



# PLANNING & COMMUNITY DEVELOPMENT

OVERRIDE STUDY COMMITTEE  
AUGUST 11, 2025 MEETING

ERIN WORTMAN  
DIRECTOR OF PLANNING &  
COMMUNITY DEVELOPMENT  
TOWN OF STONEHAM

# ABOUT THE DEPARTMENT

- LAND USE ZONING
- COMMUNITY DEVELOPMENT
- TRANSPORTATION &  
MOBILITY
- ENERGY & SUSTAINABILITY

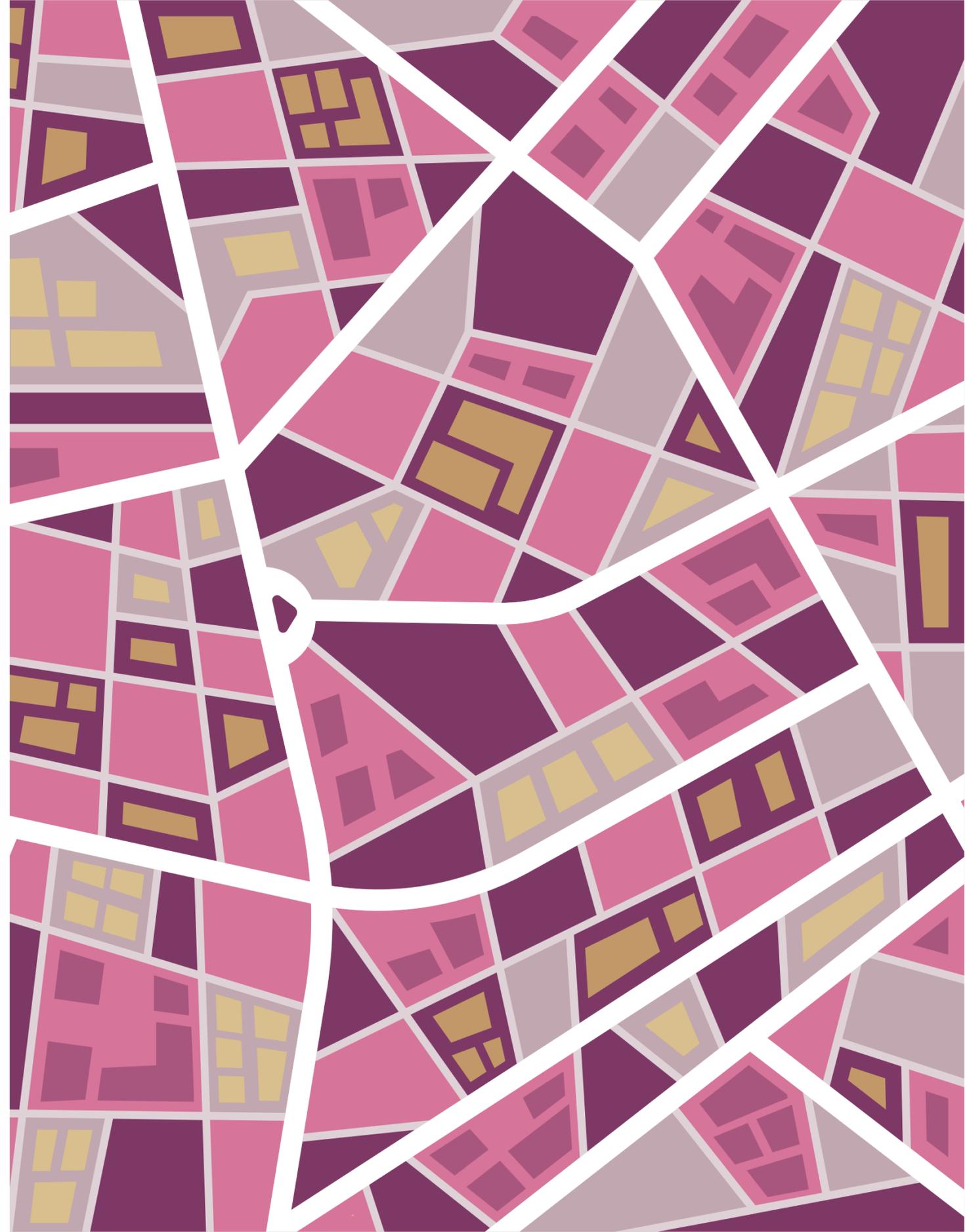


# STAFFING

	MELROSE	READING	STONEHAM	WAKEFIELD
<b>DEPARTMENT BUDGET</b>	\$409,451	\$829,800	\$172,646	\$793,499
<b>TOWN POPULATION</b>	29,817	25,518	22,992	27,090
<b>COMMERCIAL TAX RATE</b>	\$17.75	\$12.67	\$19.40	\$21.76
<b>FULL TIME STAFF</b>	6	5	1	6

# DEVELOPMENT PROCESS

- BUSINESS OR LOCATION DRIVEN
- ZONING CODE DICTATES WHERE A USE IS ALLOWED IN TOWN
- MANY USES REQUIRE A SPECIAL PERMIT AND/OR SITE PLAN, ALONG WITH VARIANCES
- APPLICANTS APPLY FOR NECESSARY PROCESSES





# BEFORE THE MEETING(S)

- ONCE APPLICATION IS FILED, PETITIONERS HAVE A MEETING WITH STAFF
