registrars

Selectman Sweeney moved to appoint Paul Means to the Board of Registrars to fill an unexpired term, effective until April 1, 2012. Motion was seconded by Selectman Vallarelli and **unanimously voted.**

Appoint Members to Committees

Selectman Vallarelli moved to appoint Chris Abreu, Denise Healy, Maureen Houghton, Stephen McDonough, James Sarno, and Bob Sweeney to the Open Space and Recreation Committee. Selectman Sweeney moved to increase the committee by one, seconded by Selectman DePinto. **Motion was unanimously voted.** Selectman Sweeney seconded Selectman Vallarelli's motion. **Motion was**

unanimously voted. Selectman Gregorio moved to appoint Craig Murray to the Cultural Council. Motion was seconded and **unanimously voted.**

11 Gould Street, LLC, Dominick J. Cimina, Manager/11 Gould St/Site Plan Hearing

Selectman Gregorio read the Notice of Hearing. Atty. Houghton was present to represent 11 Gould Street, LLC. Dominick J. Cimina, Manager, in its petition to amend the site plan approval of 7/13/99 by deleting Item 2 of the site plan approval and allow installation of two windows on the westerly side of the building, on the property located at 11 Gould Street, Stoneham, MA, on land owned by 11 Gould Street LLC, Dominick J. Cimina, Manager, 7 Daniel Drive, Stoneham, MA 02180. Atty. Houghton said this is an amendment to the existing site plan. He said the windows are already there. He said his client applied and was given a permit to add the windows. Selectman Sweeney asked how a building permit could be issued for these windows if #2 on the site plan said no windows. Atty. Houghton said the Building Inspector realized she shouldn't have issued it. Selectman Sweeney said there is also a ventilation duct on that same wall that is not supposed to be there. Atty. Houghton said it is fan for a bathroom. He said he wouldn't call it a ventilation duct. Selectman Sweeney said he is sure it could have been put out the back. He said it is a very active neighborhood and he is sure they were part of this decision. He said he doesn't think they should alter the 99 Board, especially since the neighbors are here. He said maybe the owner could have negotiated something with the neighbors. He said this is zoned for what it is but it's also a residential neighborhood. Atty. Houghton said it is commercially zoned. He said he doesn't know of any building like this that doesn't have windows. Selectman Sweeney told him he agreed to it. Atty. Houghton said Alan Melkonian signed it. Atty. Houghton said the real issue should be is there a health, safety, or welfare issue here. Selectman Sweeney said it is quality of life.

Chairman Rotondi opened the hearing to the public. Atty. Michael Cabral was present to represent Mr. and Mrs. DiBartolomeo of 7 Gould Street. He said that in 1999 his client supported it after negotiations between the owner of the property and his client. He said the site plan incorporated the letter. He said the applicant hasn't applied to allow ventilation there, either. He said they end up coming here before the Board, after the fact. He said his client is seeking privacy from the commercial building surrounding her home. He said the five-foot arborvitae were never planted. He said a new door was installed, and that the site plan was never changed for that. He said the land was excavated so the windows could be put in. He said they are here tonight because the work was done first. He said there is such a long history here that they should have gone back to the site plan and not issued the permit. He said they are asking for them to uninstall the windows, install the arborvitae, take out the ventilation, and replace the soil. He said his client would also ask that the petition be denied and the Board of Selectmen require enforcement, as well. Selectman Vallarelli asked if he was talking about the door in front. Atty. Cabral said the door was never on the original site plan. He said the original intent was to keep people away from the right side of the property. Selectman Sweeney said so #8 on the site plan approval didn't happen, either. Atty. Houghton said that's in his client's plan. He said his time is not up yet. Atty. Cabral said these conditions were in 1999. He said, to his knowledge, #8 has never been rescinded. He also asked that they put the land back to where it was. Atty. Houghton said his client's plan is to put arborvitae in. He said there was a new site plan granted. He said digging out was part of the construction. He said the arborvitae is going in next to the building. He said he has department reviews and none have any objection to the windows. He said there is no health, safety, or welfare issues articulated here.

Selectman Sweeney asked why they have site plans if the as built is not being built as the plan that is submitted and approved by the Board. Selectman Gregorio said the original site plan was approved 7/13/99 and in those two years they didn't plant the arborvitae. He asked if there was an extension. Atty. Houghton said the building was constructed in 05 or 07. He said his client bought it at foreclosure. Atty. Cabral said instead of putting the soil back, it's been paved over. He asked why they didn't put an office somewhere else in the building. He asked what is the material change since these conditions were imposed in 1999. He said it has been paved over from the front of the building to the back, which was never on the site plan. He said their position is there has been no material change since 1999. Selectman Sweeney asked if Mr. Cimina had reached out to the neighbors. Ms. DiBartolomeo said he has never reached out since he owned the property. Atty. Houghton said there is a bituminous walkway. He said that wouldn't require a site plan. Selectman Vallarelli said he went by there today and it appears the windows are below the fence. Atty. Cabral said his client's yard and patio are right there and they can look up to the patio. Selectman DePinto asked if the vent is causing a problem. Atty. Cabral said they don't know what will be vented out. Atty. Houghton said when his client bought the building the vent was there. Selectman Sweeney asked if, before they take a vote, the parties could hash something out. Atty. Houghton said he is

willing to discuss, as always. Ms DiBartolomeo, 7 Gould Street, said when they did this negotiation the main concern was privacy. She said there was supposed to be nothing on this side of the building. She said the bushes were supposed to be there. She said everything in the site plan was not lived up to. She said she was at the Building Department three times, two weeks ago. She said that is probably why this is on the agenda. Selectman DePinto moved the question.

Selectman Sweeney moved denial of the relief they are asking for, seconded by Selectman DePinto. A roll call vote was taken.

Voting in favor:

Selectman Gregorio
Selectman DePinto
Selectman Vallarelli
Selectman Sweeney
Chairman Rotondi

Motion was unanimously voted.

Amend 21 Montvale Ave/Site Plan Hearing

Atty. Houghton was present to represent Julianne Stoughton, Manager, Stoughton-Nawrocki LLC regarding 21 Montvale Avenue. Selectman DePinto moved approval of the letter received from Atty. Houghton regarding 21 Montvale Avenue that his client is installing a six-foot white vinyl fence on the sides and that the only change is in the rear where the six-foot white vinyl fence was replaced with a strip of Emerald Green Arborvitae. Motion was seconded, and a roll call vote was taken.

Voting in favor:

Selectman Gregorio
Selectman DePinto
Selectman Vallarelli
Selectman Sweeney
Chairman Rotondi

Motion was unanimously voted.

Liquor Licensing Authority

Selectman DePinto moved to go into Liquor Licensing Authority and return as Board of Selectmen, seconded by Selectman Gregorio. A roll call vote was taken.

Voting in favor:

Selectman Gregorio
Selectman DePinto
Selectman Vallarelli
Selectman Sweeney
Chairman Rotondi

Motion was unanimously voted.

Meeting recessed at 8:09 p.m.

Meeting reconvened at 8:17 p.m.

Approve Block Party/Martin Louis Way/Philips Road

Selectman DePinto moved approval of the Block Party on Martin Louis Way on 6/25/11, seconded by Selectman Vallarelli. **Motion was unanimously voted.** Selectman DePinto moved approval of the Block Party on Philips Road on 6/18/11, seconded by Selectman Vallarelli. **Motion was unanimously voted.**

Approve Miniature Golf License Renewal/Nancy Hadad d/b/a Hago Harrington's Miniature Golf/160 Main St

Selectman Vallarelli moved approval of the Miniature Golf License renewal for Nancy Hadad d/b/a Hago Harrington's Miniature Golf, seconded by Selectman Sweeney. **Motion was unanimously voted.**

Approve Entertainment License Renewals

Selectman DePinto moved approval of Entertainment License renewals for the following: Liquid Investments, Inc d/b/a Bacci's Restaurant/316 Main St; Felicia's, Inc d/b/a Felicia's/423 Main St; Marty's Caterers, Inc d/b/a Montvale Plaza/54 Montvale Ave; Asiana Grill House, Inc d/b/a U Me Restaurant/19 Franklin St. Motion was seconded by Selectman Gregorio and **unanimously voted.**

Approve Three Automatic Amusement Machine License Renewals/Improved Order of Redmen Wamscott Tribe #39

Selectman DePinto moved approval of three Automatic Amusement Machine License renewals for Improved Order of Redmen Wamscott Tribe #39/11 Franklin St, seconded by Selectman Gregorio. **Motion was unanimously voted.**

Butler Ave Lots/Discussion

Mr. Ragucci said the purpose of the property was for a cemetery. He said there are many challenges. He asked they be allowed to carve out 20,000 s.f. for two house lots with frontage on Butler Ave. He said he would like to explore the possibility of this in a public hearing and have the neighbors attend and then report back to the Board. The Board agreed.

Allow Middle School Building Committee to Utilize the Land on Pomeworth St Formerly Known as the Skate Board Park as Part of the Plan for the School/Chairman Rotondi

Chairman Rotondi said he would like a motion to allow the Building Committee to have designers look at the land on Pomeworth Street formerly known as the Skate Board Park to see if they could utilize it. Selectman Sweeney moved approval of Chairman Rotondi's plan, seconded by Selectman DePinto. **Motion was unanimously voted.**

Approve Minutes

Selectman DePinto moved approval of the 5/10/11 minutes, seconded by Selectman Sweeney. Voting was 4-0-1 in favor, with Selectman Gregorio abstaining. **Motion carried.** Selectman Gregorio moved approval of the 5/24/11 minutes, seconded by Selectman Sweeney. Voting was 4-0-1 in favor, with Selectman DePinto abstaining. **Motion carried.** Selectman Gregorio moved approval of the 5/24/11 executive session minutes and not to release, seconded by Selectman Vallarelli. Voting was 4-0-1, with Selectman DePinto abstaining. **Motion carried.**

Miscellaneous Correspondence

Selectman Gregorio said that sidewalks last about 25 years. He said they would need a revenue stream of about a half million a year. He suggested a standing policy of putting a percent of free cash annually in a stabilization fund specifically for sidewalks. Chairman Rotondi said it is a great idea. He said if they could get enough in there this year that would pay the interest on a bond. Selectman DePinto suggested they work out the logistics and put it in an article.

Mr. Ragucci said the School Committee is releasing both the East and North Schools to the Town of Stoneham. He said that, in anticipation of this vote, he would ask the Board to allow him to hold a public hearing to get feedback from the residents, contingent on the release of both buildings. Selectman Sweeney noted the Town is not going to get the fields.

Mr. Ragucci said they awarded the advertising contract to a local company. He said they would like to have some naming rights placed on the Arena, an 8' x 4 ½' lit sign on the side of the building. Randy Perillo, 1 Highland Avenue, co-founder of Know Our Stoneham, said they would like to rename the rink itself. Selectman Sweeney said he thinks the Open Space Committee should talk about this and report back to the Board. Selectman DePinto agreed. Chairman Rotondi said he has one concern and that is that it is a public building and they have to go for a variance against their own code. Town Counsel Solomon said the other possibility is to change their zoning with respect to public buildings. Mr. Ragucci will send a letter to the Open Space Committee. Atty. Houghton noted that Stoneham Arena was named by Town Meeting. Mr. Ragucci said it will always be Stoneham Arena but will be the rink.

Mr. Ragucci recommended closing the Building Department on Fridays, during the Building Inspector's maternity leave, as the other staff has requested Fridays off. Selectman Sweeney said if they do it, they will have to let the contractors know. He suggested a memo should go with the permit. Selectman Gregorio asked if they could submit the application to another department. Mr. Ragucci said they could drop it off in his office.

