

Stoneham Zoning Bylaw Review Committee Minutes
Tuesday, June 10, 2025
Town Hall 2nd Floor Conference Room
5:00PM

Members present: Maria Sagarino, Tobin Shulman, Bill Sullivan, Marcia Wengen, Erin Wortman, Cheryl Noble (5:07pm) and Peter Bracciotti (5:14pm)

Member present remotely: Vice Chair Tim Waitkevitch (until 5:45pm)

Members not present: Chair Kevin Dolan, Secretary Ellen McBride, Jessica Gerke

Town Administrator Dennis Sheehan was present for a portion of the meeting.

Acting Chair Tim Waitkevitch took a roll call vote and brought the meeting to order at 5:05 pm.

Ms. Sagarino made a motion to approve the minutes from May 13, 2025 which was seconded by Ms. Wengen. A roll call vote was taken. The minutes were approved 6-0.

Ms. Noble entered the meeting at 5:07 pm followed by Peter Bracciotti at 5:14 pm.

The members continued to work on the zoning map. The group focused on finishing up work on quadrant 1, beginning with the Montvale Ave/Rafferty Rd area. There was much discussion about Highway Business, Medical/Office/Residential and Commercial 1 and what district Montvale Avenue should be going forward. There was some discussion on whether the Commercial 1 District might be amended to allow for hotels. Should it allow mixed use, residential with commercial on the first floor? There was a consensus that hotels should be allowed by Special Permit as well as Mixed Use Residential with the non-residential being on the first floor also by Special Permit.

Mr. Waitkevitch had to exit the meeting at 5:45 pm. Mr. Sheehan also left at this time.

The group continued to move onto Maple Street talking about what district might look best in this area going forward. Manison Street seemed like a nice area to allow hotels in the future.

The group moved on to the Quadrant 3 portion of the zoning map where Adam Road, Manison St and Glendale Rd moved from Quadrant 1 to Quadrant 3. This area was chosen to be placed in the Business District. As the group worked its way up Marble St with the Residence B District, they stopped at Warren and Lincoln Streets. There was conversation about the Central Business District from Maple to Main to Hancock Streets. The group also discussed the zoning in the Spencer Street area which is currently zoned for business use.

The group chose the next meeting date of June 24th at 5PM.

A motion to adjourn was made by Ms. Wortman and seconded by Mr. Shulman. All members still present voted in favor 7-0.

The meeting was adjourned at 6:59 pm.

Respectfully submitted:

Maria Sagarino
Town Clerk

The next meeting is scheduled for June 24, 2025 at 5PM.

Documents and other exhibits used by the Zoning Bylaw Review Committee during this meeting to be made part of the official record but not attached to these minutes:

Official Zoning Map of the Town of Stoneham dated May 1, 2023 split up into quadrants.