



TOWN OF
STONEHAM
MASSACHUSETTS

PLANNING BOARD
781-279-2695

STONEHAM PLANNING BOARD MINUTES

(in accordance with provision of M.G.L. c.30A, §§ 18-25)

Wednesday, July 9, 2025

Town Hall Hearing Room

7:00 PM

Members Present: Chair Frank Vallarelli, Vice Chair Kevin Dolan, Daniel Moynihan, Jr., Marcia Wengen and Brianna Kelly.

Also present at the meeting: Town Clerk Maria Sagarino acting as Clerk for the Planning Board, DPW Director Brett Gonsalves, Attorney Charles Houghton and Betty Biggio.

The Chair brought the meeting to order at 7:01 PM in the Town Hall Hearing Room. Mr. Vallarelli introduced the members of the Board and moved to the first item on the agenda.

Minutes

Mr. Vallarelli accepted a motion from Ms. Wengen to approve the minutes for June 11, 2025 which was seconded by Ms. Kelly. Three members voted in favor of approval with Mr. Dolan and Mr. Moynihan choosing to abstain.

Mitigation Rules & Regulations

Mr. Gonsalves was invited to speak again on the proposed mitigation rules and regulations which had previously been discussed at board meetings since February. Ms. Wengen and Ms. Kelly had commented during and after the last meeting. Mr. Gonsalves had made the suggested edits and provided an updated version to the board members which would be further discussed tonight.

Mr. Moynihan asked which communities these regulations were modelled after. Mr. Gonsalves responded that he had modelled the regulations after Woburn a community he had previously worked in. Woburn had implemented their regulations years ago and they were met with success.

Mr. Gonsalves continued to say that he is looking out for the Town. He wouldn't bring something detrimental before the board. Initially in Woburn there were concerns just as some of the board members expressed here that this would hinder development or stop the progress. They found in Woburn it did the opposite. It did not hinder development. Developers found it helpful to know what was required up front. It also streamlined the process by asking for a traffic

impact study from the start instead of during the initial hearing process. The regulations benefited the community.

Mr. Vallarelli asked the board members if they had any questions. Ms. Wengen asked about the table of uses mentioned on page 3. She wanted to know if the regulations would change if the districts or table of uses changed during the recodification of the Zoning Bylaws. Mr. Gonsalves responded that if these regulations are adopted, they can be modified at any time with a vote by the Planning Board. Changes could easily be made if the Zoning bylaws change. Ms. Wengen again wanted to go on record that she disagrees that Stoneham is part of the Boston basin geographical area mentioned on page 4.

Ms. Wengen also asked for an explanation of “No Build” as mentioned on page 5 item 4. Mr. Gonsalves stated that it is helpful to look at the entire section to have a better understanding. This all has to do with the traffic mitigation. For any qualifying project, a traffic assessment would be required to show what the current traffic conditions are and to ascertain the traffic impact should the project move forward. Mr. Dolan added that they would study the area for existing conditions and then analyze what would happen with a build out.

Ms. Wengen next asked about item 4 on page 8. Mr. Gonsalves stated that they would look at the traffic impact on existing parks, playgrounds and open space whether it was publically or privately owned.

Ms. Wengen asked if language could be added to page 9 section 3.3 item 1 to provide for formal comment by the DPW Director before the Special Permit Granting Authority (SPGA) approves any surety amount. Mr. Gonsalves stated that the DPW Director would always weigh in and provide this information to the Planning Board just as they do with any Special Permit or subdivision beforehand.

Mr. Dolan questioned the second paragraph in section 3.3. If the applicant does not meet the conditions of the Special Permit they would not receive occupancy as a condition of the decision. Ms. Wengen and Ms. Kelly explained that Ms. Kelly had made comments at the last meeting pertaining to this section. It was then suggested that the last sentence be stricken from the draft in front of the board. Mr. Moynihan felt that the first sentence of Section 1 paragraph 2 was all that is necessary.

Mr. Moynihan asked where these regulations would be. How is it implemented? Ms. Sagarino explained that if adopted the regulations would be placed in the Town Code, Chapter 17 for the Planning Board clearly marked as rules and regulations, not to be confused with the bylaws.

Ms. Wengen asked about the encumbering mentioned on page 10 and the return to the developer if it's forgotten. Mr. Gonsalves explained that either the developer will do the work themselves or they would provide the town with the money to do the work.