Mr. Ragucci said Mr. Laskey of the MWRA told him that, at the Directors meeting, they voted unanimously not to give Stoneham \$90,000 a year for 20 years. Chairman Rotondi asked about the piping going through Stoneham. Mr. Ragucci said they also unanimously understand that the Town of Stoneham is taking the short end of the stick on the tanks and piping going through Stoneham. He said they want to get together to discuss that. He said he would like to discuss it in executive session. Selectman Sweeney said he sees a ton of State Police and Middlesex County Sheriff Department on details and he sees Medford Police by Spot Pond and Stoneham doesn't get anything from the State.

Mr. Ragucci said Nazareth Academy has been sold and he received the intermunicipal agreement the Town has to enter into with Wakefield. He said he and Town Counsel will be working on it and will send it to the Board for ideas. The Board discussed the agreement.

Executive Session

Selectman Sweeney moved to go into executive session and not come back as the Board of Selectmen, pursuant to Art. 67-2, to discuss two litigation matters. Motion was seconded, and a roll call vote was taken.

Voting in favor:

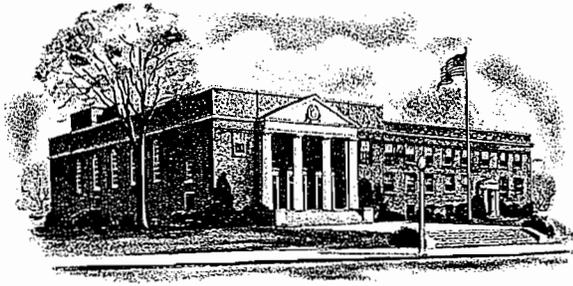
Selectman Gregorio
Selectman DePinto
Selectman Vallarelli
Selectman Sweeney
Chairman Rotondi

Motion was unanimously voted.

Meeting adjourned at 9:02 p.m.

Respectfully submitted,

Muriel Doherty



Board of Selectmen

Robert W. Sweeney, *Chairman*
John F. DePinto, *Vice Chairman*
George E. Seibold, *Secretary/Selectman*

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TOWN OF
STONEHAM
MASSACHUSETTS

TOWN HALL
35 CENTRAL STREET
STONEHAM, MASS. 02180

781/279-2680

Anthony C. Kennedy, *Selectman*
R. Paul Rotondi, *Selectman*
Muriel Doherty, *Office Manager*

October 24, 2006

Stephen J. Mazzola, Trustee of
Thirteen Gould Street Realty Trust
9-13 Gould Street
Stoneham, MA 02180

Re: 9-11-13 Gould Street, Stoneham, MA

Dear Mr. Mazzola:

Please be advised that the Board of Selectmen, at our meeting on October 10, 2006, voted that the Board has determined that there was not a material change to the original site plan.

The Board of Selectmen also voted to approve your petition for a two-year extension of the site plan approval of July 13, 2004 which granted approval to remove the existing building and garage and construct a partial two-story commercial building with mixed office use and industrial park use on the property located at 9-11-13 Gould Street, Stoneham, MA on land owned by said Stephen J. Mazzola, Trustee of Thirteen Gould Street Realty Trust, 9-13 Gould Street, Stoneham, MA 02180

Said approval was granted subject to your incorporation on this plan the recommendations of Town departments as stated in the following correspondence:

Project Review Team – Memo received October 3, 2006

Two years is allowed for completion, and the Board of Selectmen reserves the right to amend and modify the plan at any time.

9-11-13 Gould Street
October 24, 2006 - Page (2)

Very truly yours,

Board of Selectmen

Robert W. Sweeney ^{MD}

Chairman

md

- cc: Steven L. Cicatelli, Esq.
- Town Administrator
- Inspectional Services
- Fire Department
- Board of Health
- Planning Board
- Police Department
- School Committee
- Department of Public Works

- Voting to approve:
- Robert W. Sweeney, Chairman
 - John F. DePinto
 - Anthony C. Kennedy
 - R. Paul Rotondi
 - George E. Seibold

Filed with Town Clerk: October 26, 2006

Stoneham Board of Selectmen – Minutes of Meeting of October 10, 2006

Chairman Robert W. Sweeney called the meeting to order at 7:00 p.m. Also present were Selectmen John F. DePinto, Anthony C. Kennedy, R. Paul Rotondi, George E. Seibold, Town Administrator Ronald J. Florino, and Town Counsel William H. Solomon.

Pledge of Allegiance

Bay State Champions/Stoneham Little League/Selectman Seibold

The Stoneham Little League 10 year olds won the Bay State Trophy for 2006. They presented it to the Board of Selectmen for the year. The Board of Selectmen in return presented the boys with T-shirts.

Stephen J. Mazzola, Trustee of Thirteen Gould Street Realty Trust/9-11-13 Gould St/Site Plan Hearing

Selectman DePinto read the Notice of Hearing. Atty. Steven Cicutelli was present to represent Stephen J. Mazzola, Trustee of Thirteen Gould Street Realty Trust in his petition for a two-year extension of the site plan approval of July 13, 2004 which granted approval to remove the existing building and garage and construct a partial two-story commercial building with mixed office use and industrial park use on the property located at 9-11-13 Gould Street, Stoneham, MA on land owned by said Stephen J. Mazzola, Trustee of Thirteen Gould Street Realty Trust, 9-13 Gould Street, Stoneham, MA 02180.

Atty. Cicutelli said they are here requesting an extension, but he said there are some issues that came about recently. He gave the Board a current plan. He said the first question is whether an application for a site plan amendment is required. He said the Building Inspector did a site visit and noticed three items that were different. He said the cedar fence is now white vinyl. He said the garage being constructed at the rear of the building has 4 slightly smaller garage doors instead of two garage doors.

Town Counsel Solomon arrived at 7:21 p.m.

Atty. Cicutelli said he gave a letter to the Building Inspector that Ms. Trant requested a white vinyl fence. He said he eliminated parking spaces along Ms. Trant's property but parking did not change. He said 23 are required and they are showing 23. He said a Town sewer line runs across the property exactly where the Conservation Commission expects them to place a gas/oil separator. He said they will have to move the structure and will work with the Town Engineer on that. He said he respectfully submits to the Board that a site plan amendment is not required but that is a decision for the Board to make. Chairman Sweeney asked if there are any concerns from the Building Department on these plans. Atty. Cicutelli said that the Building Inspector is leaving it up to the Board as to whether they feel a site plan amendment is required.

Selectman Seibold read the recommendations contained in the Project Review memo received 10/3/06. Atty. Cicutelli said the garage door in back will not be a garage door, it will be a window. He said because of the grade, they have to do four garage doors instead of two. Chairman Sweeney asked if the opening in the back definitely will be a window. Stephen Mazzola said yes. Building Inspector Cheryl Noble said they brought in their as-built. She said they never received a building permit. She said she recommended an amendment. She said she didn't know if there were two units or four units. Selectman Kennedy asked if there are any other issues, if they waive the amendment requirement. Ms. Noble said no. She added that they would have to approve the extension. Town Counsel Solomon said if the Board members don't see this as a material change then they would vote not as an amendment but as their judgment. He said the applicant is asking that they inform the Building Inspector that this is not a material change. He said they inform the Building Inspector through a vote that this is not a material change.

Chairman Sweeney opened the Hearing to the public. Robin Frykberg, 10 Gould Street, said it was a two-story building and now it is 5 bays. Paula DiBartolomeo, 7 Gould Street, said they have accommodated her and she would rather look at the building than the dirt pile. She said it is a betterment for the neighborhood.

Selectman Rotondi moved that the Board of Selectmen make the determination that this was not a material change to the original site plan, seconded by Selectman Seibold. Selectman Rotondi added that no amendment is required, seconded by Selectman Seibold. A roll call vote was taken.

Selectman Rotondi
Selectman Kennedy
Selectman Seibold

Selectman DePinto
Chairman Sweeney

Motion was unanimously voted.

Selectman Seibold moved to extend the site plan for two years, seconded by Selectman Kennedy. A roll call vote was taken.

Selectman Rotondi
Selectman Kennedy
Selectman Seibold
Selectman DePinto
Chairman Sweeney

Motion was unanimously voted.

Selectman DePinto moved to take a 5-minute recess. Motion was seconded and **unanimously voted.**

Meeting recessed at 8:18 p.m.
Meeting reconvened at 8:27 p.m.

Warrant Article Recommendations

Article 1 – Selectman DePinto moved **Favorable Recommendation**, seconded by Selectman Seibold. Voting was 4-0-1, with Selectman Rotondi abstaining. **Motion carried.**

Article 2, 3, 4 - Deferred

Article 5 - Selectman DePinto moved **Favorable Recommendation**, seconded by Selectman Seibold. **Motion was unanimously voted.**

Article 6 - Selectman Rotondi moved **Favorable Recommendation**, seconded by Selectman DePinto. **Motion was unanimously voted.**

Article 7 - Selectman Rotondi moved to **Defer**, seconded by Selectman DePinto. **Motion was unanimously voted.**

Article 8 - Selectman Kennedy moved **Favorable Action**, seconded by Selectman Seibold. **Motion was unanimously voted.**

Article 9 - Selectman Seibold moved **Favorable Action**. Motion was seconded and **unanimously voted.**

Article 10 - Indefinite Postponement.

Article 11 - Selectman DePinto moved **Indefinite Postponement**. Motion was seconded and **unanimously voted.**

Article 12 – Selectman Kennedy moved **Favorable Recommendation** of the Town Administrator's Journal, seconded by Selectman DePinto. **Motion was unanimously voted.**

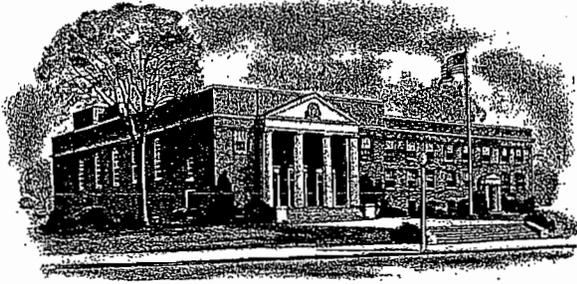
Article 13 - Selectman Kennedy moved to **defer**. Motion was seconded and **unanimously voted.**

Article 14 & 15 - Deferred to School Committee.

Article 16 - Selectman DePinto moved approval, seconded by Selectman Kennedy. **Motion was unanimously voted.**

Article 17 - Selectman Kennedy moved **Favorable Recommendation**, seconded by Selectman Seibold. **Motion was unanimously voted.**

Article 18 - Selectman Kennedy moved **Favorable Recommendation**, seconded by Selectman DePinto. **Motion was unanimously voted.**



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TOWN OF
STONEHAM
MASSACHUSETTS

TOWN HALL
35 CENTRAL STREET
STONEHAM, MASS. 02180

Board of Selectmen

781/279-2680

Cosmo M. Ciccarello, *Chairman*
Robert W. Sweeney, *Vice Chairman*
Anthony C. Kennedy, *Secretary/Selectman*

John F. DePinto, *Selectman*
Charles S. Smith, III, *Selectman*
Muriel Doherty, *Office Manager*

July 27, 2004

Stephen J. Mazzola, Trustee of
Thirteen Gould Street Realty Trust
9-13 Gould Street
Stoneham, Massachusetts 02180

Re: **9-11-13 Gould Street, Stoneham, MA**

Dear Mr. Mazzola:

Please be advised that the Board of Selectmen, at our meeting on July 13, 2004, voted to approve your request to amend the site plan approval of July 13, 1999 by removing the existing building and garage and constructing a partial two-story commercial building with mixed office use and industrial park use, on the property located at 9-11-13 Gould Street, Stoneham, Massachusetts, on land owned by Stephen J. Mazzola, Trustee of Thirteen Gould Street Realty Trust, 9-13 Gould Street, Stoneham, MA 02180.

