

**MINUTES FOR TOWN MEETING  
MONDAY, OCTOBER 20, 2025**

To either of the Constables of the Town of Stoneham in County of Middlesex, GREETINGS:

In the name of the Commonwealth of Massachusetts, you are directed to notify and warn the inhabitants of the Town of Stoneham qualified to vote in elections and Town affairs to meet in the Town Hall, 35 Central Street, on October 20, 2025, at six thirty o'clock in the evening to act on the following articles of the warrant:

Tellers were appointed to check the names of voters entering the Town Hall and the checklist showed 222 voters were inside the meeting. The meeting was called to order by Moderator Jeanne Craigie at 6:38 PM in the Auditorium of Town Hall. Mrs. Craigie asked Girl Scout Troops 67355 and 84134 to bring in the colors and lead the Pledge of Allegiance. The Troops presented the Town with a newly restored Town flag. The flag was originally gifted to the Town at the 250 birthday under the guidance of lifetime Girl Scout Shirley Murray. The flag had fallen in disrepair. For the 300<sup>th</sup> anniversary of the Town, graduated Troop 71420 donated funds to pay for the repairs. The original seal was transferred to a new flag which was then gifted to the Town.

Ms. Craigie next invited Ken McGarry, the Pastor at the First Congregational Church to give the invocation. Ms. Craigie introduced the Town Officials and department heads that were present. She also acknowledged that it was the new Superintendent of School, Kristin DeFrancisco's first Town Meeting and welcomed her. The Moderator then asked for a motion to allow the non-Stoneham voter department heads to sit on the floor of Town Meeting which was made and seconded. Again she asked for a motion to waive the reading of all articles which was made and seconded. With that she opened the meeting and made the motion for Article 1.

**Article 1.** To see if the town will vote to amend the Stoneham Town Code, Chapter 17 Planning Board to add a new section for Development Impact Assessment and Mitigation as set forth below, or do anything in relation thereto:

**Sec. 17-0 Development Impact Assessment and Mitigation**

**Sec. 17-1 Purpose**

The purposes of these provisions are to:

1. Assess proposed development and certain land uses to protect the health, safety and general welfare of the inhabitants of the Town of Stoneham;
2. Secure the safety, adequacy and reliability of Stoneham's roads, utilities, services and facilities for pedestrians, residents, employees and motorists alike;
3. Identify the direct impacts a development or certain land uses will have upon the Town's public facilities and services and ensure that the burden of those direct impacts upon public infrastructure are addressed and minimized, including the maintenance and upgrading of infrastructure in a responsible manner consistent with State and Municipal law and to the extent necessary to service

public needs; and

4. Ensure that any mitigation required to address the development's impact(s) is/are proportionately borne by the development or land use that creates them via the imposition of reasonable mitigation requirements.

## **Sec. 17-2 Scope of Study**

The direct impacts that must be considered and assessed shall include, but not be limited to, impacts upon:

- a) The public health, safety and general welfare of the residents of the Town;
- b) The surrounding natural environment;
- c) Parks, playgrounds, and other recreational and open spaces;
- d) Storm water management and drainage ways;
- e) Roadways, streets and other public ways;
- f) Motor vehicle traffic including public transit, passenger and truck traffic;
- g) Non-motorized vehicular traffic, including pedestrian movement and safety and bicycle travel;
- h) Public utilities, including water and sewer supplies and demand, gas, electric, telephone and the like;
- i) Sanitary waste disposal; and
- j) Trash.

### **Sec. 17-2.1 Definitions**

The following definitions shall apply to this Section:

*Impact Area:* Area surrounding the proposed development that may be impacted including, but not be limited to, intersections and streets.

*Level of Service (LOS):* A measure used to analyze the quality of traffic service by categorizing traffic flow and assigning quality levels of traffic based on performance measures including but not limited to speed, traffic volume and congestion. A project's Level of Service shall be determined according to criteria set forth by the Transportation Research Board of the National Research Council.

*Substantial Alteration or Improvement:* An alteration or improvement of a structure or group of structures (a) totaling fifteen thousand (15,000) gross square feet or more in size which will either result in an increase in gross floor area of more than ten percent (10%) or which will require the addition of ten (10) or more parking spaces in order to comply with the Zoning Code, or (b) which alteration or improvement the Special Permit Granting authority determines, by majority vote, may substantially impact existing conditions and therefore have a significant impact as set forth in Section 2 and Section 3. A determination of a Substantial Alteration or Improvement shall be based on the aggregate of all repairs, improvements, extensions or enlargements undertaken within a period of three (3) years prior to the submission of the application to which this section applies.

*Special Permit Granting Authority (SPGA):* The Special Permit Granting Authority (SPGA) as referenced in this section shall be the Planning Board.

