



TOWN OF
STONEHAM
MASSACHUSETTS
Town Hall
35 Central Street
Stoneham, Massachusetts 02180
BOARD OF APPEAL
781-279-2695

STONEHAM BOARD OF APPEALS AGENDA

NOTICE OF MEETING

(in accordance with provision of Chapter 626, Acts of 1958)

Thursday, February 25, 2016

Hearing Room

7:00 P.M.

- Confirm next meeting

7:30 P.M.

PUBLIC HEARINGS

- **5 Virginia Avenue**

An appeal has been filed by Paul Principato, for a Special Permit pursuant to Stoneham Town Code Bylaw, Section 4.2.4.1 (c) to construct an accessory dwelling at 5 Virginia Lane, Stoneham, MA. The maximum square footage for an accessory dwelling is 750 square feet. The Proposed square footage is 964 square feet. The accessory dwelling also must be attached to the main dwelling by way of a minimum shared wall of 75 %. The proposed dwelling does not meet this requirement.

- **117 Hill Street**

Represented by Charles Houghton

An application has been filed by Anthony Franchi, Cliffside Realty Associates, LLP of 190 North Main Street, Natick, Massachusetts 01760 to request a sign variance for the property located at 117 Hill Street, Stoneham, Massachusetts. Section 6.7.6(3) Signs states that Banners are allowed with a building permit for a total of 30 calendar days. The proposed banner will be permanent.

- **42 Pleasant Street**

Represented by Charles Houghton

An application by North Shore Construction & Development, Inc. of 215 Salem Street, Woburn, MA 01880 and Daniel Picariello, Trustee of the Forty-Two Pleasant Street Nominee Trust of 42 Pleasant Street, Stoneham, MA 02180 to request variances for 42 Pleasant Street, Stoneham, Massachusetts 02180. Section 5.2.1 requires a minimum frontage and lot width of One Hundred Fifty (150') feet for three or more dwelling units in Residence B District. The existing

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frontage at 42 Pleasant Street is Ninety-four and Eighty-four Hundredths (94.84') feet, and the lot width is One Hundred (100') feet. Additionally, petitioner is requesting a variance of Section 6.3.4.2.4 which requires that vehicles proceed to and from a parking space without requiring the moving of any other vehicle or the passing over of any other parking space. The proposed twenty-one indoor garage spaces will require the passing over of a driveway parking space.

- **490 Main Street**

Represented by Charles Houghton

An application has been filed by Michael Youssef and Susan Marie Youssef d/b/a Stoneham Auto Works of 33 Brookings Street, Medford, MA to relocate the sign from the southerly entrance of the property to northerly entrance of the property at 490 Main Street, Stoneham, Massachusetts. Applicants are seeking a variance of Section 5.3.5.2(c) that requires that no building or structure shall be constructed within 15 feet of Main Street – the proposed setback is four feet. Section 5.3.6.3 states on a corner lot in Business, Commercial and Medical Districts, no fence, wall or structure, planting or foliage more than three and one-half (3 ½) feet in height above the plane of the established grade of the streets shall be erected in any part of a front or side yard herein established, that is included within the street lines at points which are seven (7) feet distant from their point of intersection measured along such street lines, which will obstruct the view of a driver approaching a street intersection. The full sign portion begins 7 feet above grade. The applicants are seeking a variance of this section. Section 6.7 – Signs – Highway Business – The maximum height allowed for a free standing sign is 15 feet. The proposed sign is 18.4 feet high. Also, the maximum allowed sign area for one side of a free standing sign is 24 square feet. The existing and proposed sign is 87.78 square feet. The applicants are seeking variances of this section.

- **53 Summer Street**

Represented by Charles Houghton

An application has been filed by Thomas E. Anderson and Karen A. Anderson and Karen A. Anderson, Executrix of the Estate of Ernest J. Angelosanto to relocate the existing two-family dwelling and to subdivide the lot at 53 Summer Street, Stoneham, Massachusetts. The existing dwelling will be relocated on Lot 2 B and a proposed new single-family dwelling will be constructed on Lot 2 A. Section 4.2.3.1(b) requires that a two-family dwelling in a Residence A district have a lot area of 20,000 square feet. The proposed Lot 2 B has 8,127 square feet. Additionally Section 4.2.3.1(e) 3 requires any additions to an existing dwelling must be no more than 10 percent of the original floor area. The proposed addition exceeds 10 percent.

- **139 North Street**

Represented by Charles Houghton

An application has been filed by Clayton C. Cleveland of 139 North Street, Stoneham, Massachusetts 02180 to request a variance of Section 4.2.2.2(a) which states an accessory use of a garage is allowed with a maximum to house three vehicles. The applicant has proposed to continue the use of the barn to house two vehicles and the newly constructed garage attached to the house to house three vehicles.

- **489 Main Street**

Represented by Charles Houghton

An application has been filed by Michael J. O'Sullivan of 7 West Street, Wakefield, MA as Trustee of the Buckingham Realty Trust to convert the existing building at 489 Main Street, Stoneham, MA to a six-unit residential building. Petitioner is requesting variances pursuant to Section 4.17.2.1 Residential/Business Overlay District - The maximum number of units allowed in this overlay district is five. The proposed is six units. Section 5.2.1 (4) Business - The required setback from any street shall be 15 feet. The proposed addition is five feet from Benton Street. Additionally, Section 6.3.4.2 (3) Off Street Parking Requirements - The required aisle width for two way traffic is 24 feet. The proposed aisle width is nineteen (19 feet.) Section 6.3.4.2 (2) Off Street Parking Requirements - The parking spaces are required to meet the setback required in the district. The side setback in Business District is 10 feet. The proposed parking is setback approximately .8 foot from one side property line and 1.5 feet from the other side property line. Section 6.5.2.4 Landscape and Screening - There is a 4 foot required landscape strip where setbacks are required. There is not a 4 foot landscape strip at all of the required setback areas. Section 6.3.5.2 Lighting and Screening - The proposed does not provide proper screening for vehicle headlight glare. Parking Space Number 11 is in violation of Section 6.3.4.2(4) as it will require passing over another parking space and parking spaces 12 and 13 will require backing up into Benton Street in violation of Section 6.3.4.2(5) which requires that no vehicle shall be required to enter or leave by backing. Lastly the layout of the parking area does not allow sufficient space for the storage of plowed snow in violation of Section 6.3.4.2.(10).

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