Said approval is with the stipulation that all departmental approvals and stipulations contained within the July 27, 1999 approval letter be incorporated into this amendment, with the exception of #1.

Said approval is granted subject to your incorporation on this plan the recommendations of Town departments as stated in the following correspondence:

Departmental Development Review Committee - Project Review received July 8, 2004

Two years is allowed for completion, in accordance with the extension that was granted on July 13, 2004. The Board of Selectmen reserves the right to amend and modify the plan at any time.

Very truly yours,

Board of Selectmen

Cosmo M. Ciccarello

Chairman

md

9-11-13 Gould Street
July 27, 2004 – Page (2)

cc: Steven L. Cicatelli, Esq.
Town Administrator
Inspectional Services
Fire Department
Board of Health
Planning Board
Police Department
School Committee
Department of Public Works

Voting to approve:

Chairman Cosmo M. Ciccarello
John F. DePinto
Anthony C. Kennedy
Robert W. Sweeney

Opposed:

Charles S. Smith, III

Filed with Town Clerk: July 28, 2004

Stoneham Board of Selectmen – Minutes of Meeting of July 13, 2004

Chairman Cosmo M. Ciccarello called the meeting to order at 7:00 p.m. Also present were Selectmen John F. DePinto, Anthony C. Kennedy, Charles S. Smith, III, Robert W. Sweeney, and Town Counsel William H. Solomon. Town Administrator David A. Berry was unable to be present.

Approve Minutes

Selectman DePinto moved approval of the 6/29/04 minutes, seconded by Selectman Sweeney. Voting was 4-0-1 in favor, with Selectman Kennedy abstaining. **Motion carried.** Selectman Sweeney moved approval of the 6/25/04 minutes, seconded by Selectman DePinto. Motion was **unanimously voted.** Selectman DePinto moved approval of the 6/29/04 executive session minutes and not to release, seconded by Selectman Sweeney. Voting was 4-0-1 in favor, with Selectman Kennedy abstaining. **Motion carried.** Selectman DePinto moved approval of the 6/25/04 executive session minutes and not to release the minutes, seconded by Selectman Sweeney. Motion was **unanimously voted.** Selectman Sweeney moved approval of the 6/17/04 executive session minutes and not to release them, seconded by Selectman Kennedy. Motion was **unanimously voted.** Selectman Sweeney moved approval of the 6/16/04 executive session minutes and not to release them, seconded by Selectman Kennedy. Motion was **unanimously voted.**

School Building Committee

Dan Hogan, Chairman of the School Building Committee, spoke regarding the Board of Health request for funds to take care of the rat problem and regarding the Board of Selectmen's request for funds to partially fund the rebuilding of Oak Street. Mr. Hogan said the rat problem was not caused by the school. Chairman Ciccarello said that, based on the Health Department, it was caused by the school. Mr. Hogan said that was not what he said to him. He said Mr. Bracey said it was caused by flooding. Mr. Hogan said that his Board feels that what the Board of Selectmen is asking is beyond the authority that the School Building Committee is allowed to do. Mr. Hogan said their plan was to go to Town Meeting to see what they want done with money left over. He said it is the same situation with drainage at Robin Hood School.

Stephen J. Mazzola, Trustee of Thirteen Gould Street Realty Trust/9-11-13 Gould St/Site Plan Hearing

Chairman Ciccarello read the Notice of Hearing that was published in the Stoneham Independent on 6/23 and 6/30/04. Atty. Steven Cicatelli was present to represent Stephen J. Mazzola, Trustee of Thirteen Gould Street Realty Trust. in his petition to amend the site plan approval of July 13, 1999, by removing the existing building and garage and constructing a partial two-story commercial building with mixed office use and industrial park use and to extend the site plan for two years, on the property located at 9-11-13 Gould Street, Stoneham, Massachusetts, on land owned by Stephen J. Mazzola, Trustee of Thirteen Gould Street Realty Trust, 9-13 Gould Street, Stoneham, MA 02180.

Chairman Ciccarello read the Notice of Hearing that was published in the Stoneham Independent on 6/23/ and 6/30/04. Selectman Smith asked if they are using any parking on the bikepath. Atty. Cicatelli said the plan does not use any railroad right-of-way property. Chairman Ciccarello asked how high the building is going to be. Atty. Cicatelli said potentially 37 feet. Mr. Mazzola said it will be less than 40 feet. Chairman Ciccarello read the following departmental recommendations:

Police Department
Inspectional Services
DPW Engineer
Fire Department
Community Development
Board of Health

Chairman Ciccarello opened the hearing to the public. There were concerns about violations. Chairman Ciccarello said they could direct the Town Administrator to look into and enforce the bylaws. Safety Officer Rotondi said that by putting curbing it will cut down on the parking.

Selectman Sweeney moved to extend the site plan for two years, with the right to amend and modify and including all recommendations of department heads, except for #1. Motion was seconded by Selectman DePinto, and a roll call vote was taken.

Voting in favor:

Selectman Sweeney

Selectman Kennedy
Selectman DePinto
Chairman Ciccarello

Opposed:

Selectman Smith

Voting was 4-1. **Motion carried.**

Selectman Sweeney moved to grant site plan approval with two years for a completion date, with the Selectmen's right to modify and amend, and with all recommendations, except #1. Motion was seconded by Selectman Kennedy. Selectman Smith moved to amend by adding that he doesn't use the parking lot across the street to park cars without license plates. Atty. Cicatelli said that is in the previous agreement. A roll call vote was taken.

Voting in favor:

Selectman Sweeney
Selectman Kennedy
Selectman DePinto
Chairman Ciccarello

Opposed:

Selectman Smith

Voting was 4-1. **Motion carried.**

Daniel Fitzgerald and Mary A. Petrelli d/b/a Stoneham Dental Care/112 Main St/Site Plan Hearing

Chairman Ciccarello read the Notice of Hearing that was published in the Stoneham Independent on 6/23 and 6/30/04. Atty. Houghton was present to represent Daniel Fitzgerald and Mary A. Petrelli d/b/a Stoneham Dental Care in their petition to amend the site plan approval of August 24, 1999, by converting a portion of the lower level from general office space to dental office space and constructing additional parking spaces on the property located at 112 Main Street, Stoneham, on land owned by said Daniel Fitzgerald and Mary A. Petrelli, 83 High Ridge Road, Boxford, MA.

Chairman Ciccarello read the following departmental recommendations contained in the Project Review dated June 29, 2004. Chairman Ciccarello then opened the hearing to the public. No one spoke. Selectman Smith moved to approve the amended site plan, seconded by Selectman Sweeney. It was added to the motion that there be one year for completion and include all recommendations of the department heads. A roll call vote was taken.

Voting in favor:

Selectman Smith
Selectman DePinto
Selectman Kennedy
Selectman Sweeney
Chairman Ciccarello

Motion was **unanimously voted.**

Meeting recessed at 8:25 p.m.

Meeting reconvened at 8:33 p.m.

Keith Dissell and Ronald DeLucia/104 Main St/Site Plan Hearing

Chairman Ciccarello read the Notice of Hearing that was published in the Stoneham Independent on 6/23 and 6/30/04. Selectman Sweeney moved to table this site plan hearing, seconded by Selectman Kennedy. A roll call vote was taken.

Voting in favor:

Selectman Sweeney
Selectman Kennedy
Selectman Smith
Selectman DePinto
Chairman Ciccarello

Motion was **unanimously voted.**

Stoneham Community Access, Inc./53 Central St/Site Plan Hearing

Selectman Sweeney read the Notice of Hearing that was published in the Stoneham Independent on 6/23 and 6/30/04. Selectman DePinto moved to table this site plan hearing, seconded by Selectman Sweeney. A roll call vote was taken.

Voting in favor:

- Selectman Smith
- Selectman DePinto
- Selectman Sweeney
- Chairman Ciccarello

Abstaining:

- Selectman Kennedy

Voting was 4-0-1. **Motion carried.**

Appoint Election Officers

Selectman Kennedy moved to accept the Democratic names submitted. Motion was seconded and **unanimously voted.** The following were appointed: Warden – Shirley Murray, Deputy Warden – August Niewenhous, Inspector – Melissa Callan, Deputy Inspector – Andrea Pappas. Selectman Smith moved approval of the Republican names submitted, seconded by Selectman Kennedy. Motion was **unanimously voted.** The following were appointed: Clerk – Lawrence Allen, Deputy Clerk – Gordon Perks, Inspector – Frank Cesarale, Deputy Inspector – Laurie Vines.

Building Dept Staffing

Selectman Smith asked why the Building Department is not issuing permits. Selectman DePinto said his understanding is that everything was cleared up as of 7/1. He said when the staff was cut they are falling behind again. Richard Gregorio said the Finance Board granted a request for contract help to get caught up, in the middle of June. Chairman Ciccarello said the Finance Board gave \$4,500 to utilize for contract help. He said he will place it on the agenda for the end of August. Selectman Smith asked what about people who don't have permits now. Chairman Ciccarello said the Board doesn't have the authority to do this. He said it is the Town Administrator. Selectman Kennedy said every recommendation of Town Administrator Berry involves additional funding. He said that is not something he can go along with. Chairman Ciccarello suggested putting this back on the agenda and the new Town Administrator can make recommendations to the Board.

Keith Dissell and Ronald DeLucia/104 Main St/Site Plan Hearing/Continued

Atty. Houghton was present to represent Keith Dissell and Ronald DeLucia in their petition to construct a two-story addition to the building located at 104 Main Street, Stoneham, Massachusetts, on land owned by said Keith Dissell, 202 Bancroft Ave., Reading, MA 01867, and Ronald DeLucia, 22 Coolride Rd., Medford, MA 02155.

Chairman Ciccarello read the departmental recommendations contained in the Project review dated 6/29/04. Chairman Ciccarello opened the hearing to the public. No one spoke for or against the petition. Selectman Sweeney moved approval of the site plan for 104 Main Street, with two years for completion, the Selectmen have the right to modify and amend, and all recommendations of department heads are included. Motion was seconded by Selectman DePinto, and a roll call vote was taken.

Voting in favor:

- Selectman Smith
- Selectman DePinto
- Selectman Kennedy
- Selectman Sweeney
- Chairman Ciccarello

Motion was **unanimously voted.**

Stoneham Community Access, Inc./53 Central St/Site Plan Hearing

Selectman Kennedy said that, because he serves on the Board of Directors of MELD, Inc., he will step down and leave the room.

Selectman Kennedy left the room.

Atty. Charles Houghton was present to represent Stoneham Community Access, Inc. in its petition to change the use of the property to operate the Stoneham Community Access cable television station. The M.E.L.D. Center operations will remain on site. Building is located at 53 Central Street, Stoneham, Massachusetts, on land owned by M.E.L.D., Inc., 53 Central Street, Stoneham, MA 02180.

Chairman Ciccarello read the department recommendations contained in the Project review dated 6/29/04. Chairman Ciccarello opened the public hearing to the public. Selectman DePinto moved approval of the site plan, contingent on department recommendations. Motion was seconded by Selectman Sweeney. It was added that there be two years for completion, all recommendations of department heads be encompassed, and the Board has the right to modify and amend. A roll call vote was taken.