## **Sec. 17-2.2 Applicability**

The requirements of this section shall apply to:

1. Any new construction; (excludes residential subdivision)
2. Any Substantial Alteration or Improvement which requires a special permit;
3. Construction of 5,000 gross square feet or more of new floor area or improvement of 5,000 gross square feet or more of existing floor area in all districts.
4. Any new use established, or any increase in intensity of an existing use, Table of Uses, which results in:
  - a) The construction of 15,000 square feet or more of new gross floor area;
  - b) Any Substantial Alteration or Improvement as defined by Section 2.1 above;
  - c) The conversion of 15,000 square feet or more of gross floor area from one use to another use; or
  - d) The addition of ten (10) or more parking spaces in order to comply with Chapter 15 of the Zoning Code.

## **Sec. 17-3. Development Impact Statement (DIS)**

A Special Permit or other application for a project meeting the thresholds in Section 2.2 above shall include a development impact statement which shall be prepared by personnel competent and qualified in their respective fields; at a minimum, the traffic and utility assessments must be prepared by qualified Massachusetts Registered Professional Engineers. The development impact statement shall include detailed information on and assessments of the subjects identified in Section 2 and set forth herein, including assessments of the clear and direct impacts the proposed project will have upon them. A development impact statement shall contain the following information:

### **1. Traffic Study**

This assessment shall document existing traffic conditions in the vicinity of the proposed project, accurately describe the volume and effect of the projected traffic generated by the proposed project, and identify measures necessary and sufficient to mitigate any adverse impacts on existing traffic conditions.

**Determination of Scope:** Prior to preparing the Traffic Study, the Applicant's Registered Professional Engineer is strongly encouraged to participate in a Scoping Meeting with the Department of Public Works to review the proposed scope of the Traffic Study including identification of the project's Impact Area to be studied. The DPW Director shall provide a written statement to the Special Permit Granting Authority regarding concurrence or disagreement with the proposed scope or the scope as otherwise provided in the Traffic Study, and the reasons for the DPW Director's opinion. Such written statement shall be provided to the Special Permit Granting Authority and the Applicant either within thirty (30) days of the DPW Director

pre-application meeting with the Applicant's Registered Professional Engineer or, if no Scoping Meeting is held, within thirty (30) days of the DPW Director's receipt of the Traffic Study as part of the application filed with the Town Clerk. Such written statement of concurrence or disagreement shall be either included with or subsequently attached to, as applicable, the Traffic Study submitted by the Applicant. The Special Permit Granting Authority may require the Applicant to study and evaluate additional roadways and/or intersections to address any concerns identified by the DPW Director.

The Traffic Study shall contain the following:

- a) Existing traffic conditions: Measurement and assessment of average and daily peak hour vehicular, pedestrian and bicycle traffic volumes, average and peak speeds, sight distances, accident data and Levels of Service (LOS) of all intersections and streets within the project's Impact Area and including any intersection projected to be adversely affected by the project over the No Build condition. Such data shall be no more than twelve (12) months old at the time of application, unless other data are specifically approved by the Special Permit Granting Authority with the recommendation(s) of the DPW Director. Automated Traffic Recorder (ATR) data must be for a minimum of 48 hours, not including Saturdays, Sundays, holidays, any day within a holiday week, or any day with any snowfall in the Boston basin geographical area. For each location counted, a plot of average directional count by hours for a 24 hour average weekday shall be provided.

For projects near a State or Federal highway, turning movement counts must be sufficient to show that they include, at a minimum, the two highest peak hours among these possibilities: AM highway peak, mid-day highway peak, mid-afternoon highway peak, and PM highway peak. If the two highest generator peak hours do not overlap any part of the highway peak, substantiating data must be provided.

With respect to accident history, a minimum of three (3) years of data shall be provided for each roadway and intersection impacted by the project. Written requests for accident reports shall be made to the Stoneham Police Department for local roads and intersections and to MassDOT's District 4 Engineer for roads and intersections on State- owned highways.

- b) Projected traffic conditions: Projected traffic conditions for the design year of occupancy, including a statement of the design year of occupancy, estimated background traffic growth on an annual average basis, and impacts of other proposed developments that have been approved in whole or in part by the Town of Stoneham or an abutting town which will affect future traffic conditions.
- c) Projected impact of proposed project: Projected peak hour and daily traffic generated by the proposed project on the roads and ways in the project Impact Area, sight lines at the intersections of the proposed driveways and streets, existing and proposed traffic controls in the vicinity of the proposed project, and projected post-development traffic volumes and Levels of Service (LOS) of intersections and roads likely to be affected by the proposed project.
- d) Traffic mitigation measures: Specific measures to be undertaken by the Applicant in order to mitigate the impacts of the proposed project and to ensure that current traffic conditions and

Levels of Service (LOS) are not adversely affected by the project. Also, the assessment shall consider both on site and off site mitigation measures, to include but not be limited to new traffic control signals, increase(s) in right of way capacity via widening roads, or other right of way or intersection improvements. Where the use of existing transit systems is proposed as mitigation, analysis of the impacts on capacity and performance of these services should be quantified and documented in this section.

The proposed mitigation measures, if approved, shall be required to be completed prior to the issuance of a final certificate of occupancy for the project component. The assessment shall also consider how the proposed mitigation measures and future year performance degradation are fully mitigated to the equivalent No Build condition.

