



TOWN OF
STONEHAM
MASSACHUSETTS

PLANNING BOARD
781-279-2695

STONEHAM PLANNING BOARD MINUTES

(in accordance with provision of M.G.L. c.30A, §§ 18-25)

Wednesday, February 12, 2025

Town Hall Hearing Room

7:00 PM

Members Present: Chair Frank Vallarelli

Members Present Remotely: Vice Chair Kevin Dolan, Terrence Dolan, Marcia Wengen and Daniel Moynihan.

Also present at the meeting: DPW Director Brett Gonsalves, Town Clerk Maria Sagarino acting as Clerk for the Planning Board, Martin Wantman and Joseph Miele.

The Chair brought the meeting to order at 7:01 PM in the Town Hall Hearing Room and introduced the other members of the Board who were all participating remotely.

Minutes

Mr. Vallarelli asked if the Board was ready to approve the minutes for January 8, 2025. Ms. Wengen indicated that she hadn't read them over yet. With other members not ready to approve the minutes, Ms. Wengen made a motion to table the minutes until the next meeting which was seconded by Mr. T. Dolan. All members present voted to table 4-0. Mr. Moynihan was having technical difficulties so his vote was not included.

Bond Reduction for 62 High Street/Isola Lane

Mr. Vallarelli turned the Chair over to Vice Chair Kevin Dolan as he had previously recused himself from the matter of 62 High Street. DPW Director Brett Gonsalves was present to reiterate what he had indicated in a memo to the Planning Board. He had reviewed the request for the bond reduction. It included a 10% contingency. He recommended that the Board approve a reduction of the bond in the amount of \$288,926.73.

Mr. K. Dolan asked for a motion to reduce the bond consistent with the Director's recommendation. Ms. Wengen made that motion and Mr. T. Dolan seconded. All members present voted in favor 3-0. Mr. Vallarelli was recused and Mr. Moynihan continued to have technical difficulties.

Mitigation Rules & Regulations Discussion

Mr. Gonsalves had submitted language for a development impact assessment which he hoped to have implemented as a bylaw or a set of rules and regulations. A bylaw would obviously be adopted at Town Meeting but the Planning Board could choose to adopt as a set of rules &

regulations which could be implemented upon adoption. He further explained that this impact assessment would be for projects that have a certain amount of square footage or certain parking requirements. A traffic study and traffic assessment would be required. The utilities in the area would be looked at and the development impact would be assessed. The cost is usually 3% of the total project cost. Mr. Gonsalves stated that there would be agreed upon mitigation or money presented to the Town to make improvements in connection with the site.

Mr. Gonsalves' hope was that the Board could start to digest the draft that he had presented and that they would come back with recommendations or changes. He hoped the Board would be interested as he felt it would be a benefit to the Town. It sets a policy for handling the larger projects done in Town. There's no teeth now when asking for mitigation. This would give the Planning Board certain authority.

Mr. K. Dolan asked if it would be akin to the Subdivision Rules & Regulations that the Board adopted a few years ago. Mr. Gonsalves stated that it would provide a mechanism for asking for mitigation and could be voted on by the Planning Board as a set of regulations rather than to have a bylaw voted at Town Meeting. Mr. T. Dolan commented that he appreciated Mr. Gonsalves' time and effort. Mr. Gonsalves added that this was implemented in Woburn when he was there and it has been successful.

Skyewood Drive Extension

Mr. Vallarelli moved to the next agenda item. The discussion for the Skyewood Drive Extension. Attorney Houghton had requested that the Board discuss an amendment to the previously approved Skyewood Drive Extension subdivision. He hoped that Mr. Gonsalves would present the Board with his opinion of the new plan before Mr. Houghton submits the application. Mr. Houghton was unable to make it to the meeting, but his presence was not necessary with Mr. Gonsalves present.

Mr. Gonsalves reminded the Board of the site visit in the fall. They were looking at the site to understand why the petitioner would need a sidewalk waiver to finish the subdivision. Mr. Gonsalves explained that there is ledge and an abutter had walls tied into the ledge. This would create a problem with putting in a sidewalk in front of the house. Mr. Gonsalves further explained that he approved the amended plan leaving out the sidewalk as he felt it was the only way to address the situation and it does away with such a small part of the sidewalk on a cul de sac which really isn't necessary.

Mr. K. Dolan asked if there was an easement. Mr. Gonsalves indicated that there are two easements with the neighbors. Mr. K. Dolan asked that the language for the easements be submitted to the Board along with a sketch of the proposed finished project. Mr. Gonsalves showed the Board the amended plan with profiles that he had been shown.

Mr. K. Dolan made a motion to request that Attorney Houghton submit the easement and maintenance language with his application to amend the subdivision. Mr. T. Dolan seconded the motion. All members voted in favor 4-0 with Mr. Moynihan still having audio issues.

Stonecroft Avenue Discussion

Joseph Miele had conversations with the Building Commissioner and Mr. Gonsalves about a parcel of land he would like to develop on Stonecroft Avenue. Mr. Gonsalves advised him to discuss it with the Planning Board to receive their thoughts and any feedback.