Voting in favor:

Selectman Sweeney
Selectman DePinto
Selectman Smith
Chairman Ciccarello

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

Curt R. Feuer, Trustee of Montvale Place/58, 60-64 and 66 Montvale Avenue/Site Plan Extension Request

Chairman Ciccarello read the letter received from Atty. Houghton dated 6/14/04. Selectman Kennedy read the department recommendations contained in the Project review dated 6/29/04. Selectman Sweeney moved to grant the request for a one-year extension and encompass the 2003 recommendations and the Board of Selectmen has the right to amend and modify at any time. Motion was seconded by Selectman Smith, and a roll call vote was taken.

Voting in favor:

Selectman Sweeney
Selectman Kennedy
Selectman DePinto
Selectman Smith
Chairman Ciccarello

Motion was **unanimously voted**.

IRA Motor Group, Inc./95 Cedar St/Site Plan Extension Request

Selectman Sweeney read the letter from Atty. Houghton dated 6/14/04. Chairman Ciccarello opened it to the public. No one spoke. Selectman DePinto moved approval of a one-year extension, seconded by Selectman Kennedy. A roll call vote was taken.

Voting in favor:

Selectman Smith
Selectman DePinto
Selectman Kennedy
Selectman Sweeney
Chairman Ciccarello

Motion was **unanimously voted**.

Meeting recessed at 9:19 p.m.

Meeting reconvened at 9:24 p.m.

Richard Gregorio, Chairman of the Finance Board, said they are pushing hard for payment in lieu of taxes for State-owned land. He suggested a letter be sent to the legislature requesting the special legislation be brought up again. Selectman Smith moved to write to Senator Tisei and Representatives Casey and Donovan and request Stoneham be considered for the PILOT program. Selectman Kennedy seconded the motion and asked that they estimate the number of acres and get statistics from Fire and Police. Bob Grover said maybe they could set up a meeting with the Chiefs and Selectman Kennedy and him. Motion was **unanimously voted**.

Addendum

Selectman Smith moved to approve the addendum, seconded by Selectman DePinto. A roll call vote was taken.

Voting in favor:

Selectman Smith
Selectman DePinto
Selectman Kennedy
Selectman Sweeney
Chairman Ciccarello

Motion was **unanimously voted**.

Town Administrator Selection

Chairman Ciccarello said that Town Counsel said that Ronald Florino could be considered. Selectman Kennedy said his concern has to do with the process and when they advertise and change the rules without readvertising, seeing a resume, or interviewing. Chairman Ciccarello said he has known Ron for over 20 years and worked with him for over 20 years and has always had him in mind. Selectman Sweeney moved to appoint Ronald Florino as Town Administrator as of 7/31/04, seconded by Selectman Smith. Selectman DePinto said the process this time didn't work that well. He said if they went through the process again that probably the same thing would happen. He said 6 or 7 towns are interviewing right now. He said that number #1 – Ron Florino is qualified and number #2 – the process doesn't work. He said he likes Ron and thinks that Ron would be great. A roll call vote was taken.

Voting in favor:

Selectman Sweeney
Selectman DePinto
Selectman Smith
Chairman Ciccarello

Opposed:

Selectman Kennedy

Voting was 4-1. **Motion carried.**

Carol Feke/Special Town Meeting

Ms. Feke said there is \$2 million coming in. She said there is about \$800,000 in the Stabilization Fund. Ms. Feke said that to overworry about where they will be next May is premature. Chairman Ciccarello said, for the record, that he spoke to Dr. Connelly late this afternoon and he does not support this. Darin Leahy, 11 Beacon Street, said this is bad fiscal policy. He said this is what they got in trouble from. He said 283 people are not 7,000 people. He said 7,000 people said they want the Town to be conservative. He said that, when they get the money in October, they can decide at a standard town meeting in October what to do with it, not at a Town Meeting in the summer, during vacation, when they just had a June election. Chairman Ciccarello read a list of budget shortages. Susan Beccia, Finance Board member, said there is an alternate proposal that would support the schools but not necessitate a special town meeting. She said taxpayers can make excess payments on their tax bill to the Education Fund.

Selectman Smith said they went through the process and got 200-plus signatures. Cheryl Walsh, Chairman of the School Committee, said they are not supporting any particular group. She said that if they endorsed every single group they would lose sight of their job which is to work with the Selectmen and Finance Board. Chairman Ciccarello said then she is not going to support the article. He said it is simple. Ms. Walsh said it is not that simple. She said if they have a special town meeting they are never going to say "No" to money. She said they are not the driving force behind the Feke's petition. Chairman Ciccarello said he disagrees 100%. He said they are dividing the town. Chairman Ciccarello said if there were an article here tonight that gave \$300,000 to the Police Department he would not support it, because he would not split the town. He said it has always been 50-50. David Shiels, School Committee member, said this is out of the process, so they are not saying this is a good idea. He said, if it means more money for the School Department, they wouldn't be doing their jobs. He said they are asking the Selectmen and Finance Board what they should do. Chairman Ciccarello said they shouldn't support it. He said they have laid off Police, Fire, traffic directors, and GIS.

Selectman Smith said he would like to ask Town Counsel if they have done everything by the book to have a town meeting. Selectmen Sweeney, Kennedy and DePinto agreed. Town Counsel Solomon said that Chapter 39 says if they have 200 signatures they shall call a town meeting. He said he agrees with the Chairman that the language of the article is incorrect, but he said he thinks the answer to the question of whether that diminishes

their obligation to hold a town meeting is no. He said they can put it in their motion at town meeting. He said the statute says "shall". He said it is mandatory. He said section 12 which Chairman Ciccarello discovered years ago before he himself knew about it says if the Selectmen "unreasonably refuse to call..". He said the reasonable standard doesn't apply to their right to call it but to the remedy.

Chairman Ciccarello said the Special Town Meeting would be 8/19. Richard Gregorio said it is not clear if this would take place in time for the schools. Town Counsel said that Richard Gregorio made a good point. He asked if it would be too late to hire teachers if the meeting is 8/19. David Shiels said they are scheduled to notify elementary school parents on 8/23 of their school assignments. He said it would be difficult to hire and do class assignments in the 2 ½ weeks before the beginning of school. Mr. Shiels said he can't assure them how it will be spent. Gilbert Feke said he was at the 7/1 School Committee meeting. He said that what prompted the process of starting this petition was that they clearly understood that the next priority was for elementary schools, which is why the petition was written this way.

Selectman Smith moved the question. Selectman Smith moved to call for a Town Meeting as requested by the petition for 8/19. It was added to open the Special Town Meeting warrant on 7/13 and close it on Wednesday, 7/21 and on 8/3 to accept the articles, number and sign the Warrant. It was also added to the motion that the Town Meeting will be on 8/19 in the Town Hall at 7:30 p.m. A roll call vote was taken.

Voting in favor:

Selectman Smith
Selectman DePinto
Selectman Kennedy

Opposed:

Selectman Sweeney
Chairman Ciccarello

Voting was 3-2. **Motion carried.**

Approve Block Party Request/Tamarock Terrace

Selectman DePinto moved approval of the Block Party on Tamarock Terrace, seconded by Selectman Sweeney. Motion was **unanimously voted.**

Executive Session

Selectman Sweeney moved to go into executive session, pursuant to Chapter 39, section 23B, for contract negotiations and not return as the Board of Selectmen. Motion was seconded by Selectman DePinto, and a roll call vote was taken.

Voting in favor:

Selectman Smith
Selectman DePinto
Selectman Kennedy
Selectman Sweeney
Chairman Ciccarello

Motion was **unanimously voted.**

Meeting adjourned at 11:08 p.m.

Respectfully submitted,



Muriel Doherty



File Copy

TOWN OF
STONEHAM
MASSACHUSETTS

TOWN HALL
35 CENTRAL STREET
STONEHAM, MASS. 02180

Board of Selectmen

781/279-2680

Anthony C. Kennedy, *Chairman*
Cosmo M. Ciccarello, *Vice Chairman*
Mary M. Pecoraro, *Secretary/Selectman*

Darin J. Leahy, *Selectman*
Robert W. Sweeney, *Selectman*
Muriel Doherty, *Clerk*

March 19, 2002

Philip J. Mazzola, Trustee of
Gould Street Realty Trust, and
Stephen J. Mazzola
16 Gould Street
Stoneham, MA 02180

Re: 9-11-13 Gould Street, Stoneham, MA

Dear Sirs:

Please be advised that the Board of Selectmen, at our meeting on March 12, 2002, voted unanimously to approve your petition for a two-year extension of the site plan that was approved on 7/13/99, which granted approval to remove the existing building and garage and construct a one-story commercial building with mixed office use and industrial park use, located at 9-11-13 Gould Street, Stoneham, MA on land owned by Philip J. Mazzola, Trustee of Gould Street Realty Trust, and Stephen J. Mazzola, 16 Gould Street, Stoneham, MA.

The Board of Selectmen reserves the right to amend and modify the plan at any time.

Very truly yours,

Board of Selectmen

Anthony C. Kennedy
Chairman

md

cc: Charles F. Houghton, Esq.
Town Administrator
Inspectional Services
Fire Department
Board of Health
Planning Board
Police Department
School Committee
Department of Public Works

Voting to approve:
Anthony C. Kennedy, Chairman
Cosmo M. Ciccarello
Darin J. Leahy
Mary M. Pecoraro
Robert W. Sweeney

Filed with Town Clerk: March 20, 2002

Stoneham Board of Selectmen – Minutes of Meeting of March 12, 2002

Chairman Anthony C. Kennedy called the meeting to order at 7:00 p.m. Also present were Selectmen Cosmo M. Ciccarello, Darin J. Leahy, Robert W. Sweeney, Town Administrator David A. Berry, and Town Counsel William H. Solomon. Selectman Mary M. Pecoraro arrived at 7:15 p.m.

Approve Minutes of Meetings of 3/4/02, 2/26/02, and 10/29/01

Selectman Ciccarello moved approval of the 3/4/02 minutes, seconded by Selectman Leahy. Motion was **unanimously voted (4-0)**. Selectman Sweeney moved approval of the 2/26/02 minutes. Motion was seconded. Chairman Kennedy asked that the start time of 7:35 p.m. be corrected, as the meetings start at 7:00 p.m. Voting was 3-0-1 in favor, with Selectman Leahy abstaining. **Motion carried.** Selectman Ciccarello moved approval of the 10/29/01 minutes, seconded by Selectman Sweeney. Voting was 3-0-1 in favor, with Selectman Leahy abstaining. **Motion carried.**

Accept and Number Warrant Articles and Sign Warrant

Selectman Ciccarello moved to accept the Warrant articles as numbered and to sign the Warrant for the Annual Town Meeting, seconded by Selectman Leahy. Motion was **unanimously voted (4-0)**.

Liquor Licensing Authority

Selectman Leahy moved to go into Liquor Licensing Authority, seconded by Selectman Ciccarello. A roll call vote was taken.

Voting in favor:

Selectman Sweeney
Selectman Ciccarello
Selectman Pecoraro
Selectman Leahy
Chairman Kennedy

Motion was **unanimously voted**.

Meeting recessed to go into Liquor Licensing Authority at 7:08 p.m.

Meeting reconvened at 7:13 p.m.

Selectman Pecoraro arrived at 7:15 p.m.

Approve New Common Victualler License/Boston Market Corp. d/b/a Boston Market #0049

Selectman Leahy moved approval of the New Common Victualler License for Boston Market Corp. d/b/a Boston Market #0049, seconded by Selectman Ciccarello. Selectman Ciccarello said if the Police Chief has a file with complaints on a licensee, he should notify the Board of Selectmen. Motion was **unanimously voted (5-0)**.

