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Stoneham Zoning Bylaw Review Committee Minutes
Tuesday, September 30, 2025
Town Hall Second-Floor Conference Room
5:00PM

Members present: Peter Bracciotti, Jessica Gerke (via Zoom), Ellen McBride, Cheryl Noble, Maria Sagarino, Tobin Shulman, Bill Sullivan, Tim Waitkevitch, Marcia Wengen, Erin Wortman
Absent: Kevin Dolan
Guests: Dennis Sheehan

Fisher Associates consultants were present via Zoom at this meeting.

The Vice-chair brought the meeting to order at 5:06pm

The minutes of the September 16, 2025 were approved as distributed.

Erin welcomed the consultants Chris and Ralph to the meeting who suggested examples of how the ZBR Committee could present a residents community engagement. Options included an open forum with community members asking all sorts of questions of the Committee or a more structured manner with tables and chairs set up, each table discussing a specific topic related to recommended zoning changes. Each table would have a facilitator and a note taker. The members agreed on the more structured method.

The consultants continued by suggesting the first public engagement session will allow the committee members to gather and hear the residents' thoughts on each topic. The committee could ask the residents the following:

- what would you like to see in the downtown area
- what would you not like to see in the downtown area
- what issues most concern you

Erin will provide current zoning maps of the entire town on a large scale for the residents to reference when discussing their thought on the various changes and topics.

There was a discussion the term short term rentals and how the term is currently defined. After a discussion with the consultants on their experience with the term, it was agreed to recommend better defining short term rentals and then disallowing the practice in Stoneham.

There was a discussion on the current inclusionary zoning requirement and the mandatory affordable component attached. There was a discussion about how the Town might incentivize a developer to build affordable units for sale rather than rent. The consultants did not feel that was something that could be mandated legally.

There was a wider discussion about the town's current application of a fee in lieu of affordable housing. Stoneham currently has a payment option for developers to contribute to the town's Affordable Housing Trust Fund instead of building affordable units. The current payment is \$140,000 per affordable unit. Developers are able to request a waiver of this fee under a special permit from the Planning Board. The committee members discussed raising the fee from its

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current \$140,000 to a larger amount depending on the costs of building the affordable units. They also discussed removing the possibility of a waiver from paying the fee. Erin will look at what other communities have put in place in this regard (Newburyport) and seek input from the Planning Board at its next meeting on October 8, 2025.

There was a discussion of the allowable number of unregistered vehicles per property in in Residence A and B. After a lengthy discussion, the Committee recommends only one unregistered vehicle per property and that unregistered vehicle may not be stored within the front setback.

Erin is working with the Historic Commission regarding community building preservation and a demo-delay bylaw which may be a future discussion but not for the Zoning Bylaw Review Committee.

The Committee set the date of Wednesday, October 22 at 6pm in the Town Hall Auditorium for the first Zoning Bylaw Review Committee public engagement.

The next Committee meeting will be on Wednesday, October 22 at 5pm in the second-floor meeting room just prior to the public engagement.

The meeting adjourned at 6:45pm.