

Stoneham Zoning Bylaw Review Committee Minutes  
Tuesday, January 7, 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  
Guest present: Dennis Sheehan  
Fisher Associates consultants were not present at this meeting

The Chair brought the meeting to order at 5:01pm.

The minutes of the December 17, 2024 were unanimously approved with reported changes.

Erin W. led members in an exercise to review proposed usages within Residence A and Residence B districts and to categorize each. Categories included: Not Allowed, By Right, Special Permit and Site Plan Review.

Usages included vehicle storage – commercial, registered & unregistered, boats, trailers, residential conversions, home occupations or professional offices and more.

Within this conversation it was determined that some existing wording is obsolete including, sanitarium, convalescent and lodging along with others.

There was a discussion on housing density which will be continued at the next meeting. The conversation on Special Permit versus Site Plan Review continued.

Erin W. requested comments from the members on a number of currently existing districts which are proposed to be eliminated as the need is no longer required. The members agreed the following districts shall be eliminated: Wireless Services, Education, Senior Residential Overlay, Railroad Row, East School Overlay, North Elementary School Overlay, Maple Street Overlay, and the North Main Mixed Use Residential Overlay.

The meeting was adjourned at 6:29 pm.

The next scheduled meeting of the Zoning Bylaw Review Committee is set for Tuesday, January 14, 2025 at 5pm.