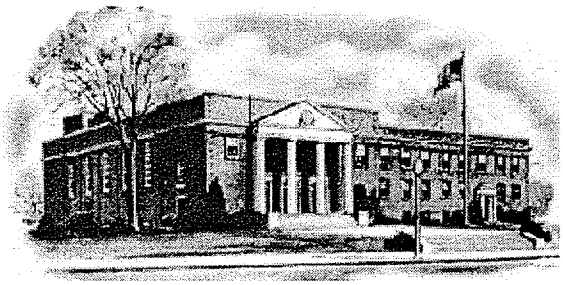

TOWN OF
STONEHAM
MASSACHUSETTS
Town Hall
35 Central Street
Stoneham, Massachusetts 02180
BOARD OF APPEAL
781-279-2695

Amended Agenda: correction made to 507 Main Street

2016 MAR 21 A 11:31
TOWN CLERK
REGISTRARS

STONEHAM BOARD OF APPEALS AGENDA

NOTICE OF MEETING
(in accordance with provision of Chapter 626, Acts of 1958)
Thursday, March 24, 2016
Hearing Room

7:00 P.M.

- Confirm next meeting

7:30 P.M.

PUBLIC HEARINGS

- **489 Main Street**
  Represented by Charles Houghton
  Continuation
  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).

- **16 Cricklewood Drive**

Frank DiCenso has requested a variance pursuant to Stoneham Town Code, Chapter 15, Zoning Bylaw, Section 5.2.1 to construct a 4-8 foot retaining wall at 16 Cricklewood Drive. The rear setback in Residence A is 15 feet. The proposed rear setback is between 4-5 feet from the property. The side setback in Residence A is 10 feet. The proposed setback is 0 feet.

- **1 Adams Street**

  Reading Asphalt has requested a variance to erect a sign at 1 Adams Road, Stoneham, MA. Applicant requests a variance of the Town of Stoneham By-laws as follows: Section 6.7 Signs Commercial I District The proposed sign is 92 Square feet. Wall signs in Commercial I district are a maximum of 1 square foot per 2 linear feet of building frontage, with a maximum of 100 square feet. Section 6.7.5 (a) Signs, Animated, moving, revolving and flashing signs are prohibited, therefore the electronic sign may not change during operational hours and must be off during the hours of 1 AM and 6 AM.

- **2 Bramante Circle**

  Vivian Yee has requested a for a variance pursuant to Stoneham Town Code, Chapter 15, Zoning Bylaw, Section 5.2.1 to construct a garage at 2 Bramante Circle. The front setback in Residence A district is 20 feet. The proposed setback is 11 feet. The side setback in Residence A district is 10 feet. The proposed side setback is 9.2 feet.

- **197 Park Street**

  Ellen Sharpe, 197 Park Street, has requested a variance for a variance in the Stoneham Town Code, Chapter 15, Zoning Bylaw, Section 5.2.1 to construct a two story addition at the rear of the property. The side setback is 10 feet in Residence A Zoning District. A plan filed with the petition by Edward Farrell, shows the proposed addition 4.7feet from the front property line.

- **612 Main Street**
  Represented by Charles Houghton

  612 Main Street Group LLC of 607 Main Street, Stoneham, has requested a variance to demolish the existing dwelling and garage and to construct a new single family dwelling and garage at 612 Main Street, Stoneham, Massachusetts. Section 5.2.1 Dimensional Requirements requires a minimum lot size in Residence B of 7,000 square feet. The existing lot size is 6,300 square feet. Section 5.2.1 Dimensional Requirements requires minimum frontage in Residence B of 75 feet. The existing frontage is 63 feet. Section 5.2.1 Dimensional Requirements requires a side setback inResidence B of ten feet. The proposed side setback is five feet. Additionally, Section 5.2.1 Dimensional Requirements requires a maximum percent coverage in Residence B of 20 percent. The proposed percent coverage is 29.1 percent.

- **507 William Street**

Represented by Charles Houghton
An application has been filed by Khaled A. Moheydeen of 24 W. Chardon Road, Winchester, Massachusetts to divide the property at 507 William Street, Stoneham, Massachusetts into two lots. Section 5.2.1 Dimensional Requirements requires frontage in the Residence A of 90 feet. The proposed frontage does not meet the 90 foot requirement as the driveway is used to serve more than one lot. Section 2.1.29 prohibits including as frontage any portion of the frontage that serves more than one lot. Section 5.3.2 Division of Existing Lots to Create Lot Between Existing Building and Street the proposed division would create a portion of the lot between the existing building and the street.

- **21 Manison Street**
  Represented by Charles Houghton

  F&T Manison LLC of 607 Main Street, Stoneham to divide the property at 21 Manison Street, Stoneham, Massachusetts into two lots. Lot 1 is in violation of Section 5.2.1 Dimensional Requirements requires frontage in the Commercial I district of 100 feet. The proposed frontage is 0 feet as the driveway/access easement is used to serve more than one lot. Section 2.1.29 prohibits including as frontage any portion of the frontage that serves more than one lot. Both Lot 1 and Lot 2 will be accessed from Manison Street and an access easement. Lot 2 is in violation of Section 6.3 - Parking the required number of parking spaces for the proposed building is 59. The proposed number of parking spaces is 48.