

Stoneham Zoning Bylaw Review Committee Minutes  
Tuesday, January 14, 2025  
Town Hall Second-Floor Conference Room  
5:00PM

Members present: Peter Bracciotti, Kevin Dolan, Jessica Gerke, Ellen McBride (remotely), 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 5:07pm.

The minutes of the January 7, 2025 meeting were tabled until the next meeting to allow members time to review.

E. Wortman asked for confirmation from the committee that the existing districts: Fallon Road Mixed Use District and North Main Mixed Use Residential Overlay District not be modified in any way as they are part of our MBTA Communities zoning ordinance and any modification would require a resubmission to the Commonwealth. The members agreed.

The committee members continued to review the various purposes within each existing district in Stoneham. There was a discussion on the difference between Neighborhood Business District and Business District. The only significant difference appears to be the size of the business allowed. After a discussion, and in an effort to streamline the number of districts, it was decided to recommend combining the current Neighborhood Business District and Business District into the Business District.

The members discussed the Central Business District and the need to rework the definition and purpose. Should residential uses within the Central Business District be by right or by special permit? The conversation is to be continued at the next meeting and at the public engagement sessions.

The conversation about Site Plan and Special Permit approvals continued with no final recommendation.

The meeting was adjourned at 6:35 pm.

The next scheduled meeting of the Zoning Bylaw Review Committee is set for Tuesday, February 4, 2025 at 5pm.