Ratify Temporary Pole Location Approval Letter/NStar

Selectman Ciccarello moved approval of the 3/6/02 letter from the Board of Selectmen to NStar, which approved a temporary pole relocation at 100 Maple Street. Motion was seconded by Selectman Leahy and **unanimously voted**.

Audit/Selectman Ciccarello

Selectman Ciccarello noted that the Board of Selectmen doesn't have the audit, but that there was an article in the paper concerning it. Members of the Board asked that they be informed of problems before the paper is informed.

Mazzola/9-11-13 Gould St/Amended Site Plan Hearing

Chairman Kennedy read the Notice of Hearing that was published in the Stoneham Independent on 2/6/02 and 2/13/02. Atty. Houghton was present to represent Philip J. Mazzola, Trustee of Gould Street Realty Trust, and Stephen J. Mazzola in their petition for a two-year extension of the site plan that was approved on 7/13/99, which granted approval to remove the existing building and garage and construct a one-story commercial building with mixed office use and industrial park use, located at 9-11-13 Gould Street, Stoneham, MA on land owned by said Philip J. Mazzola, Trustee of Gould Street Realty Trust, and Stephen J. Mazzola, 16 Gould Street, Stoneham, MA 02180.

Atty. Houghton noted there are no changes. Chairman Kennedy opened the hearing to the public. Selectman Ciccarello moved to extend the site plan for two years, seconded by Selectman Leahy. A roll call vote was taken.

Voting in favor:

Selectman Sweeney
Selectman Ciccarello
Selectman Pecoraro
Selectman Leahy
Chairman Kennedy

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

Request for State Legislative Update on Finances/Chairman Kennedy

Chairman Kennedy referred to the MMA Legislative Update he received at home and suggested inviting the Senator and three Representatives to a meeting. Selectman Ciccarello moved to invite them for 4/9 or 4/23, seconded by Selectman Pecoraro. Motion was **unanimously voted (5-0)**.

Halchak/104 Main St/Site Plan Hearing

Chairman Kennedy read the Notice of Hearing that was published in the Stoneham Independent on 2/6/02 and 2/13/02. Atty. Houghton was present to represent Dale Halchak in his amended petition to remove the existing building and garage and construct a two-story commercial building with mixed retail and office use. The building will have a footprint of 1,920 square feet, located at 104 Main Street, Stoneham, MA on land owned by said Dale Halchak, Trustee of Madhal Trust, 17 Manison Street, Stoneham, MA 02180.

Atty. Houghton said they had a site plan a few years ago, and the Selectmen denied it. He said the petitioner appealed to Land Court. He said they discussed it with the Town at pretrial and made some changes, and they will pay a fee for future study. He said there was a joint remand to the Board of Selectmen for further review. Atty. Houghton said there was a fire in this building and in other buildings in the neighborhood by an arsonist whom the Stoneham Police caught. He said it needs several thousand dollars of rehab. He said the idea in the beginning was to build a new building. He said they agreed to the entrance on Nixon Lane. Town Counsel said in Stoneham, for many years, they require that if the developer wants to change the application to make it more suitable for the Town, then if the Town agrees, he has to get approval from Court. The Court approves it to be remanded back to the Board of Selectmen. He said the Board of Selectmen requires a public hearing, with the same notice that appeared originally and with the same hearing before the Board to hear from the public, to make up its mind whether or not the new application is sufficient for approval. Town Counsel said he wanted to go over that, because in most towns that does not occur. There is sort of a quiet agreement.

Chairman Kennedy read from the following departmental recommendations attached to the 2/14/02 memo from the Building Inspector:

Inspector of Buildings – Letter dated 2/14/02
Public Works Director – Letter dated 1/28/02
Fire/Rescue Department – Letter dated 2/4/02
Chief of Police – Letter dated 2/20/02
Board of Health – Letter dated 2/11/02
Conservation Commission – Letter dated 1/28/02

Chairman Kennedy asked about an irrigation system, and Atty. Houghton agreed that an irrigation system will be installed. Selectman Leahy read from the Community Development letter dated 2/13/02, concerning low plantings. Selectman Pecoraro read from this letter concerning the design being consistent with surrounding properties. There was discussion about a brick façade. Selectman Sweeney read, from the agreement, the existing uses, the uses from the first site plan, the uses from the revised site plan, and the uses that can remain. Selectman Leahy suggested that the front left corner might be a good place to plant trees, but not to obstruct the view from Nixon Lane. The Hearing was opened to the public. Atty. Houghton said one tree is going and they can save one. He said they could plant a couple more. An abutter said they would like the fence to go as far as possible. Mr. Halchak said that with the snow the fence would get destroyed. He said her plow puts all the snow on that strip from her parking lot. He said they never complained, because they realized it doesn't have any place to put it. He said he has no objection to trees there. Atty. Houghton said they can put a couple of trees there. He added that the fence would be getting out towards Main Street, anyway. Selectman Pecoraro asked if the concern is that people will use the condo parking lot to use this building. She said they could plant low shrubs, 1 ½ feet high, very dense, to make it difficult for people to walk through that area and the snow would only injure some shrubs that would probably grow back. She suggested they have a sign saying "please only park in this lot, please don't park next door". Atty. Houghton said they could put a sign. Gary Lombard, 17 Nixon Lane, said they would be against any fence or trees that obscure the view to enter or exit Nixon Lane. He said the visibility is now blocked by cars and SUVs that park in front of 106 Main Street. Selectman Sweeney suggested moving the concrete bumpers, at the first two parking spaces in the parking lot at 106 Main Street, back about 3 feet and designate those spots for compact cars. Selectman Leahy said they have the right to amend and modify and suggested bringing 106 Main Street back in. Selectman Ciccarello suggested Atty. Houghton and Mr. Halchak talk to them first. Chairman Kennedy asked Atty. Houghton to write and let the Board know how they make out. Atty. Houghton agreed, and he will write the abutters also. The Board agreed to put it on the 4/9 agenda. Chairman Kennedy asked about the walkway connecting the Main Street sidewalk with the building entrance/parking area, mentioned in the Community Development letter. It was agreed to have such a walkway. Selectman Sweeney noted the letter from Mark Shamon. Atty. Houghton said they have a letter from the engineer and they did a test on the parking and had no problem. Chairman Kennedy read the 3/11/02 letter from Frederick Russell, P.E., that rebutted Mark Shamon's letter. Town Counsel said that, with respect to Uses Prohibited in the Agreement, they should also put "physicians, including dental". He also said that the site plan should be recorded and a copy of the recorded document be provided to the Board of Selectmen. He also said there is the \$5,000 impact fee, which is to be used at a further date to address traffic and other issues and only for that purpose.

Selectman Ciccarello moved to grant the site plan, based on department head recommendations, recommendations of Town Counsel, that there be a brick façade, two years for completion, and the Board reserves the right to amend and modify. Motion was seconded by Selectman Leahy, and a roll call vote was taken.

Voting in favor:

Selectman Sweeney
Selectman Ciccarello
Selectman Pecoraro
Selectman Leahy
Chairman Kennedy

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

Selectman Leahy moved to take a recess, seconded by Selectman Sweeney. Voting was 4-1 in favor, with Chairman Kennedy opposed. **Motion carried.**

Meeting recessed at 8:55 p.m.

Meeting reconvened at 9:05 p.m.

Police Budget

Chief O'Keefe was present and discussed his budget.

Town Counsel Solomon referred to the special legislation that he wrote regarding retired police officers working details. Selectman Leahy moved to approve what Town Counsel wrote. Motion was seconded and **unanimously voted (5-0)**.

Stoneham Budget Update for Fiscal 2003/Chairman Kennedy

Chairman Kennedy asked that the Town Planner go to MBTA Advisory Board meetings and also see why Stoneham has the high assessment and hardly any service.

Miscellaneous Correspondence

Selectman Pecoraro noted the letter concerning Arena marketing. She was in agreement with the teen nights, and she suggested advertising along the boards, also.

Selectman Pecoraro noted the motorized scooter memo from the Safety Officer. Town Counsel said he will check with other towns and present something on 4/9 for the Special Town Meeting.

Selectman Pecoraro brought up the subject of health insurance for the Town Moderator. Selectman Leahy moved to change the policy by deleting item 2 in its entirety and adding that if they have insurance, they keep it, and if they get off, they can't get back on. Motion was seconded by Selectman Ciccarello. Voting was 4-0-1 in favor, with Selectman Sweeney abstaining. **Motion carried.** Selectman Ciccarello moved to send the Town Moderator a letter. Motion was seconded and **unanimously voted (5-0)**.

Chairman Kennedy said he thought the policy on hiring should include "medical exams". Selectman Ciccarello moved to accept the draft with the amendment, seconded by Selectman Pecoraro. Voting was 4-0-1 in favor, with Selectman Leahy abstaining. **Motion carried.**

Selectman Pecoraro moved that they write a letter to John Hanright telling him he did a great job with the Special Town Meeting. Motion was seconded and **unanimously voted (5-0)**. Chairman Kennedy said he will write the letter.

Selectman Pecoraro asked about the policy on Town employees vocalizing their own opinions while at work. She said they need a policy. Town Counsel said he will provide policy to the Board.

Selectman Leahy moved to adjourn. Motion was seconded and **so voted**.

Meeting adjourned at 10:26 p.m.

Respectfully submitted,



Muriel Doherty

Set Dates for Opening & Closing of Warrant
for Annual 4/5/2016 Town Meeting

April 5, 2016 adjourned to May 2, 2016 at 7:00 pm Annual Town Meeting

Opening of warrant will be Monday, February 1, 2016 and the warrant will close on Monday, February 22, 2016 at 4:00 p.m.

Warrant Article

To see if the Town will vote to appropriate the sum of One Million Two Hundred Fifty Thousand Dollars (\$1,250,000) to construct a synthetic turf football field and lighting for said field, including infrastructure related to and necessary for said field and lighting, and to further authorize the funds remaining after the completion of said expenditures, if any, to be used for the construction or reconstruction, whether in whole or in part, of other athletic fields and/or facilities in the Town, and that the Town Treasurer, with the approval of the Board of Selectmen, be authorized to sell from time to time, town notes, bonds or other evidence of indebtedness in the amount of One Million Two Hundred Fifty Thousand Dollars (\$1,250,000) in accordance with the applicable provisions of Massachusetts General Laws, including Chapter 44, Section 7, and further to: (i) any grants or gifts accepted by or for the Town for these purposes shall be in addition to the funding otherwise authorized hereby, and (ii) authorize the Board of Selectmen and/or Town Administrator to take any action needed or helpful in furtherance hereof.

Or do anything in relations thereto.



Town of Stoneham

COMMON VICTUALLER LICENSE APPLICATION

INDIVIDUAL, PARTNERSHIP OR CORPORATE NAME:

SCKC, LLC

D/B/A, IF DIFFERENT: 438 Local

LOCATION: 125 Main Street, Stoneham, Massachusetts 02180

PHONE:

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

Corporation Partnership Limited Partnership Sole Proprietorship

FOR CORPORATION:

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

FOR PARTNERSHIP OR INDIVIDUAL:

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

Karen Colangelo, 14 Gracewood Road, Stoneham, MA 02180 - 75% interest

Harold Gill, 11 Reiling Pond Road, Lincoln, MA 01773 - 25% interest

LLC Members

Manager's Name: Karen Colangelo

Home Address and Phone #: 14 Gracewood Road, Stoneham, MA 02180, Phone: (781) 438-5170

Hours of Operation: Monday - Saturday: 11:00 AM - 1:00 AM, Sunday: noon - 1:00 AM

Menu (General Type of Food Served): American Fare

Floor Space: 2,375 sq. ft.

