

Stoneham Zoning Bylaw Review Committee Minutes  
Tuesday, March 25, 2025  
Town Hall Second-Floor Conference Room  
5:30PM

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 5:31 pm.

The minutes of the March 4, 2025 were approved as distributed.

The members continued the discussion on various districts in Stoneham including Commercial I, II and III. The members discussed combining Commercial III and Commercial II and noted that the new Commercial II will mimic Commercial I with some clarifications regarding size of building. There was a discussion of the different uses and sizes to be included in the revised Commercial districts.

There needs to be clarity of use for buildings sized at: 50K, 75K, 100K, 150K square foot.

The following sections will be recommended for deletion:

4.14.2.3 re: hours for truck deliveries (covered elsewhere in the Town Code)

4.14.2.4 re: hours of operation (covered elsewhere in the Town Code)

4.14.3 re: Wireless Service Facility (Federal Telecommunications Act supersedes)

Erin Wortman requested and members agreed to hold on the discussion re: 4.14.4.2.1 Body Art Establishment for a later meeting.

The members discussed the lengthy verbiage of 4.14.4.5 Medical Marijuana Facility. Erin will speak with the consultants about the wording and bring it back to the committee.

There was a lengthy discussion on the Medical Office Residential District (MORD) and possibly modifying or combining with another district. Questions included should the multi family dwelling use be by special permit and should mixed residential use be by right. The discussion will continue at the next meeting.

Erin noted that the members still need to review and discuss Residential Business Overlay and Maple Street Overlay.

Meeting adjourned at 6:53PM.

The next meeting is scheduled for April 15, 2025 at 5PM.

discussed the Central Business district and the pros and cons of allowing residential units above the

The conversation will continue at the next meeting.

The meeting adjourned at 6:15pm

The next meeting will be held on March 25, 2025 at 5pm.