

Stoneham Zoning Bylaw Review Committee Minutes
Tuesday, December 17, 2024
Town Hall Second-Floor Conference Room
5:00PM

Members present: Kevin Dolan, Ellen McBride, Cheryl Noble, Maria Sagarino, Bill Sullivan, Tim Waitkevitch, Marcia Wengen (remotely), Erin Wortman

Members absent: Peter Bracciotti, Jessica Gerke, Tobin Shulman

Guest present: Dennis Sheehan

Fisher Consultants present remotely: Chris Kushel, Ralph Wilmer

The Chair brought the meeting to order at 5:03pm.

The minutes of the December 17, 2024 were unanimously approved with one word change.

The Chair asked Erin W. to review the comments received from committee members on the draft usage table prepared by the consultants. Erin W. asked consultant Chris K. to provide his report including comments. Chris K. noted the comments were clean enough without needing to review them one-by-one but led a comprehensive review of the comments on the definitions as provided by the members. The discussion covered the following definitions/topics:

- Urgent care
- Hospitals
- Medical office buildings
- Nursery schools
- Town houses vs. condos vs freestanding buildings
- Highway business district and central business district – does Stoneham need two business districts
- Setbacks in the highway business district – save this topic for a future meeting

Chris K. asked Erin W. to take a closer look at what exists currently in the various business districts.

Ralph W. provided a review of the Commonwealth's new draft regulations on Accessory Dwelling Units (ADU). Erin W. will distribute ADU guidance to the committee members.

There was a conversation on lot coverage. The members asked the consultants if they could provide what other communities do with lot coverage and overhangs. Members discussed the lot coverage between Residence A and Residence B zones. Is 20% too low – should they all be 30%?

There was a lengthy discussion on the subject of what should be allowed by right and what should be covered by Special Permit. Does the Town need both Site Plan review and Special Permit? Who should control Site Plan review? It was suggested that Site Plan review should be required for projects allowed by right.

After a productive discussion, the members agreed to recommend a project needing a special permit does not need site plan review. Members were reminded that the purpose of the zoning

bylaw review committee is to streamline the current system and make it more user friendly and less cumbersome to for people to acquire permits.

The members decided to meet a couple more times do review and determine what needs a special permit and what does not and to strategize for general public outreach.

Tentative dates for these meetings are Tuesday, January 7, 2025 and Tuesday, January 14, 2025.

The meeting was adjourned at 6:49 pm.