

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

Members present: Peter Bracciotti, Jessica Gerke, Ellen McBride, Maria Sagarino, Tobin Shulman, Tim Waitkevitch, Marcia Wengen, Erin Wortman

Members absent: Cheryl Nolan, Bill Sullivan, Kevin Dolan

Guests: Dennis Sheehan

Fisher Associates consultants were not present at this meeting.

The Vice Chair brought the meeting to order at 5:03 pm.

The minutes of the July 15, 2025 were approved as distributed.

The members continued the discussion on the new zoning map for Stoneham focusing on the Quadrant 3 map of Stoneham.

The area along Main Street south of the intersection of Summer Street and Marble Street was discussed. After a lengthy discussion, the members recommend the following zoning changes:

- Southeast corner of Summer Street and Main Street – will change from Highway Business District to Central Business District. The area east of the corner property up the South Street School property will change to Open Space and Recreation from Residence A.
- Marble Street and Main Street, west of Main Street – Marble Street on the south side of the street will remain Residence B running from Main Street along to Webster Court.
- Main Street from Marble Street south to Carol Street west of Main Street will remain Residence B.
- Carol Street to Kenwood Road along the west side of Main Street will change to Business District from Residence B.
- Kenwood Road along the west side of Main Street south to the corner of Main Street and North Border Road will change to Highway Business District from a combination of Residence A and Residence B.
- The area east of Main Street from Summer to Gorham Avenue will change to Residence B transitioning to Business District from Carol to Gorham Avenue.
- The area east of Main Street south from Gorham Avenue to Wilson Road will change to Business District from Residence B.
- The area east of Main Street from Wilson Road to North Boarder Road will change to Highway Business District from Residence B. The current gas station was already zoned HB.
- The area along the north side North Border Road from Main Street to Orchard Road will change to Residence B from Residence A. *
- * This excludes the area along North Boarder Road owned by the Commonwealth and leased to the American Legion at this time which will be discussed at a later meeting.

There was the discussion of creating a new zone for Stoneham that will mirror the current Fallon Road mixed use zone and include the Medical/Office/ Residential Zone. The new zone may be called MUD and will allow for additional uses.

The intersection of Lynn Fells Parkway and Pond Street at Grimsby's will be discussed at the next meeting also.

Meeting adjourned at 7:08pm.

The next meeting is scheduled for August 18, 2025.