- e) Trip Reduction Requirements: As a condition of its approval, the Special Permit Granting Authority may require actions and programs by the owner and/or manager of a development to reduce the number of single occupant automobile trips made to a development, particularly during peak traffic hours. These requirements are geared toward an office environment, but may be applied to other uses to a certain extent. Such actions and programs may include:
- i. providing a pass to employees for use on a public transportation system that service the development area;
  - ii. use of carpools and vanpools;
  - iii. scheduling of hours of operation, such as flex-time, staggered work hours, and spread scheduling that reduces trips during peak traffic hours;
  - iv. preferential parking locations and arrangements for vehicles other than single occupant automobiles; and/or
  - v. restrictions on access to, or egress from, off-street parking areas during peak traffic hours.

## 2. Utility Impact Assessment

The Utility Impact Assessment shall document the capacity and condition of the existing public utility infrastructure in the vicinity of the proposed project, including but not limited to water and sewer services and storm water drainage systems. The assessment shall also accurately describe the additional demand, if any, upon said infrastructure items, generated by the proposed project, and identify measures necessary and sufficient to mitigate the impact caused by any such additional demand.

Determination of Scope: Prior to preparing the utility impact assessment, the Applicant's Professional Engineer is strongly encouraged to meet with the DPW Director to review the proposed scope of the utility impact assessment, including the identification of the project's Impact Area to be studied, which shall include all water and sewer utilities likely to be affected by the proposed project. The DPW Director shall provide a written recommendation to the Special Permit Granting Authority regarding the proposed scope or the scope as otherwise provided in the utility impact assessment, and the reason(s) therefor. Such written recommendation shall be provided to the Applicant within thirty (30) days of the DPW Director's meeting with the Applicant's Professional Engineer, or, if no scoping meeting is held, within thirty (30) days of the DPW Director's receipt of the utility impact assessment as part of the application filed with the Town Clerk. Such written recommendation shall either be included with or subsequently attached to, as applicable, the Utility Impact Assessment submitted by the Applicant. The Special Permit Granting Authority may require

the Applicant to study and evaluate additional utility infrastructure impacts, including but not limited to water, sewer and storm water drainage, to address any concerns identified by the DPW Director.

The Utility Impact Assessment shall evaluate:

- a) Existing condition and capacity: Identification of the size, type, condition and overall remaining capacity of the existing utility infrastructure. The assessment shall include examination of available Town Plans within the immediate Project vicinity, completion of hydrant pressure testing of the Town water main(s) serving the facility and, where necessary, video camera inspections of existing sewer service connections to be re-used. The assessment shall also include an up- to-date inventory of Town-owned utility infrastructure impacted by the Project; for sanitary sewer and storm drainage systems provide estimates of the existing capacity and percentage of capacity presently utilized as well as excess capacity if any;
- b) Projected conditions: Projected usage shall be provided, including estimated water usage, and sanitary and storm water outflows; together with the impacts, as available, of usage caused by other developments already approved by the Town.
- c) Utility mitigation measures: Specific measures to be implemented by the Applicant to mitigate the impacts of the proposed project on the public water and sewer infrastructure, including increasing the capacity by replacing and/or enlarging existing lines; inflow and infiltration improvements or payments; on-site retention or detention tanks; or other on-site or off-site measures. The proposed mitigation measures, if approved by the Special Permit Granting Authority, shall be solely related to the proposed development and completed prior to the issuance of a final certificate of occupancy for the Project component.

### 3. Other Public Facilities Impact Assessments

This section of the Development Impact Statement shall include detailed information and analyses about the development's projected impact(s), both on-site and in the impact area, on all of the following:

- a) Parking, including existing and proposed on-site motor vehicle and bicycle parking layout(s)/accommodations and on-street/off-site (where applicable) motor vehicle and bicycle accommodations to evidence proposed facilities are sufficient to serve the project;
- b) Transit Services, including locations of bus, train and transit stops, shelters, stations and routes within the project Impact Area as well as private shuttle bus service routes, school bus stops, etc. within five hundred (500) feet of the project site. Information shall be provided relative to daily AM and PM schedules (including Saturdays for residential or retail projects) for stops/stations within five hundred (500) feet of the project site including a summary of transit schedules and headways for each service.
- c) Environmental conditions and impacts, including a summary of wetland resource areas and buffer zones, identified and potential vernal pools, groundwater protection zones, flood hazard areas and floodplains, steep slopes and areas of known soil/groundwater contamination. If the project is subject to a Notice of Intent filing with the Conservation Commission, the Applicant shall provide a copy of the submission to the Special Permit Granting Authority to fulfill the provisions of this Section.