Mr. Miele stated that Ms. Noble had a problem with the lack of any frontage. He explained that he inherited a parcel of land from his father that is located just past where the roadway for Stonecroft Avenue ends. He would like to build a driveway to his property with a 50 foot turnaround to allow for the proper turning radius for a fire truck. He explained that you have to pass an abutter's lot and fence to get to his lot.

Mr. Gonsalves explained to the Board that he thought Mr. Miele should come and discuss his proposal to see if they could reach a consensus about the best approach for Mr. Miele to move forward. Mr. Gonsalves stated that he has a problem with just building a driveway which precluded development on the other lots that are undeveloped near Mr. Miele's parcel. He told Mr. Miele that he should reach out to the abutters and maybe combine efforts to extend the roadway, bring the utilities up and gain frontage for the other lots.

Mr. Miele indicated that he had met with the abutters and they reneged because of the expense. He proposed splitting the cost three ways but they didn't want the expense. One abutter was fine with him building a driveway and he still had to speak with the other.

Mr. K. Dolan asked Mr. Gonsalves to remind him of the current subdivision standards for the roadway. Mr. Gonsalves stated that it's a 45 foot right of way with 26 feet of pavement but you can request waivers. Mr. K. Dolan stated that it was a good point to consider the other vacant lots and extending the roadway as opposed to just building a driveway to serve his property. We wouldn't want to deviate much from the paved way and catch heat from the abutters. Mr. K. Dolan thought it would be nice if he could get the neighbors on board.

Mr. Miele stated that one of the abutters Glenn [Eramo] had no objection when he spoke to him and the other gentleman doesn't have enough land. His lot is less than the required 10,000 square feet necessary to build.

Mr. K. Dolan asked Mr. Miele how big his lot was. He responded that it is 15,000 square feet. He added that there is a lot of ledge in the area. There are large boulders. All of the utilities are at the end of the road. He did mention that there is an existing fire hydrant in place. His lot is landlocked. He explained that his father bought it in 1947 and wanted to build a house but there was no water to the area back then. Mr. Miele said that the current roadway is 18 feet wide and he would like to make it narrower. He doesn't want to attract the public to come up the driveway.

Mr. K. Dolan commented that it would be an easier decision if there were no other owners involved to allow minimizing of the pavement. Mr. Miele asked if they would consider accepting letters from the abutters stating that they approved of what was being proposed. Mr. T. Dolan asked about access to Vernon Avenue. Mr. Miele stated that there is no access. It is blocked by a shed that was built in the middle. Mr. T. Dolan was just trying to help Mr. Miele out with a possible solution for access.

Mr. K. Dolan stated that he now has some direction. Mr. Miele said he would look over the rules and regulations. He would have a plan done and hopefully make an application to the Board.

Request for Advisory Opinion for 20 Gerald Road

Mr. Vallarelli moved onto the next agenda item. Martin Wantman of 20 Gerald Road is requesting that the Planning Board seek an advisory opinion as to whether his parcel of land known and numbered as 20 Gerald Road is an "eligible location" as defined in section 1A of Chapter 40A of the General Laws. Mr. Wantman wishes to pursue rezoning his property from

the Residence A District to the Residence B District at an upcoming Town Meeting in order to build multifamily housing.

Mr. Vallarelli indicated that the Board had requested an advisory opinion for John Cullen in July 2024 before he sought to rezone 134 Elm Street at the Special Town Meeting in October. Mr. K. Dolan stated that this is similar to what the Board did with Mr. Cullen and he doesn't have a problem making the same request for Mr. Wantman. He made a motion to request the advisory opinion which was seconded by Ms. Wengen. All members voted in favor 4-0. Again, Mr. Moynihan had technical difficulties while remoting in and his vote could not be counted.

ANR 15 Steele Street

Attorney Houghton had requested that an Approval Not Required (ANR) plan be endorsed by the Planning Board. Ms. Sagarino stated that Mr. Houghton had indicated there was a problem with the surveyor's mylar printer. The plan was not ready for endorsement. Mr. Houghton is requesting that it be placed on their next agenda. The Board agreed to table the matter until the next meeting on March 12th.

Mr. K. Dolan made a motion to adjourn the meeting which was seconded by Mr. T. Dolan. All members present voted in favor 4-0 with Mr. Moynihan not counted.

The meeting adjourned at 7:43PM.

Respectfully submitted:

Maria Sagarino
Town Clerk

Documents and other exhibits used by the Planning Board during this meeting to be made part of the official record but not attached to these minutes:

Memo from Brett Gonsalves agreeing to bond reduction for 62 High Street/Isola Lane

Draft language for Development Impact Assessment and Mitigation

Assessors map showing parcels on Stonecroft Avenue

Copy of Advisory Opinion received from the Executive Office of Housing & Livable Communities for 134 Elm Street.

Copy of amended plan of Skyewood Drive Extension.