



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

STONEHAM BOARD OF APPEALS

Agenda
Thursday, August 29, 2019
Hearing Room

2019 AUG 27 PM 12:56

STONEHAM
TOWN CLERK
DISTRICTS

7:00 P.M. DISCUSSION ONLY

7:30 P.M. PUBLIC HEARINGS

21 Dean Street

Joseph Coricelli

An application has been submitted by Joseph Coricellis, 21 Dean Street, Stoneham, MA to construct a shed at the above location. Section 5.2.1 Dimensional Requirements-The required Residence A set back is 20 feet. The proposed rear setback is 5.5 feet. A plan filed with the petition by McDonald Land Surveying, Inc, dated 7/12/2019 entitled Plot Plan of Land, 21 Dean Street, shows the proposed shed addition.

109 Summer Street

Represented by Steven Cicatelli

An application has been submitted by Paul & Guido Fulciniti of 109 Summer Street pursuant to M.G.L., Chapter 40, S 8, seeking to overturn a decision of the Building Inspector and confirm that the subject property located in the Residence A Zoning District, is a legal nonconforming two family dwelling.

41 Butler Avenue

Represented by Charles Houghton

An application has been submitted by 41 Butler Avenue Realty Trust, Christopher B. Cronin, Trustee to divide the property at 41 Butler Avenue, Stoneham, MA into Lot 1 (41 Butler Avenue) and Lot 2 (39 Butler Avenue). Section 5.2.1 Dimensional Requirements – LOT 1 - The required frontage and width in Residence A is 90 feet. The proposed frontage for Lot 1 is 14.5 feet. The proposed Lot Width for Lot 1 is 16.5 feet. Section 5.2.1 Dimensional Requirements – LOT 2 - The required frontage and width in Residence A is 90 feet. The proposed frontage for Lot 1 is 15.5 feet and the proposed lot width for Lot 2 is 33.5 feet. Frontage definition is as follows: The linear extent of a lot measured along a street right-of-way from the intersection of one side lot line to the intersection of the other of the same lot, which can be used for access to the lot, but not including any portion thereof serving more than one (1) lot or dwelling unit. A plan filed with the petition by Sullivan Engineering Group, LLC, drawn by Paul J. Finnocchio dated August 8, 2019 entitled “Plan of Land Located in Stoneham, Massachusetts” shows the proposed Lots 1 and 2.

18 Gerry Street

Represented by Charles Houghton

An application has been submitted by **Jessica L. Joyce and Mark S. Joyce**, of 149 Old Barn Path, Marshfield, Massachusetts to appeal the decision of the Building Inspector that the property at **18 Gerry Street, Stoneham, Massachusetts** is a legal two (2) family dwelling. The applicants contend that the property is an existing, legal, non-conforming, three (3) family dwelling. A plan filed with the petition by Benchmark Survey dated July 8, 1989 and updated to August 13, 2019 entitled "Plan of Land Stoneham, Massachusetts" shows the existing dwelling at 18 Gerry Street, Stoneham, MA.

190 Main Street

Represented by Charles Houghton

An application has been submitted by Starbucks Corporation of 2401 Utah Avenue South, Suite 800, Seattle, Washington, for the property at 190 Main Street, Stoneham, MA. Section 4.7.3.7 (e) the paved area shall be screened from all adjacent lots, whether on the side or rear, by a strip fifteen (15) feet wide densely planted with shrubs or trees. The two sides and rear do not meet the fifteen foot requirement. Section 6.7 Signs – The maximum height of the primary sign in Highway Business District is 2 feet (0-100' setback). The proposed primary sign is 5'11'. Section 6.7 Signs – The maximum size of a secondary sign is 50% of the primary sign (17.5 square feet). The proposed secondary sign is 31 square feet. A plan filed with the petition by Stamski and McNary, Inc., 1000 Main Street, Action, MA, dated August 8, 2019 entitled "New Starbucks Former Papa Ginos, 190 Main Street, Stoneham, Massachusetts" shows the proposed screening and signs.