- d) Parks, playgrounds, and other recreational and open spaces, including all public and privately-owned open space parcels and trails, public parks and playgrounds and athletic facilities such as pools, running tracks, walking paths and ballfields within five hundred (500) feet of the project site.
- e) Pedestrian movement and safety, including existing levels of pedestrian traffic within five hundred (500) feet of the project site, five (5) year projections of volumes of pedestrian traffic, the location and condition of existing sidewalks and other pedestrian ways including whether or not compliant with ADA requirements, and provision of lighting and other safety measures in areas where pedestrian traffic exists or is expected as a result of the development.
- f) Trash and recycling. The project may have private trash service, include estimated tonnage of refuse and recycling to be generated by the development on a weekly basis and any private provision(s) for collection of trash and recycling.

#### 4. Fiscal Impact Assessment

The purpose of the Fiscal Impact Assessment is to evaluate the fiscal and economic impacts of the proposed development on the Town in accordance with the following:

- a) Projections of costs arising from increased demand for public services (such as schools, police and fire (including ambulance service), trash and waste disposal; administrative and inspection services);
- b) Projections of benefits from increased tax revenues, employment (construction and permanent), and value of public infrastructure to be provided;
- c) Projections of the impacts of the proposed development on the values of abutting properties;
- d) Five-year projection of increased Town revenues versus costs resulting from the proposed development.

#### **Sec. 17-3.1 Report by DPW Director**

The DPW Director shall be responsible for preparing a written report to the Special Permit Granting Authority after consulting with all other relevant departments regarding the adequacy and accuracy of the scope, data, findings, and proposed mitigation measures presented in the Development Impact Authority after consulting with all other relevant departments regarding the adequacy and accuracy of the scope, data, findings, and proposed mitigation measures presented in the Development Impact Statement.

#### **Sec. 17-3.2 Peer Review**

The Special Permit Granting Authority may require peer review of some or all of the contents of the Development Impact Statement, at the Applicant's expense as it deems appropriate.

#### **Sec. 17-3.3 Performance and Completion of Mitigation Measures**

1. No building permit shall be issued to an Applicant until surety has been established in a sum (3% of the total project cost) sufficient to ensure completion of any said mitigation measures in the form of a performance bond, irrevocable letter of credit, or escrow agreement and such is filed with the Town

Treasurer. The sum of said surety shall be established by the Special Permit Granting Authority after consulting with the DPW Director, who shall be responsible for review and approval of the costs of construction/completing mitigation measures and including a minimum of an additional ten percent (10%) to the estimate, to account for inflation and as a contingency against unexpected field conditions. Such cost estimate shall be prepared by the applicant's Professional Engineer or licensed architect. The Special Permit Granting Authority shall approve the surety as to proper form and content prior to its acceptance.

The applicant is expected to complete/implement any and all required mitigation construction/improvements as conditions of any Special Permit or plan approval prior to the issuance of a final occupancy permit for the project.

The Special Permit Granting Authority may, by majority vote, periodically reduce the amount of the bond held as surety to guarantee completion of mitigation measures. No bond reduction or final release of remaining bond monies shall be approved unless the Special Permit Granting Authority has received certification from the DPW Director and/or any other appropriate municipal department that all required mitigation work has been satisfactorily completed.

## 2. Payments in Lieu of Performing Mitigation Measures

- a) It is the preference of the Town that the developer/Applicant complete all mitigation measures, if any. Occasionally the option of a payment in lieu of performance may be appropriate in certain circumstances (e.g. contributions, which to the extent not voluntary and with the exception of the 10% interest and contingency specified above cannot exceed the cost of any direct and proportionate impact of the proposed project, toward a larger-scale infrastructure project being planned by others). In those circumstances the Special Permit Granting Authority may by majority vote authorize the Applicant to make a payment in lieu of performing all or part of mitigation measure(s) which have been made a condition of a Special Permit or plan approval.
- b) Any such payment shall be equivalent to the amount calculated by the Department of Public Works in accordance with paragraph 3.3.1 above and shall be placed into an account dedicated to the specific purpose identified as a condition of the approval. The payment shall be used for no other purpose. In calculating any such payment, the Applicant shall not be credited the amount of the contribution required under the Town of Stoneham's Town Regulation or any contribution to roadway, water or sewer improvements required as a result of the environmental review process of the state or federal government. The applicant cannot take credit for mitigation improvements for work required by a state or federal agency.
- c) At least once each year from the date the funds are deposited with the Town, the Town Accountant shall certify in writing to the Special Permit Granting Authority the remaining funds in the mitigation account.
- d) In the case when such payment in lieu of performance is accepted and if the funds have not been encumbered by the Town of Stoneham within two years of the issuance of an occupancy permit, the Special Permit Granting Authority upon its own initiative or the request of the Applicant shall hold a hearing to determine why the funds have not been spent or encumbered. At said hearing, the Special Permit Granting Authority may extend for a period of no more than two years an extension of time to encumber such payment in lieu of performance. If payment in lieu of performance is not encumbered in the aforementioned time frame, the payment shall be returned

to the developer.

