

Stoneham Zoning Bylaw Review Committee Minutes  
Tuesday, November 19, 2024  
Town Hall Second-Floor Conference Room  
5:00PM

Members present: Peter Bracciotti, Jessica Gerke (via phone), Ellen McBride, Cheryl Noble, Maria Sagarino, Bill Sullivan, Tim Waitkevitch, Marcia Wengen, Erin Wortman

Members absent: Kevin Dolan, Tobin Shulman

Guests present: Dennis Sheehan

Fisher Consultants present via phone: Chris Kushel, Ralph Wilmer

The Vice Chair brought the meeting to order at 5:07pm.

The minutes of the September 17, 2024 were unanimously approved with limited spelling corrections.

Fisher Consultants provided a brief reminder of the content of the last meeting and an update on the work to date on formatting the table of uses.

There was a conversation regarding Accessory Dwelling Units (ADU) as well as Accessory Dwelling Buildings (ADB) and allowing both and ADU and a shed which is not currently allowed. It was agreed that all future references to ADUs would reflect the new state legislation which goes into effect in February 2025. It was also pointed out that any ADU would still be required to meet all local zoning setbacks. It was also discussed that there needs to be a definition of what constitutes an Air Bed and Breakfast (AB&B) included in the uses table so we can clearly note they are not allowed.

D. Sheehan noted there should be a future discussion to include prohibitive language at a future meeting so all points are covered.

There was a discussion about using broad definitions vs. more specific terms so updated zoning bylaws are clear and user-friendly.

A general discussion was had about the following various topics:

- hazardous materials – will be guided as per federal and state law
- service stations vs. gasoline stations vs. auto body shops
- independent senior housing – a more in-depth discussion needs to be had at a future meeting
- special permit vs. special permit granting authority
- neighborhood districts – remove or keep
- Fallon Road mixed use allows for housing
- education districts – keep or remove

Uses discussions included the following topics:

- regulations on town owned land and commercial marijuana entities
- question on why housing requires a special permit
- residential conversions – a future in depth discussion is warranted

Suggested subjects for the next meeting include:

- further review of table of uses
- which policy questions warrant more discussion/questions
- what is missing and or obsolete from the current Town Cod
- review comments included in draft uses documents

Chris and Ralph of Fisher consultants will forward the updated document to Erin who will send to the committee for their review and comments before the next meeting.

Next steps:

- schedule another committee meeting before the committee has a public engagement meeting
- Erin will provide a date for the next meeting as well as when she would like comments back

The meeting was adjourned at 6:51pm