Seating Capacity: 64

Parking Capacity: 69

Number of Employees: 20

SIGNATURE:

(Individual, Managing Partner, or Corporate Officer)

Karen Colangelo, Manager, SCKC, LLC

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

Common Victualer 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.

SCKC, LLC

* Signature of Individual



By: Corporate Officer

By: Karen Colangelo, Manager of SCKC, LLC

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

47-4759106

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

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

To be completed by Town of Stoneham:

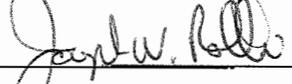
APPLICATION APPROVED BY



CHIEF OF POLICE


BOARD OF HEALTH



BUILDING INSPECTOR


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: SCKC, LLC

Address: 125 Main Street

City/State/Zip: Stoneham, MA 02180

Phone #:

<p>Are you an employer? Check the appropriate box:</p> <p>1. <input checked="" type="checkbox"/> I am an employer with <u>20</u> employees (full and/or part-time).*</p> <p>2. <input type="checkbox"/> I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]</p> <p>3. <input type="checkbox"/> We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**</p> <p>4. <input type="checkbox"/> We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]</p>	<p>Business Type (required):</p> <p>5. <input type="checkbox"/> Retail</p> <p>6. <input checked="" type="checkbox"/> Restaurant/Bar/Eating Establishment</p> <p>7. <input type="checkbox"/> Office and/or Sales (incl. real estate, auto, etc.)</p> <p>8. <input type="checkbox"/> Non-profit</p> <p>9. <input type="checkbox"/> Entertainment</p> <p>10. <input type="checkbox"/> Manufacturing</p> <p>11. <input type="checkbox"/> Health Care</p> <p>12. <input type="checkbox"/> Other _____</p>
---	--

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

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

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

Insurance Company Name: T.L. Southmayd Insurance Agency

Insurer's Address: 131 Main Street

City/State/Zip: Wilmington, MA

Policy # or Self-ins. Lic. # 014000010956116

Expiration Date: 1/6/17

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: Robert Hilo

Date: 1-8-16

Phone #:

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 #: _____

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: 11/24/2015

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 125 Main Street, Stoneham, Massachusetts

Description of Premises: Sports Bar

Please check appropriate item(s):

Jukebox X Television X Taped Music X Radio X

Instrumental X No. of Instruments 3

Kind of Instruments: percussion and string

Vocal Music X No. of persons up to 3

Signature of Applicant: Karen Colangelo, Manager

Firm Name: SCKC, LLC

Business Address: 125 Main Street, Stoneham, MA 02180

Home Address:

Applicant Phone#:

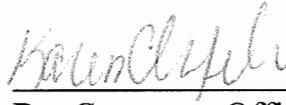
For Office Use Only:

Approved: Chief of Police

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.

SCKC, LLC

*Signature of Individual



By: Corporate Officer

By: Karen Colangelo, Manager

47-4759106

**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: SCKC, LLC

Address: 125 Main Street

City/State/Zip: Stoneham, MA 02180

Phone #: _____

Are you an employer? Check the appropriate box:

- 1 I am a employer with 20 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: T.L. Southmayd Insurance Agency

Insurer's Address: 131 Main Street

City/State/Zip: Wilmington, MA

Policy # or Self-ins. Lic. # 014000010956116

Expiration Date: 1/6/17

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: [Handwritten Signature]

Date: 1-8-16

Phone #: _____

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)

1/8/16

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).

PRODUCER T L Southmayd Insurance Agency 668 Main St, Suite 9 Wilmington, MA 01887	CONTACT NAME: Louise Southmayd PHONE (A/C No. Ext): (978) 657-0263 FAX (A/C No.): (978) 657-0201 E-MAIL ADDRESS: louise@tlsins.com													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: MA Retail WC Group Inc</td> <td></td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: MA Retail WC Group Inc		INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:
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INSURER D:														
INSURER E:														
INSURER F:														
INSURED SCKC, LLC 125 Main Street Stoneham, MA 02180														

COVERAGES **CERTIFICATE NUMBER:** **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	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> HIRED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y N/A	014000010956116	1/6/16	1/6/17	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER	E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

proof of insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Louise Southmayd, Mgr

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ACORD 25 (2010/05)

Phone:

The ACORD name and logo are registered marks of ACORD

Fax:

E-Mail:



Town of Stoneham

COMMON VICTUALLER LICENSE APPLICATION

INDIVIDUAL, PARTNERSHIP OR CORPORATE NAME:

Petroleum Group LLC

D/B/A, IF DIFFERENT:

Main Street Mobil 1

LOCATION:

250 Main St

PHONE:

781-279-0977

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 2nd page if necessary)

FOR PARTNERSHIP OR INDIVIDUAL:

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

Arthur A Cordillo

426 Main St Unit 504 Stoneham MA 02180

Manager's Name: Janet Laroux

Home Address and Phone #: 5 Cardinal Circle Derry NH 603-275-4908

Hours of Operation: _____

Menu (General Type of Food Served): _____

Floor Space: 1000 sq. ft. Seating Capacity: 2

Parking Capacity: 14 Number of Employees: 10

SIGNATURE: Arthur A Cordillo

(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

2015 DEC 15 A 9:52
TOWN OF STONEHAM
BOARD OF SELECTION

Common Victualer 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.

Arthur C. Sorrells

* Signature of Individual

By: Corporate Officer

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

542145127

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

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

To be completed by Town of Stoneham:

APPLICATION APPROVED BY

CHIEF OF POLICE

BUILDING INSPECTOR

BOARD OF HEALTH

FIRE DEPARTMENT



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

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information

Please Print Legibly

Business/Organization Name: Petroleum Group V LLC

Address: 250 Main St.

City/State/Zip: Stoneham MA 02180 Phone #: 781-279-0977

Are you an employer? Check the appropriate box:

- 1. I am an employer with 10 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 Gas/Convenience store

*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: MA Retail Merchants WC Group Inc

Insurer's Address: PO Box 859222 - 9222

City/State/Zip: Braintree, MA 02335

Policy # or Self-ins. Lic. # 01400563334115 Expiration Date: 1/01/2016

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: Arthur A. Sorullo Date: 12/4/2015

Phone #: _____

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

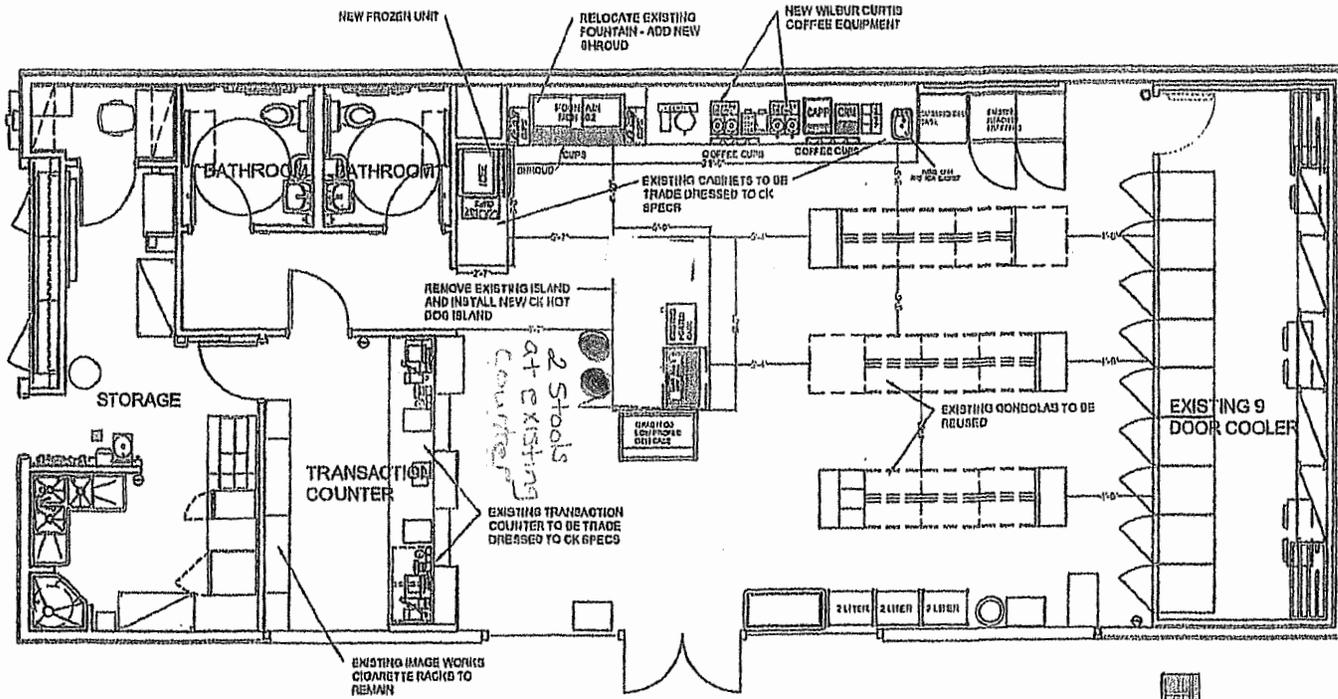
City or Town: _____ Permit/License # _____

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 #: _____

REVISIONS



STONEHAM MAIN STREET CIRCLE K PLAN 0.2 #2656128
 3/8" = 1'-0"



CIRCLE K
 US FRANCHISE EAST

STONEHAM MASS
MAIN STREET
SORDILLO

PROJECT NUMBER
 2656128

ISSUE DATE:
 REVIEW
 2/8/12

ORIG/DATE/REVISION NUMBER

0.2

Sinclair, Erin

From: Noble, Cheryl
Sent: Wednesday, January 13, 2016 2:02 PM
To: Sinclair, Erin
Subject: 250 Main Street

The building department has reviewed the application and plan for the Common Vic license at the above-mentioned property. The placement of the two stools at the existing counter at the above-mentioned property is approved by this office. The primary use of this location will not change with the addition of two stools. See section 9-14 below.

Sec. 9-14. Closing of restaurants.

All restaurants in the town shall be closed to the public between the hours of 2:00 A.M. and 4:00 A.M. each day. For the purpose of this section, the term restaurant shall mean a business establishment whose **principal business** is the selling, or offering to sell, of food which has been prepared on the premises to the general public for consumption on or off the premises.

(4-12-76, Article 15)

State law reference—Common victualers, generally , and licensing, G.L. c. 140, secs. 2-21.

Cheryl

Sinclair, Erin

From: McIntyre, James
Sent: Monday, December 28, 2015 3:43 PM
To: Sinclair, Erin
Subject: RE: Common Vic for 250 Main Street

I will give approval contingent to the license not being in conflict with its site plan.

Chief James McIntyre
Stoneham Police Department

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

From: "Sinclair, Erin"
Date: 12/28/2015 10:22 (GMT-05:00)
To: "McIntyre, James" , "Fralick, John" , "Noble, Cheryl" , "Rolli, Joe"
Cc:
Subject: Common Vic for 250 Main Street

Please respond with your comments on the attached common vic application – This is scheduled for approval on 1/5 please respond today or tomorrow. 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: Monday, December 28, 2015 10:28 AM
To: Sinclair, Erin
Subject: RE: Common Vic for 250 Main Street

No problems with the Fire Department.....Chief Rolli

From: Sinclair, Erin
Sent: Monday, December 28, 2015 10:23 AM
To: McIntyre, James <jmcintyre@stoneham-ma.gov>; Fralick, John <jfralick@stoneham-ma.gov>; Noble, Cheryl <cnoble@stoneham-ma.gov>; Rolli, Joe <jrolli@stoneham-ma.gov>
Subject: Common Vic for 250 Main Street

Please respond with your comments on the attached common vic application – This is scheduled for approval on 1/5 please respond today or tomorrow. Thanks!

