

Stoneham Zoning Bylaw Review Committee Minutes  
Tuesday, April 15, 2025  
Town Hall Second-Floor Conference Room  
5:00PM

Members present: Peter Bracciotti, Kevin Dolan, Jessica Gerke, Ellen McBride, Cheryl Noble, Maria Sagarino, Tobin Shulman, Bill Sullivan, Tim Waitkevitch, Marcia Wengen, Erin Wortman

Fisher Associates consultants were not present at this meeting.

The Chair brought the meeting to order at 5:04 pm.

The minutes of the March 25, 2025 were approved as distributed.

Residential Business Overlay District was discussed. The members recommended changes to the Business District to include the special permit items in an earlier meeting thus allowing recommendation to eliminate the Residential Business Overlay District as its uses are accomplished elsewhere in the Zoning Bylaws.

The members recommended removing the Maple Street overlay and will decided what it will be named in a later meeting.

A lengthy discussion was had on dimensional requirements.

The members agreed to leave the dimensional requirements in Residence A Districts as they exist today.

There was consensus to increase the percent coverage to more than 20% in Residence B districts. Erin W will ask the Town Assessor for data on Residence B minimum square foot vs. percent coverage.

The members agreed to leave the Business District and Central Business Districts as is. Before any changes are considered to the dimensions within Highway Business District, there needs to be more research on the space allowed by the Commonwealth between curb cuts. Erin will contact the Commonwealth.

Recreation /Open Space District

The members agreed to recommend no minimum lot size in Open Space and Recreation Districts.

Medical / Office / Residential overlay District

Members agreed to reduce the lot size to mimic Commercial District. They also agreed to recommend 20K minimum lot size, 100' frontage, 75% coverage and set backs of 15 10 10.

North Main Street Overlay District needs to be added to the map.

**The meeting adjourned at XXX? MARIA, I didn't write it down did you?**

The next meeting is scheduled for May 8, 2025 at 5PM