Ms. Wengen asked about the word “significant number” as listed in item 4 of page 11. Mr. Gonsalves explained that the Special Permit Granting Authority would determine what they feel is significant.

After all of the discussion, the board decided that Mr. Gonsalves should make any changes recommended after this evening's discussion. Ms. Kelly specifically pointed out page 9 section 3.3 as one of those changes. They would look at the final draft and move forward with possible adoption at the next meeting.

Skyewood Drive Amended Subdivision

Mr. Vallarelli read the legal notice into the record as follows:

“You are hereby notified that the Stoneham Planning Board will hold a Public Hearing WEDNESDAY EVENING, July 9, 2025 at 7:00 p.m. in the Hearing Room, Town Hall to hear all persons interested in the application by Robert Pecci of 16 Skyewood Drive for an Amendment to the Definitive Subdivision Approval for Skyewood Drive, pursuant to the Town of Stoneham Zoning By-laws and the Massachusetts Subdivision Laws for the roadway shown as Weesy Way on a plan entitled, “Definitive Subdivision Plan Lot Layout Plan Skyewood Drive For BP Joint Ventures Skyewood Drive, Stoneham, MA,” recorded in the Middlesex South District Registry of Deeds as Plan No. 1238 of 2003. A Plan of the proposed Amended Subdivision by Parsons & Faia Inc., entitled “Amended Subdivision Plan Skyewood Drive Stoneham, Massachusetts Scales: as Noted October 17, 2024,” may be seen daily except Friday afternoon in Town Clerk’s office”.

Mr. Vallarelli invited Attorney Houghton to speak on the matter. Mr. Houghton explained that the original subdivision was done about 40 years ago. The requested amendment is being sought for what is known as the Skyewood Drive extension which was added at the end about 15 years ago. Mr. Houghton explained that at the end of the cul de sac there is a bunch of ledge that sort of overhangs. The idea is to build up that rock so there's no way it can come down. They are seeking to remove a portion of sidewalk that was originally approved as part of the plan in order to do this. The land that would have been sidewalk will be deeded back to Bob and Joanne Pecci, the abutters to the sidewalk. Mr. Dolan clarified that because there is such an outcropping of ledge, you are running out of room for the sidewalk. Mr. Houghton responded that first Mr. Gonsalves asked if they could get a structural engineer to document that the ledge wall would not go anywhere. The engineer would not sign off on that. The next thought was how to make it so that the ledge doesn't move. They decided to build up the slope but to do so they need to take part of the sidewalk approved on the original plan. They will build it up with crushed stone on top. Mr. Gonsalves approved of that change. Ms. Wengen pointed it out on the plan. Mr. Moynihan asked if it was cobblestones at the top. Mr. Houghton stated that it was more like crushed stones. Mr. Moynihan then commented that the amendment is needed for safety. Mr. Houghton agreed. The freezing and thawing would cause the ledge to start to crack, so the wall needs to be addressed. Mr. Vallarelli brought up that the Board had previously made a site visit with Mr. Gonsalves before Ms. Kelly was on the Board.

Mr. Vallarelli opened the meeting up to the public. With no members of the public wishing to comment, Mr. Moynihan made a motion to close the public hearing which was seconded by Ms. Kelly. All members voted in favor 5-0.

Ms. Wengen asked if there was a time table for completion. Mr. Houghton stated that Dom Cimmina can do the work, it's just a matter of figuring out the cost.

Mr. Dolan made a motion to approve the amended subdivision with the work to be completed within one year of today's approval date. Mr. Moynihan seconded the motion. A roll call vote was taken. All members voted in favor 5-0.

Mr. Dolan made a motion to adjourn which was seconded by Mr. Moynihan. All members voted in favor 5-0.

The meeting adjourned at 7:42PM.

Respectfully submitted:

Maria Sagarino
Town Clerk

Documents and other exhibits used by the Planning Board during this meeting to be made part of the official record but not attached to these minutes:

Draft of the revised Mitigation Rules & Regulations dated 7.2.2025

A plan entitled, "Definitive Subdivision Plan Lot Layout Plan Skyewood Drive For BP Joint Ventures Skyewood Drive, Stoneham, MA," recorded in the Middlesex South District Registry of Deeds as Plan No. 1238 of 2003.

A Plan of the proposed Amended Subdivision by Parsons & Faia Inc., entitled "Amended Subdivision Plan Skyewood Drive Stoneham, Massachusetts Scales: as Noted October 17, 2024.