<< File: #5 Approve Common Vic License Petroleum Group LLC dba Main Street Mobil 250 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

Sinclair, Erin

From: Fralick, John
Sent: Monday, January 04, 2016 8:29 AM
To: Sinclair, Erin
Subject: RE: Common Vic for 250 Main Street

Hi Erin,

Main Street Mobil and Loui Loui are good to go.

Thanks, hope your New Year was great!

-J

From: Sinclair, Erin
Sent: Monday, December 28, 2015 10:23 AM
To: McIntyre, James <jmcintyre@stoneham-ma.gov>; Fralick, John <jfralick@stoneham-ma.gov>; Noble, Cheryl <cnoble@stoneham-ma.gov>; Rolli, Joe <jrolli@stoneham-ma.gov>
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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: Florino, Ronald
Sent: Thursday, January 14, 2016 3:54 PM
To: Sinclair, Erin
Subject: FW: Available Funds

From: Florino, Ronald
Sent: Thursday, January 14, 2016 2:36 PM
To: Ragucci, David <dragucci@stoneham-ma.gov>
Cc: Tom Boussy <tboussy@thbcompany.com>; AnnMarie O'Neill <amoneill118@yahoo.com>; Colarusso, Caroline <CColarusso@stoneham-ma.gov>; JDP9633@aol.com; Frank Vallarelli <ergllp@att.net>
Subject: Available Funds

Dave,

Per your request, here are available funds that could be expended for certain capital projects such as sidewalks:

Fallon Road Mitigation Account (Fund #4344) has a balance of \$1,637,874.22 ;

Park & Street Account (Fund #4319) has a balance of \$114,058.54;

Fellsway Mitigation Account (Fund #4350) has a balance of \$15,684.42;

Gutierrez Capital Account (Fund #4345) has \$23,577.74 remaining.

Ron

FALLON ROAD MITIGATION FUNDS

DATE	VENDOR	DESCRIPTION	AMOUNT	REMAINING BALANCE
4/28/2015	Town of Stoneham	Mitigation Deposit	\$1,735,000.00	\$1,735,000.00
6/29/2015	Total Asset Solutions	Town-wide phone system(1st installment)	\$50,000.00	\$1,685,000.00
9/8/2015	Total Asset Solutions	Town-wide phone system(2nd installment)	\$48,465.50	\$1,636,534.50
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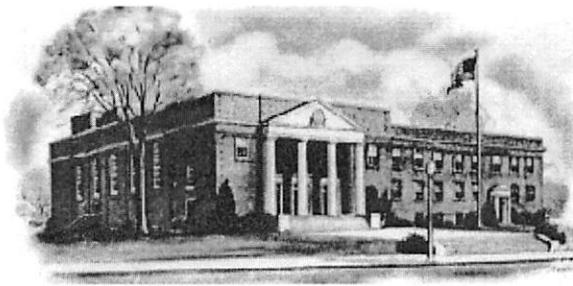
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TOWN OF
STONEHAM
MASSACHUSETTS
Town Council

To: Thomas Boussy, Chairman
Board of Selectmen

From: William H. Solomon
Town Counsel

Date: January 13, 2016

Subject: Cable License Renewal Process – Authorization To Issue Request For Proposal
To Verizon New England

In furtherance of the cable license renewal process with Verizon New England, Inc. (“Verizon”), I ask that the Board vote to authorize this office to issue a “Request For Proposal” to Verizon. In cable licensing, a Request For Proposal, which is provided only to the cable licensee whose license is subject to renewal, is part of the formal cable licensing process and helps protect the interests of the Town and the public in the unlikely event that the parties are unable to come to an agreement on the terms of a cable television renewal license. The initial cable license with Verizon was granted by the Town on June 27, 2006.

Thank you.

Stoneham Board of Selectmen – Minutes of Meeting of January 5, 2016

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, Town Administrator David Ragucci and Attorney William Solomon.

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

Pledge of Allegiance

Approve Common Vic License/Loui Loui/101 Main Street (Time :46-1:54 on Stoneham TV on Demand)

Jonathan Joo from Loui Loui, 218 School Street, Boylston was present. Selectman DePinto made a motion to approve the Common Vic license for Loui Loui, 101 Main Street, seconded by Selectwoman Colarusso 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).

Approve Entertainment License/Loui Loui/101 Main Street (Time 1:55-2:18 on Stoneham TV on Demand)

Jonathan Joo from Loui Loui, 218 School Street, Boylston was present. Selectman DePinto made a motion to approve the Entertainment license for Loui Loui, 101 Main Street, seconded by Selectwoman Colarusso 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).

Public Hearing/Site Plan/Rapid Liquors/171 Main Street (Time 2:55-14:30 on Stoneham TV on Demand)

Selectman DePinto read the legal notice. John Barrows from Marchionda & Associates, L.P. was present to represent Paul & Doug Shahian. Selectman DePinto read the Department Recommendations and all recommendations were agreed upon by the Doug Shahian. Chairman Boussy opens to public comment. Chairman Boussy closes the public hearing. Selectman DePinto made a motion to approve the site plan allowing two years for completion and work to be done during the time allowed by the code for Rapid Liquors at 171 Main Street, seconded by Selectwoman Colarusso 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).

Site Plan Sign Off (Time 14:50-50:55 on Stoneham TV on Demand)

Selectwoman O’Neill states that she would like to bring to the Board attention that they had approved a plan for a sign to go by BJ’s a couple of week ago and one of the contingencies was that the sign would not be visible to any existing neighborhoods but one area that could not avoided was Smitty’s Way. She states as a Board they decided that was okay as long as it was disclosed to potential buyers. She states it was the Board intention that people would need to know that prior to purchase. Selectwoman O’Neill states that it came to her attention that the listing sheet does include the sign disclosure. She states she contacted the listing broker, Attorney Houghton who is representing the developer and the sign company and the Town Attorney raising the concern and received a letter back from the listing broker stating she was not instructed to disclose this information. Selectwoman O’Neill states she has grave concerns about the fact that they negotiated something and this isn’t being adhered too. She states she has not heard back from Attorney Houghton which is another concern. She states that the Town Attorney has contacted him three times. Selectwoman O’Neill states she would like to protect future buyers and their agreement by the making a motion to authorize the Town Attorney to contact MAR Legal Department so they can correct this. She states this is unfair to potential buyers, if you are a listing broker or a buyer’s agent you are also at risk not knowing this information. She thinks the Town is at risk but all and all it is purely unfair. Selectwoman O’Neill asks if there is something they can issue on each deed. Selectwoman O’Neill states they have a moral and legal obligation and would like to see their end of the bargain fulfilled. There was a discussion amongst the Board. Chairman Boussy talks about project management software. Selectwoman O’Neill states that if the developer’s attorney doesn’t want to hold up his end of the bargain then the title search will find it. Attorney Solomon explains what he understands is going on between Logan and the property owner. Attorney Solomon states there is a development agreement between the Town, the billboard company and the owner of the land and further explains this agreement. Selectman Vallarelli feels the best way to handle it is to have it in the homeowner’s association agreement. There was a discussion amongst the Board. Selectwoman Colarusso states there was nothing in writing and that their job is public trust. She states she believes the Town is liable for this. There was a discussion about residents that live on private ways and that not being disclosed and what can be done about it. Selectwoman O’Neill just want people to know there is going to be a billboard going up and she wants it on the deed. Selectwoman O’Neill states this is full disclosure and in her opinion the Attorney who represented both parties has had ample notice, he has been spoke too on three separate occasions, never heard anything back from him, the only party she heard back from was Bill

and the listing agent. Selectwoman O'Neill states this is no blame on the listing agent she states she knew nothing about it and that is what is so alarming and that's why they should put it on the deed, it's that simple. Selectwoman Colarusso states she would like a legal document from the Attorney that gave us his word here representing both parties has informed the listing agent and the builder have been notified, then they will have an assurance the folks are being informed. Selectwoman Colarusso would like the language that it is a private way also. There was discussion about private ways in Town. Selectwoman O'Neill states there should be a list of streets on the website showing private and public ways. Town Administrator Ragucci states he thinks there is. Selectwoman Colarusso tells Attorney Solomon to write the Attorney, the realtor and all the board members with reference to the meeting, stating he has been notified and the expectation is that the agreement was made and it needs to be fulfilled before further action from Board of Selectmen. Attorney Solomon will write the letter.

Funding for Stevens Street Sidewalk/DePinto (Time 50:56-65:08 on Stoneham TV on Demand)

The Board would like a list of the available funds to review before voting. Chairman Boussy requested the Board look at the potential street list and comment back to Dave as to priorities or additions. Larry Means 4 Victoria Lane spoke. Selectwoman Colarusso would like one side of Broadway getting curbs and can they look at removing the double lines. Town Administrator Ragucci will have Mr. Grover give him a price to put curbing down one side of Broadway field and have the list updated. Selectwoman O'Neill suggests Complete Street and MWRA Mitigation Money as resources. This item will be voted on at the January 19, 2016 meeting.

Funding for Park & Marble Street Intersection/DePinto (Time 65:09-67:11 on Stoneham TV on Demand)

This agenda item will be voted on at the January 19, 2016 meeting.

Lost Pet Alert System Town Wide for Stoneham/Colarusso (Time 67:12-70:20 on Stoneham TV on Demand)

Selectwoman Colarusso informs the Board that she has talked to Tom Ciatelli about creating some kind of lost pet alert system on the internet the same way folks sign up for other alerts. She states Brian Johnston the Dog Officer welcomed the idea. He would be the control point coordinator. There will be no cost to the taxpayers and no burden to the folks who do not want to be notified. Selectwoman Colarusso is working with Tom and will keep the Board informed on any developments. Chairman Boussy states Selectwoman Colarusso has put up a Stoneham Community Lost Pet Alert Facebook page.