- e) Any money in the fund shall be expended only by a majority vote of the entire membership of the Planning Board, with the approval of the Town Administrator, and shall be appropriated only for the purpose of performing and/or addressing the mitigation set forth in the Development Impact Statement.
3. If the Applicant has failed to comply with all the conditions of the Special Permit or plan approval, and/or has not completed required mitigation work before the issuance of a temporary or final occupancy permit, the Town shall complete the mitigation measures as much as is practical with funds obtained through the exercise of the surety posted in accordance with paragraph 3.3.1.
  4. If a proposed project generates a significant number of additional residents and/or employees as determined by the planning board and such participation is warranted and required by the Special Permit Granting Authority, the Applicant shall participate in the regional or local transportation management association (TMA) and implement a transportation demand management program that includes the assignment of an Employee/Resident Transportation Coordinator to work with the TMA, residents and employees to encourage ridesharing and the use of public transportation.
  5. Waivers – After receiving the Development Impact Statement and the report of the DPW Director, the Special Permit Granting Authority, by majority vote of the board, may waive all or part of the mitigation requirements of this provision. The Special Permit Granting Authority, in approving a waiver, shall make a specific finding, in writing, that the granting of a waiver will not create conditions which are substantially more detrimental to the neighborhood in which the site is located, than if the waiver were not granted. As the basis for its decision, the Special Permit Granting Authority shall consider other positive impacts of the project upon the project Impact Area not measured by the Development Impact Statement, such as, but not limited to, the substantial remediation of an environmentally contaminated site, the creation of needed affordable housing and transportation demand management measures.
  6. At the completion of the project and after all mitigative measures have been completed and or implemented prior to issuance of the certificate of occupancy, any remaining mitigation funds, at the discretion of the Special Permit Granting Authority, shall be returned to the developer/owner.

In a case where there is a potential of multiple developments in the same project area, the Special Permit Granting Authority at their discretion may hold back remaining mitigation funds for any or all of those projects until all the projects have been completed and impacts addressed. At that time, the Special Permit Granting Authority, at their discretion, can release any remaining mitigation funds to the respective developers.

#### **Sec. 17-3.4 Severability**

The invalidity of one or more provisions or clauses of this section shall not invalidate or impair the section as a whole or any other part hereof.

**Planning Board**

**Article 1.** Voted that the Town amend the Stoneham Town Code, Chapter 17, Planning Board, Article I, In General., by adding new Development Impact Assessment and Mitigation sections 17.0 to 17.3 as set forth in Article 1 of the October 20, 2025 Special Town Meeting Warrant and further to authorize the Town Clerk to make any clerical, numerical and other non-substantive changes to said language of the bylaws to insert the same properly into the Stoneham Town Code.

**Passes Per Moderator**

**Article 2.** To see if the Town will vote to accept a new variable width Town Drain Easement running from Town Property near Maple Street across land of 95 Maple Street Stoneham Property Owner LLC to Maple Street shown on a plan entitled, "Exhibit B Proposed Drain Easement 95 Maple Street Stoneham MA" prepared by RJO'Connell & Associates, Inc. dated 9/16/2025 more particularly described as follows:

**95 Maple Street, Stoneham, MA**

Beginning at a point, said point being the on the northerly line of Maple Street and 93.65 feet westerly of the southerly corner of Lot 1 (95 Maple Street), thence:

- N 74°42'44" W by said northerly line of Maple Street a distance of 79.00 feet to a point, thence;
- S 89°22'35" E over Lot 1, a distance of 193.63 feet to a point, thence;
- N 68°06'09" E over Lot 1, a distance 107.93 feet to a point, thence;
- S 33°20'24" E over Lot 1, a distance 10.23 feet to a point on the southerly line of Lot 1, thence;
- Southwesterly by southerly line of Lot 1, on a curve turning to the right with an arc length of 60.14 feet and a radius of 1354.47 feet to a point, thence;
- S 68°06'09" W over Lot 1, a distance 54.65 feet to a point, thence
- N 89°22'35" W over Lot 1, a distance of 121.18 to said northerly line of Maple Street and the point of beginning.

Having an area of approximately 5,095 square feet and more particularly shown on a plan titled "Exhibit B, Proposed Drain Easement, 95 Maple Street, Stoneham, Massachusetts" prepared by RJO'Connell & Associates, Inc., dated 9/16/2025.

The Town Administrator and Select Board are hereby authorized to take any actions necessary to accept said Variable Width easement or do anything in relation thereto.

**Director of Public Works**

**Article 2.** Voted that the Town authorize the Select Board to accept a new variable width Town Drain Easement running from Town Property near Maple Street across land of 95 Maple Street Stoneham Property Owner LLC to Maple Street shown on a plan entitled, "Exhibit B Proposed Drain Easement 95 Maple Street Stoneham MA" prepared by RJ O'Connell & Associates, Inc. dated 9/16/2025 as further described in Article 2 of the October 20, 2025 Special Town Meeting Warrant.

