

Stoneham Zoning Bylaw Review Committee Minutes
Tuesday, September 17, 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 (via phone)

Members absent: Tobin Shulman

Guests present: Bob Galvin, Dennis Sheehan

Consultants present via phone: Chris Kushel, Ralph Wilmer

The Chair brought the meeting to order at 5:02pm.

The minutes of the July 23, 2024 were unanimously approved as presented.

The consultants from Fisher Associates provided an update of their work to date. They have provided a building height document, a first-step draft of a consolidated use table. They also noted that their next step is to clean-up the draft use table and make it a better document. They noted that the goal of this meeting is to have direction from the Committee to move forward.

E. Wortman noted that she did not send the draft documents created by the consultants to the full Committee in error. She would send them the next day.

There was a broad discussion on overlay districts and mixed-use districts. It was agreed that the current overlay districts map is very confusing and needs to be simplified and made more user-friendly. The overlay conversation included a discussion of wireless overlays districts and what is required by federal law. The consultants will look into that and also into what other towns do with wireless overlays. The conversation included a discussion on the elimination of overlay districts.

The Committee next discussed Accessory Dwelling Units (ADU). The Affordable Homes Act signed by Governor Healy on August 6, 2024 which becomes effective on February 2, 2025 allows ADUs in single-family zoning districts by right with limitations. This new law is in conflict with Stoneham's local bylaw governing ADUs and in-law apartments. E. Wartman has drafted a new town bylaw which aligns with the state law and has sent it to the Planning Board for their review. It will be presented in the Warrant at Town Meeting in October.

E. Wartman will send the draft of this new bylaw and the two documents produced by the consultants to the full Committee.

The consultants will take a first look at improving the uses table in preparation for the next meeting.

Meeting was adjourned at 6:25PM