Publishing Status of DPW Projects/Colarusso (Time 70:30-89:29 on Stoneham TV on Demand)

Selectwoman Colarusso would like to see a web based system on what major projects are going on in town to see when they are starting and when they are scheduled to be completed. She states using this for snow messages, no overnight parking it would be just some reminders to folks and she thinks it would be helpful to the residents. Selectwoman Colarusso states they had issues with the water & sewer back in April where large amounts of work hours were being applied to water & sewer so they discussed it with the Town Administrator and with the Department Head and at that point there was a commitment to start moving people out. She states she believes that started to happen but she says the hours are coming out of water & sewer and it looks like 2/3rds every week. Selectwoman Colarusso states she has a problem with this because every year the rates are raised. She believes at this point in time we need to change course. She would like to reach out to the folks at Collins Institute that they are working with on the budget and also some state agencies to rectify this because if they don't the rates are going to continue to go up. Town Administrator Ragucci states what they have done to change this 25 year practice. Mr. Ragucci states if he stops the 25 year ship and turns around midstream there will be impact on other services in town. Selectwoman Colarusso states that cannot be the reason for not doing it right. Mr. Ragucci states they have taken money out of water & sewer and put them back on the tax payers. He states they are moving away from funding DPW activities with water & sewer dollars he states this is what you will see while we go through the process. Selectwoman Colarusso states there are reserves in those e account why are the rates being raised. Mr. Ragucci states because of the anticipated water issue we are going to have with the Gelatin. Mr. Ragucci states with the wants he has heard about over the past year two new police, two new fire, full time IT person, taking monies out of water & sewer, those along with an increase from the School Department results as it stand right now as a \$500,000 shortfall. Selectwoman Colarusso states we are going to have to say no at Town Meeting when everyone comes for surplus revenue because we will need it for budgeting. She states she will give him credit for the overtime being down but the reports that they get are after the fact. Selectwoman Colarusso would like a true picture of what it cost to run DPW. She states she would like to seek help to see how we can fix this right so we don't continue to have reserves in those accounts and raise the rates. She would be more than happy to help. Mr. Ragucci states he appreciates that. They are due to meet with Collins again a week after next. Mr. Ragucci states the town doesn't have spending problem it has a revenue problem. Selectwoman Colarusso states she believes we have an integrity problem with recording of hours in the department and until we figure out what it takes to run that departments. She states first and foremost she would zero base that department and start fresh. She states she will try to reach out to folks at the state level and see if we can get help in trying to rectify this. Selectwoman O'Neill states she thinks a lot if it is efficiencies and to see improvement in efficiencies. She states she know they invest in a lot of electronic programs and applications that she doesn't know if they are being utilized to the full extent that they were meant to be. She states last year they had the auditors letter that states a significant amount of receipts not being collected from one department. She doesn't know if that was ever addressed. Mr. Ragucci states yes it was. Chairman Boussy states we have not had high taxes and high fees which make the taxes not that low but his bigger problem is every time a department head is in here he hears DPW has 28 workers on 3.2 million dollar budget, 78 miles of road but he says you don't include the water & sewer reserves which is about another million so it is 4.2 not 3.2. Chairman Boussy states they are trying to make all these decisions with numbers that are not even correct. He states there are too many different funds there that guys are jumping from one to another. Mr. Ragucci states he will get together with Selectwoman Colarusso and see how to proceed from here.

Towing & Business Operations/9-11-13 Gould Street/Colarusso (Time 89:30-169:26 on Stoneham TV on Demand)

Selectwoman Colarusso states she has been contacted by a group of residents residing in the area of Gould Street with complaints on three issues: 1) operations that extended beyond what was in the special permit which was 7am-5:30pm, 2) 24 hour towing and 3) combination of storage of vehicles and the facility is being used as an automobile repair shop which is strictly prohibited in the site plan approval. She states that she has discovered that there are legal proceedings taking place and that Bill has been working on it. She states since this is a public hearing they are going to let some of the folks talk about some of their concerns tonight. Selectman DePinto states this was not posted as a public hearing. Selectwoman Colarusso clarifies this is public comment. Paula DeBartolomeo 7 Gould Street spoke. Selectwoman O'Neill asks who is in charge of the enforcement. Selectman Vallarelli states the Police Chief and Selectwoman Colarusso states he is here along with the Building Inspector. Selectwoman Colarusso

states when she asks what had been done for enforcement she was told none. She states that was frustrating to her and that is why we had to escalate this matter. Selectwoman Colarusso would like to apologize to Mrs. DeBartolomeo on behalf of the Board. She states she will not allow this to continue to happen. Chairman Boussy asks who owns the towing the U-Haul? Mrs. DeBartolomeo states yes. Selectwoman O'Neill does not understand why there is no enforcement there are fines in place that should be issued. Mr Ragucci states it is his understanding the Bill has filed action against the property owner. Attorney Solomon explains the status of the cases. William Frykberg 10 Gould Street spoke. Chairman Boussy discusses the history of the area. Selectman Vallarelli asks why they can't be ticketed for parking on the street overnight. Mr. Frykberg informs the Board that there are residents who live down there and they depend on some areas to park on the street. He states that if you go down there and tickets the U-Hauls then the residents are going to probably be ticketed. Selectwoman O'Neill states the towing company is advertising for three/four other companies all from the same address. Larry Means 4 Victoria Lane spoke. Shawn Brown 30 Lawndale Road spoke. Selectwoman O'Neill states they are going to instruct the Town Administrator to instruct his Department Heads to enforce the bylaws. Selectwoman O'Neill states they will advertise this as a public hearing for two weeks and they can all come back and let us know what improvements they have seen or not seen and she states they can continue that process until this is fixed. The Building Inspector stated she has issued enforcement letters that have been appealed in court. She states there is something in court regarding the site plan. She clarifies she has not sent any fines because when it first started she was not able too without going to court. She stated she thought they would be in court by now and that's why she has not currently issued fines. Selectwoman Colarusso asks Attorney Solomon to give a time line of court actions. Selectwoman O'Neill states they all agree this is unacceptable. Bonnie Giglio 89 Central Street spoke. Chairman Boussy states if they are violating the bylaws then they are to be ticketed to any extent they can and they will have a public hearing in two weeks and at that point the message should be clear. Paul DeBartolomeo 7 Gould Street spoke. Police Chief McIntyre stated that they can enforce the parking regulations on oversized vehicle or commercial vehicle over a certain weight parked on the street. He states when it comes to specifics on site plan they cannot issue them violations that is something they would work with Cheryl on. Mr. Ragucci states they were discouraged to give fines because of the process such as the appeals process being completed. Selectwoman Colarusso states we should not have not issued a ticket because of a lawsuit. Cindy Hemingway 7 Fell Road spoke. Selectwoman Colarusso made a motion to have a public hearing on January 19, 2016, seconded by Selectwoman O'Neill and **unanimously voted (5-0)**.

Sign Certificate for the Martin Luther King Community Award (Time 169:57-171:58 on Stoneham TV on Demand)

Selectman DePinto made a motion to sign the Martin Luther Kind Community Award being issued to Stoneham Substance Abuse, seconded by Selectwoman O'Neill and **unanimously voted (5-0)**.

Approve Minutes (Time 172:05-176:38 on Stoneham TV on Demand)

Selectman DePinto made a motion to approve meeting minutes of 12/15/15, seconded by Selectwoman O'Neill and **unanimously voted (5-0)**. Selectwoman Colarusso made a motion to approve executive session minutes of 12/4/15 and to release at a later date, seconded by Selectman Vallarelli and a roll call vote was taken.

Voting in Favor

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

Abstained:

- Selectman DePinto

Motion passed (4-0-1).

Town Administrator (Time 176:41-186:05 on Stoneham TV on Demand)

Town Administrator Ragucci notified the Board that the ladder truck is now in service. Mr. Ragucci states that DPW was out this past storm and all the work was done in house no contactors were called in. He notifies the Board that there were computer malfunctions on both sanders and they were sent back and repaired. Mr. Ragucci states that there will be a meeting for the Golf RFP on Friday to discuss transitioning. He states that by the next Board of Selectmen meeting we may be able to have a contract drafted for the Board to review. Mr. Ragucci states that there are two police officers in the academy, they are looking at a February start. When they come out he states they will be looking to put two more into the academy in May. Mr. Ragucci states that as the Board knows Chief Rolli will be retiring, they have received four resumes of interest from all of the Captains at the Fire Department. He states they will be interviewing over the next couple of weeks. The panel will include Chief Rolli, Retired Chief Sorenson and the Wakefield Active Chief. He states the plan would be to start the transition the beginning of February. Mr. Ragucci states the High School did not make the cut again. He states the School Committee, the Superintendent and the Town will be wrestling with the boiler issue. Selectman Vallarelli states the him and Ann Marie will be completing the second round of pre interview for the Town Accountant position tomorrow night and they are hoping to bring 4 to 5 names to the Board of Selectmen and have them interview on January 19, 2016. Chairman Boussy states they can meet in the conference room at 6pm on January 19, 2016 in open session to hold the interviews. Chairman Boussy would like to thank Selectman Vallarelli and Selectwoman O'Neill worked extremely hard on this. Selectman Vallarelli states he would like Ron, the Town Treasurer and the business manager from the School, any people that will be dealing with the Accountant the most. Mr. Ragucci suggests Ron, Town Treasurer, Assessor and maybe FAB to draw up questions and he will submit to the Board. The Board agrees. Mr. Ragucci states the MEPA hearing on Weiss is at 2pm tomorrow and they will be accepting public comments. Selectman DePinto asks Mr. Ragucci how the Community Compact budget process meeting went. Mr. Ragucci stated it went good, they have met twice and they are helping us with the narratives. He states what they told him is what they have been providing is pretty detailed information, they had encouraging words about that part of it. They are looking for is a more transparent process. They will be working with the FAB and Mr. Ragucci on drawing up annual booklets, narratives for the Department Heads, and narratives for Dave.

Miscellaneous (Time 186:06-194:58 on Stoneham TV on Demand)

Selectwoman O'Neill wanted to give a quick update on Weiss Farm. She states the Board of Selectmen did meet in executive session last week to discuss prices (what they wanted) and also discussed consideration that was presented to Corcoran the next day and for obvious reasons that was in executive session, the negotiating piece of it. She states Corcoran is scheduled to meet and discuss on the 12th. She states they are still planning meetings, they are going to have more than one meeting. She states that it will probably be a more productive meeting first of all if they don't get

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what they want for consideration there is really no deal so to start having these meeting before we really know that we have something and then they can reveal the terms during those meetings. Attorney Solomon states scheduling a meeting of the four selectmen that evening to discuss the results because we are close to some time periods. Selectwoman O'Neill states she just wants people to know they are still planning meetings in January. She states if they don't come close to what they are asking then they are not pursuing it. Selectwoman Colarusso states these meeting are primarily education meetings not to persuade anyone they are to provide residents with enough information so they can make a good decision. She states it is not their decision it is a decision of the community. Chairman Boussy left the room at 10:15 p.m. Cindy Hemingway 7 Fell road spoke. Selectwoman O'Neill states she has asked the Attorneys to put together a timeline. Chairman Boussy returned at 10:17 p.m. Selectwoman Colarusso stated that she and Ann Marie started back in June working with the MBTA on trying to establish the Zoo stop. She states they go some good news that the Zoo stop has cleared the safety department at the MBTA. She states this will be contingent on the town providing funds for the sidewalks and the ADA compliant pad. She states they will need to get an estimate. She states the alternative to get in que in line and wait forever or we can consider as a Town paying for the sidewalks and ADA compliant pad. Selectwoman Colarusso states the biggest hurdle was the safety hurdle. She states they worked hard. She states this may be a situation where town funds need to be expended. Her personal opinion is this is a good investment. She tells Mr. Ragucci she needs an estimate on cost per linear foot for sidewalks and the ADA compliant pad. She states the specifics will be sent to him from the MBTA. Selectwoman Colarusso would like to say that the Michael Cappuccio fundraiser was well attended at the Arena on Sunday and she would like to give kudos to Lou and his crew. She states the rink was immaculate, everything was perfectly done in order, it was safe, efficient and he did a fantastic job. She states Mrs. Cappuccio was extremely grateful. Chairman Boussy states the lights downtown have been out since Thanksgiving. Mr. Ragucci states he believes it is an underground issue. He will find out and follow up. Chairman Boussy asks if they have to go into executive session. Mr. Ragucci states they need to vote on the money or he cannot release it. Selectwoman Colarusso asks when it expires. Mr. Ragucci states it expired three years ago.

Selectman DePinto made a motion to adjourn, seconded by Selectwoman Colarusso and **unanimously voted (5-0)**.

Meeting adjourned at 10:25p.m.

Respectfully submitted,
Erin Sinclair