**Passes Per Moderator**

**Article 3.** To see if the Town will vote to abandon and discontinue an existing Town Drain Easement recorded at Middlesex South District Registry of Deeds at Book 11299, Page 260 and shown on Plan 252 of 1967 at said Registry and also shown as existing drain easement to be discontinued on a plan entitled, "Exhibit A Existing Drain Easement 95 Maple Street Stoneham, MA prepared by RJO'Connell & Associates, Inc. dated 9/16/2025 and further described as follows.

**95 Maple Street Existing Drain Easement - Legal Description**

Beginning at a point, said point being the on the southerly line of Lot 1 (95 Maple Street) at a point being 138.18 feet east of the northerly line of Maple Street, thence:

N 02°33'55" E over Lot 1, a distance of 34.21 feet to a point, thence;

N 14°51'40" E over Lot 1, a distance of 179.13 feet to a point, thence;

N 33°23'15" W over Lot 1, a distance of 192.73 feet to a point on the northerly line of Lot 1, thence;

N 57°57'25" E by said northerly line of Lot 1, a distance of 20.01 feet to a point, thence;

S 33°23'15" E over Lot 1, a distance of 201.22 feet to a point, thence;

S 14°51'40" W over Lot 1, a distance of 185.93 feet to a point, thence;

S 02°33'55" W over Lot 1, a distance of 17.96 feet to a point a point of said southerly line of Lot 1, thence;

Southwesterly by said southerly line of Lot 1, on a curve turning to the right with an arc length of 24.47 feet and a radius of 1354.47 feet to the point of beginning.

Having an area of approximately 8,113 square feet and more particularly shown on a plan titled "Exhibit A, Existing Drain Easement, 95 Maple Street, Stoneham, Massachusetts" prepared by RJO'Connell & Associates, Inc., dated 9/16/2025.

The Town Administrator and Select Board are hereby authorized to take any actions necessary to accept said Town Drain Easement or do anything in relation thereto.

**Director of Public Works**

**Article 3.** **Voted** hat the Town authorize the Select Board to abandon and discontinue an existing Town Drain Easement recorded at Middlesex South District Registry of Deeds at Book 11299, Page 260 and shown on Plan 252 of 1967 at said Registry and also shown as existing drain easement to be discontinued on a plan entitled, "Exhibit A Existing Drain Easement 95 Maple Street Stoneham, MA prepared by RJ O'Connell & Associates, Inc. dated 9/16/2025 as further described in Article 3 of the October 20, 2025 Special Town Meeting Warrant.

**Passes Per Moderator**

**Article 4.** To see if the Town will vote to raise and appropriate or borrow a sum of money to implement certain rehabilitation and construction projects under the Massachusetts Water Resources Authority Local Water System Assistance Program (LWSAP) and to pay costs incidental and related thereto, and the Town Treasurer, with the approval of the Select Board, be authorized to sell from time to time, as the occasion requires, town notes, bonds, or other evidence on indebtedness in the amount not to exceed \$1,242,000 in accordance with Massachusetts General Laws, Chapter 44, Section 7 or 8 or any other enabling authority, and further to accept any grants or gifts for these projects, and further, any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Massachusetts General Laws, Chapter 44, Section 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount, or do anything in relation thereto.

#### **Director of Public Works**

**Article 4.** **Voted** that the Town appropriate the sum of \$1,242,000 to implement certain rehabilitation and construction projects under the Massachusetts Water Resources Authority Local Water System Assistance Program (LWSAP) and to pay costs incidental and related thereto, and Town Treasurer, be further authorized with the approval of the Select Board, borrow said sum and be authorized to sell from time to time, as the occasion requires, town notes, bonds, or other evidence on indebtedness in the amount not to exceed \$1,242,000 in accordance with Massachusetts General Laws, Chapter 44, Section 7 or 8 or any other enabling authority, and further to accept any grants or gifts for these projects, and further, any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Massachusetts General Laws, Chapter 44, Section 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

**$\frac{2}{3}$  Vote Required**

**$\frac{2}{3}$  Vote Passes Per Moderator**

**Article 5.** To see if the Town will amend the Stoneham Town Code, Chapter 13 Streets and Sidewalks, by adding new Sections 13-16 and 13-17 as follows and amending the Stoneham Town Code, Chapter 1 General Provisions, Section 1-4A Non-Criminal Disposition provisions to include below listed enforcement and penalty for these new sections, or do anything in relation thereto:

#### **Sec. 13-16. Display of Unauthorized Signs, Signals, Markings, or Devices Prohibited**

No person shall place, maintain, or display, upon or in view of any street or public right-of way, any unofficial sign, signal, marking, or device which purports to be, or is an imitation of, or resembles an official traffic sign, signal, marking, or device, or which attempts to direct the movement of traffic, or which hides from view any official sign, signal, marking, or device, unless otherwise authorized by the Town of Stoneham.

Penalty for violation of this bylaw may be enforced by any police officer pursuant to Section 1-4 or by non-criminal disposition in the manner provided by Section 1-4A and the Massachusetts General Laws, Chapter 40, Section 21D. The specific non-criminal disposition penalty which shall apply to a violation of this bylaw, in addition to any other penalties provided by law, shall be \$50.00 for the First Offense, \$100 for the Second Offense and \$150 for the Third and subsequent offense(s).

