



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, January 8, 2025

Town Hall Hearing Room

7:00 PM

Members Present remotely: Chair Frank Vallarelli, Marcia Wengen and Terrence Dolan.

Also present remotely: Town Clerk Maria Sagarino acting as Planning Board Clerk and Attorney Charles Houghton.

The Chair brought the meeting to order at 7:02 PM. Mr. Vallarelli explained that with only one petition that was going to be withdrawn, the Board decided to meet remotely for the few minutes the meeting would take. Mr. Vallarelli introduced the members of the Board that were present and moved on to the approval of minutes.

Approval of Minutes

Ms. Wengen made a motion to approve the regular meeting minutes for December 11, 2024. Mr. T. Dolan seconded the motion. All members present voted in favor 3-0.

Ms. Wengen made a motion to approve the executive session meeting minutes for December 11, 2024 and not to release to the public. Mr. T. Dolan seconded the motion. All members present voted in favor 3-0.

Rockville Park Definitive Subdivision Plan

The next agenda item was to have the Board sign the mylar plan for the approved definitive subdivision at Rockville Park. Attorney Houghton indicated that there was a small error on the original mylar plan submitted. He said he would drop off a new mylar plan to the Town Clerk's Office after Monday. Mr. Vallarelli stated that there were only three members who needed to sign that plan and they could stop at the Town Clerk's Office next week to do so.

147 Franklin Street Special Permit

Mr. Vallarelli moved on to the final agenda item, 147 Franklin Street, which is the property that was rezoned to all Residence B at Town Meeting in order to build multifamily units. The property is located right next to the entrance to the High School. He informed the Board that 147 Franklin Street would not be heard as there was an issue and the petitioner needed to go back to the Board of Appeals. Mr. Vallarelli recognized Attorney Houghton. Mr. Houghton stated that he would like to withdraw the application without prejudice. They had noticed an issue with some of the dimensional requirements on the plan and needed to go back to the Board of Appeals for

two of the variances. They were on the Board of Appeals agenda for January 23rd and expected to be back before the Planning Board in March.

Ms. Wengen made a motion to allow the petition to be withdrawn without prejudice which was seconded by Mr. T. Dolan. All members present voted in favor 3-0.

Mr. T. Dolan made a motion to adjourn which was seconded by Ms. Wengen. All members present voted in favor 3-0.

The meeting adjourned at 7:09 PM.

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:

A plan by PJF and Associates entitled "147 Franklin Street Stoneham, MA" dated November 15, 2024.