- STAFF INCLUDES POLICE, FIRE, DPW, PLANNING, BUILDING, SAFETY & BOARD OF HEALTH
- THESE MEETINGS GO OVER ALL FACETS OF A PROJECT
- STAFF WILL THEN DRAFT THEIR COMMENTS TO BOARD(S)

# TOWN-LED INITIATIVES

- COMMERCIAL IMPROVEMENT PROGRAM
- TAX INCREMENT FINANCING
- STONEHAM SHUTTLE
- DOWNTOWN PARKING STUDY
- ZONING RECODIFICATION
- DOWNTOWN REDESIGN





# COMMERCIAL IMPROVEMENT PROGRAM

- EXTERIOR IMPROVEMENTS FOR CENTRAL BUSINESS DISTRICT BUSINESSES & PROPERTIES
- 20 ADDRESSES SERVED
- \$134,868.19 TOTAL INVESTMENT

# TIF: LOCAL INCENTIVE PROGRAM

- C&S PROPERTIES AT 380 MAIN STREET
- REDEVELOPED AN ANTIQUATED OFFICE BUILDING, TWO RESIDENTIAL STRUCTURES, AND A VACANT PARCEL IN STONEHAM CENTER
- \$4M REDEVELOPMENT PROJECT
- 10-YEAR TIF VALUED AT \$210,000
- APPROVED BY COMMONWEALTH'S ECONOMIC ASSISTANCE COORDINATING COUNCIL
- OFFERS RELIEF OF THE ADDED VALUE OF A DEVELOPMENT



