



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, September 29, 2016

Hearing Room

2016 SEP 27 P 6:59
STONEHAM
TOWN CLERK
REGISTRARS

7:00 P.M. DISCUSSION

Confirm next meeting.

7:30 P.M. PUBLIC HEARINGS

- **North Street**

Michelle Pezzulo

The petitioner is seeking to have the Building Inspector's decision overturned and allow the dog breeding and daycare business and having more than one accessory building (shed) at this location.

- **58 Maple Street**

Represented by Charles Houghton

Green Leaves Group Realty LLC of 47 Bacon Street, Winchester, Massachusetts is requesting for the demolition and conversion of all the existing buildings at 58 Maple Street, Stoneham, Massachusetts. Section 4.2.3.1 requires a variance for conversion of the existing dwelling to accommodate more than one (1) dwelling unit. The proposed two-unit dwelling is in violation of Section 4.2.3.1 (e) (2) and (3) which requires that an addition in the rear and side yards not be visible from the street and not be more than ten (10) percent of the original floor area and be consistent with the original architecture of the structure. The proposed two-story, wood frame two unit dwelling is visible from the street and is in excess of ten (10) percent of the original floor area and is an entirely new structure as the original structures on the lot will be demolished. In addition, variances of Section 5.2.1 for frontage, lot width, and side setback are required. Required frontage and lot width is 90 feet and the proposed is 60.63 feet and 87.16 feet respectively and proposed side setback is 7.3 feet and the required is 10 feet.

- **60 Maple Street**

Represented by Charles Houghton

Robert W. Gay and Nancy M. Gay of 60 Maple Street, Massachusetts is seeking to construct an eight foot high fence within the side setback at 60 Maple Street, Stoneham, Massachusetts. Section 5.2.1 note (15) which requires a fence over 6 feet in height to comply with the setback requirement.

- **12 Hersam Street**

Represented by Charles Houghton

106 School Street, LLC of 100 Tower Office Park, Suite 1, Woburn, Massachusetts is seeking to construct a 2 family dwelling at 12 Hersam Street, Stoneham, Massachusetts. The previous two-family dwelling on the property was condemned and demolished. Section 5.2.1 requires that a two-family dwelling in Residence B district have a lot area of 9,500 square feet. The property at 12 Hersam Street has 4,132 square feet. Additionally, Section 5.2.1 requires frontage and lot width of 75 feet. The property at 12 Hersam Street has frontage and lot width of 70 feet. Also, Section 5.2.1 requires maximum lot coverage of 20%. The lot coverage for the proposed two-family dwelling is 28% and Section 5.2.1 requires maximum height of 30 feet and the height proposed is 37 feet and 11 inches.

EXECUTIVE SESSION

92 Montvale, LLC v. William Sullivan, et al, Land Court Case 14 MISC 488957 (AHS)

Decision of the Land Court appealed to the Massachusetts Appeals Court by the Plaintiff.

To discuss strategy with respect to this appeal pursuant to M.G.L. c. 30A, sec.21(a)(3).

Chestnut Hollow, LLC v. William Sullivan, et al, Land Court Case 16 MISC 000479

[41 Montvale Avenue.] To discuss strategy with respect to this litigation pursuant to M.G.L. c. 30A, sec.21(a)(3).

Kim Dragone v. Stoneham Zoning Board of Appeals, Middlesex Superior Court, Civil Action No.

1681CV02631. [68 High Street] To discuss strategy with respect to this litigation pursuant to M.G.L. c. 30A, sec.21(a)(3).