### **Sec. 13-17. Interference with Signs, Signals, Markings, or Devices Prohibited**

No person shall willfully deface, damage, move, obstruct, or interfere with any official traffic sign, signal, marking, or device.

Penalty for violation of this bylaw may be enforced by any police officer pursuant to Section 1-4 or by non-criminal disposition in the manner provided by Section 1-4A and the Massachusetts General Laws, Chapter 40, Section 21D. The specific non-criminal disposition penalty which shall apply to a violation of this bylaw, in addition to any other penalties provided by law, shall be \$50.00 for the First Offense, \$100 for the Second Offense and \$150 for the Third and subsequent offense(s).

#### **Chief of Police**

**Article 5.** **Voted** that the Town amend the Stoneham Town Code, Chapter 13, Streets and Sidewalks, by adding new Sections 13-17 and 13-18 as follows and further by amending the Stoneham Town Code, Chapter 1 General Provisions, Section 1-4A Non-Criminal Disposition provisions to include the listed enforcement and penalty as set forth in Article 5 of the October 20, 2025 Special Town Meeting Warrant and further to authorize the Town Clerk to make any clerical, numerical and other non-substantive changes to said language of the bylaws to insert the same properly into the Stoneham Town Code.

#### **Passes Per Moderator**

**Article 6.** To see if the Town vote to accept the provisions of Massachusetts General Laws Chapter. 53 Section. 18B, which, if accepted, will result in the Town printing certain additional information relating to each ballot question that appears on the Town ballot, or do anything in relation thereto.

#### **Select Board**

**Article 6.** **Voted** hat the Town accept the provisions of Massachusetts General Laws Chapter 53 Section. 18B, which, if accepted, will result in the Town printing certain additional information relating to each ballot question that appears on the Town ballot.

#### **Passes Per Moderator**

**Article 7.** To see if the Town will vote to transfer from Free Cash, the sum of \$188,404 to the School Special Education Trust fund as provided in Massachusetts General Laws Chapter 40, Section 13E, accepted by the May 6, 2024 Town Meeting, or do anything in relation thereto.

**Select Board**

**Article 7.** **Voted** that the Town transfer the sum of \$188,404 from Free Cash to the School Special Education Trust fund as provided in Massachusetts General Laws Chapter 40, Section 13E.

**Passes Per Moderator**

**Article 8.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of \$772,694 for capital projects, or do anything in relation thereto.

**Select Board**

**Article 8.** **Voted** that the Town transfer the sum of \$772,694 from Free Cash for the proposed Capital Projects as set forth below:

Department		FY26 Capital Projects Requested
Fire	\$ 55,000.00	backup emergency generator-3
Police	\$ 92,694.00	Marked Police Car (BW)
DPW	\$ 290,000.00	Loader-3
DPW	\$ 100,000.00	Streets and sidewalks
ConCom	\$ 65,000.00	Whip Hill Repairs
Dispatch	\$ 170,000.00	(35) Portable radios
<b>Total</b>	<b>\$ 772,694.00</b>	<b>FY26 request</b>

**Passes Per Moderator**

**Article 9.** To see if the Town will vote to rescind the following amounts that have been authorized to be borrowed, but which are no longer needed for the purposes for which they were initially approved:

<u>Amount</u>	<u>Date of Approval</u>	<u>Warrant Article</u>	<u>Purpose</u>
\$ 28,325	May 3, 2010	5	Stoneham Middle School Feasibility Study
1,096,232	February 7, 2012	1	Middle School Construction
610,500	May 4, 2015	19	Sewer Bonds (Phase 10)
500	May 1, 2017	19	Golf Course Irrigation Equipment
830,000	May 2, 2022	12	Water Rehabilitation and Construction Projects
7,740	May 1, 2023	10	One Ton Dump Truck

or take any other action relative thereto.

**Town Administrator**

**Article 9.** Voted that the Town rescinds the following amounts that have been authorized to be borrowed, but which are no longer needed for the purposes for which they were initially approved:

<u>Amount</u>	<u>Date of Approval</u>	<u>Warrant Article</u>	<u>Purpose</u>
\$ 28,325	May 3, 2010	5	Stoneham Middle School Feasibility Study
1,096,232	February 7, 2012	1	Middle School Construction
610,500	May 4, 2015	19	Sewer Bonds (Phase 10)
500	May 1, 2017	19	Golf Course Irrigation Equipment
830,000	May 2, 2022	12	Water Rehabilitation and Construction Projects
7,740	May 1, 2023	10	One Ton Dump Truck

**Passes Per Moderator**

**Article 10.** To see if the Town will vote to appropriate the sum of \$158,249 from the Public Educational, and Government (PEG) access cable enterprise fund, and that said sum be transferred to Stoneham Community Access Television for the support of PEG access services consistent with cable franchise agreements including a server upgrade and all related upgrades, or do anything in relation thereto.