# STONEHAM SHUTTLE

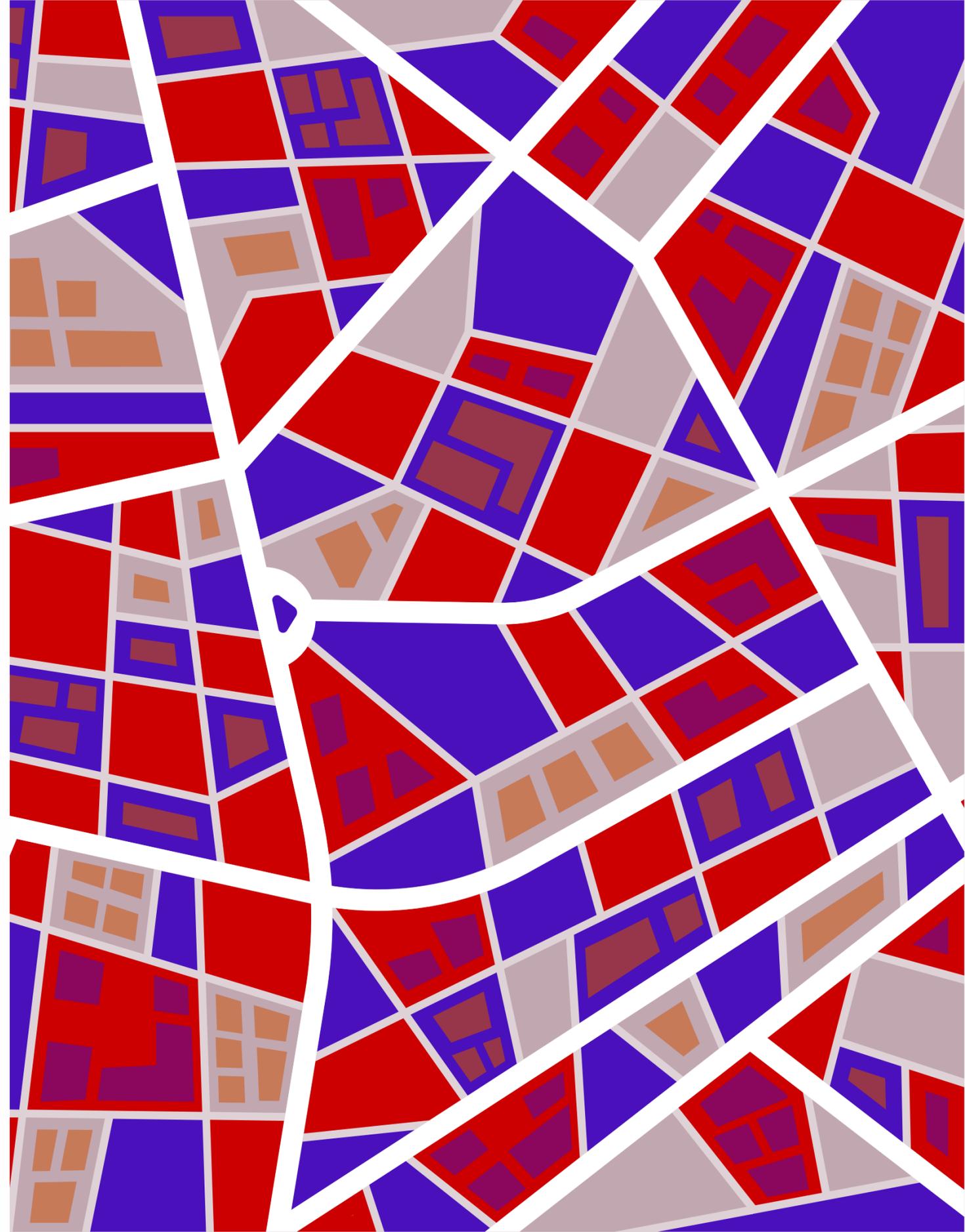
SINCE JANUARY 22, 2025

- 5,358 COMPLETED BOARDINGS
- 1,184 TOTAL RIDERS
- 1.45 MILES AVERAGE TRAVEL DISTANCE
- TOP 3 LOCATIONS TRAVELED:
  - STOP & SHOP
  - STONEHAM SENIOR CENTER
  - DUNKLEE AVE AREA



# ZONING RECODIFICATION

- CLARIFY, ORGANIZE, UPDATE, AND IMPROVE EXISTING CODE
- TEXT & MAPPING UPDATES
- 11 MEMBER COMMITTEE
- 18 MEETINGS SO FAR
- PUBLIC OUTREACH COMING THIS FALL
- TARGET - MAY 2026 TOWN MEETING





**DOWNTOWN STONEHAM  
REDESIGNED INTERSECTION**



# RELATIONSHIP BUILDING

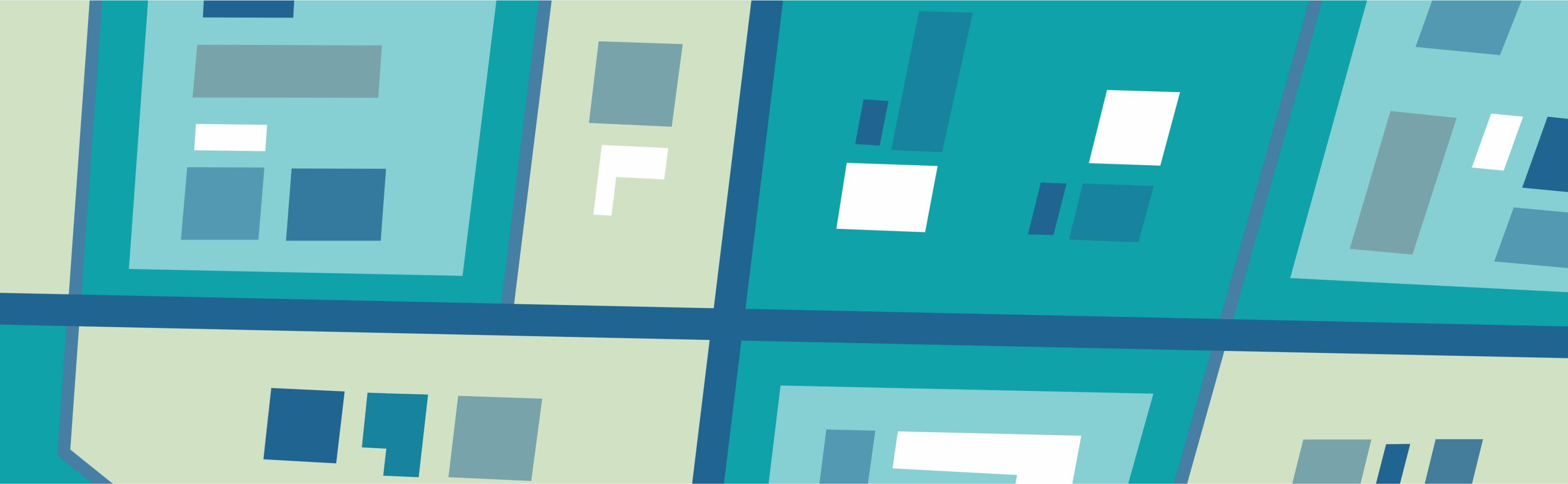
- MA DEPARTMENT OF TRANSPORTATION (MASSDOT) & MASSDOT DISTRICT 4
- DEPARTMENT OF CONSERVATION RESOURCES (DCR)
- MASSACHUSETTS BAY TRANSPORTATION AUTHORITY (MBTA)
- MASSACHUSETTS WATER RESOURCE AUTHORITY (MWRA)
- METROPOLITAN AREA PLANNING COUNCIL (MAPC)



# LOOKING AHEAD IN FY2026

- ZONING RECODIFICATION PROJECT
- DOWNTOWN REDESIGN PROJECT
- STONEHAM SHUTTLE CONTINUATION
- FRANKLIN ST / STEVENS ST / BENJAMIN TERRACE INTERSECTION IMPROVEMENT
- VACANT COMMERCIAL STOREFRONT BYLAW
- HOUSING PRODUCTION PLAN UPDATE
- OPEN SPACE & RECREATION PLAN UPDATE
- AWAITING RESPONSES ON COMPLETE STREETS, ONE STOP FOR GROWTH, HOUSING CHOICE, AND MASSACHUSETTS DEVELOPMENT FUNDING





**THANK YOU!**

ERIN WORTMAN  
DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT  
EWORTMAN@STONEHAM-MA.GOV