**Select Board**

**Article 10.** Voted that the Town appropriates the sum of \$158,249 for the support of PEG access services at/with Stoneham Community Access Television and to meet this appropriation transfer said sum from the Town of Stoneham Public Educational, and Government (PEG) Access Cable Enterprise Fund.

<b>Server and Captioning upgrades for Stoneham TV</b>		
<b>Item</b>	<b>Price</b>	<b>Funding Source</b>
Hypercaster upgrade	\$29,707.50	PEG Retained Earnings
Streaming, Captioning, Archive	\$13,872.00	PEG Retained Earnings
Cloud Services	\$6,900	PEG Retained Earnings
Trade in Credit	(\$5,000)	PEG Retained Earnings
Shipping	\$250	PEG Retained Earnings
Vendor services	\$2,550	PEG Retained Earnings
CC Transcription	\$12,600	PEG Retained Earnings
Mobile app integrations	\$11,800	PEG Retained Earnings
Support Contract	\$22,239	PEG Retained Earnings
Encoders and caption integration	\$7,530	PEG Retained Earnings
Operational Staff Training	\$30,000	PEG Retained Earnings
IT Integration and monitoring	\$15,000	PEG Retained Earnings
Hearing Room Audio Upgrade	\$3,000	PEG Retained Earnings
Mac edit captioning upgrade	\$7,800	PEG Retained Earnings
<b>TOTAL</b>	<b>\$158,248.50</b>	<b>PEG Retained Earnings</b>

**Passes Per Moderator**

**Article 11.** To see if the Town will vote to authorize the Town Administrator to enter a lease or license for up to and including nine (9) years, which may include within said nine (9) year period, option years at the Town's option, for the Unicorn Golf Course (460 Williams Street) and the Stoneham Oaks Golf Course (101R Montvale Avenue) (both courses shown on Stoneham Assessors' Map 22 as Parcel 79) and associated facilities/buildings thereon or a contract in excess of three (3) years, to provide professional management, operations and maintenance for said golf course(s), or any portion thereof, and further to authorize and/or request the Select Board and/or the Town Administrator to take any action that may be required to further the purposes of this article, including any petition(s) the Commonwealth of Massachusetts, including, but not limited to the General Court, as may be so determined by the Board of Selectmen and/or Town Administrator, or do anything in relation thereto

### **Select Board**

**Article 11. Voted** that the Town authorize the Town Administrator to enter a lease or license for up to and including nine (9) years, which may include within said nine (9) year period, option years at the Town's option, for the Unicorn Golf Course (460 Williams Street) and the Stoneham Oaks Golf Course (101R Montvale Avenue) and to take such other actions as set forth in Article 11 of the October 20, 2025 Special Town Meeting Warrant.

### **Passes Per Moderator**

The Moderator asked the Town Meeting to approve Anthony Wilson as temporary moderator for the purpose of Article 12 which she had sponsored. The motion was made and seconded and the Town Meeting approved Mr. Wilson. Ms. Craigie turned the gavel over to Mr. Wilson to speak on the matter.

**Article 12.** To see if the Town will vote to amend the Stoneham Town Code Chapter 2, Section 2-16 as follows with deletions shown by strikethrough and additions shown in bold:

### **Sec. 2-16. Creation: Composition; Terms of members; Subsequent appointments; Vacancies; Removal.**

There shall be a Finance and Advisory Board consisting of eleven (11) members, all of whom shall be registered voters of the town. As the term of each member expires, successor members shall be appointed by the Moderator for a term of three (3) years. Any vacancies on the Board other than by normal expiration of a term shall be filled by the Moderator for the unexpired term. ~~Whether the appointment by the Moderator be for a full three (3) year term or to fill a vacancy for an unexpired term, the remaining members of the Finance and Advisory Board shall evaluate prospective members and make recommendations to the Moderator.~~

After notification properly given to all members setting forth reasons and after a hearing for cause **with the Moderator and Town Counsel in attendance**, the Finance and Advisory Board, upon a two-thirds vote of those members of the Board present and voting, can request and the Town Moderator can remove a member from said Finance and Advisory Board before said member's term has concluded. Said removal shall be made in writing to the member to be removed and to the Town Clerk at which time the removed member's position shall be considered vacant, or do anything in relation thereto.

### **Moderator**

**Article 12. Voted** that the Town amend the Stoneham Town Code, Chapter 2, Administration, Article III, Finance and Advisory Board, Section 2-16 as set forth in Article 12 of the October 20, 2025 Special Town Meeting Warrant and further to authorize the Town Clerk

to make any clerical, numerical and other non-substantive changes to said language of the bylaws to insert the same properly into the Stoneham Town Code.

**Motion to Move the Question  
Question is Moved  
Vote Taken  
Fails Per Moderator**

With the business concluded, Ms. Craigie took the gavel back and asked for a motion to dissolve. The motion was made and seconded.

The Special Town Meeting dissolved at 7:58 PM.

Respectfully submitted:

Maria Sagarino  
Town Clerk