



TOWN OF
STONEHAM
MASSACHUSETTS
Town Hall
35 Central Street
Stoneham, Massachusetts 02180
BOARD OF APPEAL
781-279-2695

2020 NOV -2 P 12:44

STONEHAM
TOWN CLERK
REGISTRARS



STONEHAM BOARD OF APPEALS

Agenda

Thursday, November 12, 2020

This meeting will be held virtually.

Please join my meeting from your computer, tablet or smartphone.

6:00 P.M. Discussion

Stoneham Board of Appeals - Thursday, November 12, 2020

Thu, Oct 29, 2020 5:30 PM - 11:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/369848709>

You can also dial in using your phone.

United States: 1-646-749-3122

Access Code: 369-848-709

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/>

7 Wolcott Road

Represented by Charles Houghton

Extension Request

6:00 P.M. PUBLIC HEARINGS

471 Main Street

Represented by Charles Houghton

You are hereby notified that the Stoneham Board of Appeals will hold a Virtual Public Hearing **THURSDAY EVENING**, October 29, 2020 at 6:00 p.m. via remote participation, to hear all persons interested in the application by 471 Main Street, Stoneham, LLC, 8 Sarafina's Way, Wilmington, Ma 01887 to replace a proposed parking space with an electrical transformer at 471 Main St, Stoneham, MA, Section 6.3.3-minimum Number of Spaces Required- The number of parking Spaces Required- the number of parking spaces required is 28 spaces. The proposed number of parking spaces is 27. A plan filed by Benchmark Survey dated October 5, 2020 may be seen in the Board of Appeals office.

31 Maple Street

Represented by Charles Houghton

The Stoneham Board of Appeals will hold a Virtual Public Hearing Thursday, evening , October 29, 2020 at 6:00 P.M. to hear all persons interested in the application by James A Fletcher, 31 Maple Street, Stoneham, Ma to change The dwelling from a one family dwelling to a two-family dwelling. At 31 Maple Street. Section 4.2.3.1 (b Lot Area- In addition to the requirements of Section 5.0 there shall be a lot area equivalent to the minimum lot area required within the District for each dwelling unit. This would equal 20,000 square feet for Residence A. The lot or the proposed is 5,275 sq ft. Section 6.3.4.2)4) Parking layout- This section requires that each parking space be available without the need to move any other vehicles without egress from the space. The proposed shows tandem parking spaces which violates this section. A plan filed by Benchmark Survey dated September 14, 2020 entitled "Plan of Land" 31 Maple St Stoneham, Ma shows the proposed building and 4 parking spaces.

53 Pleasant Street

Represented by Charles Houghton

You are hereby notified that the Stoneham Board of Appeals will hold a Virtual Public Hearing **THURSDAY EVENING**, October 29, 2020 at 6:00 p.m. via remote participation, to hear all persons interested in the appeal pursuant to Section 7.6.1.1 by Scott W. McCarthy and Geraldine McCarthy, 53 Pleasant Street, Stoneham, MA to appeal the Building Inspector's order to remove two Quonset huts at 53 Pleasant Street, Stoneham, Massachusetts. The applicant contends that the two buildings are not Quonset huts but are accessory buildings which are allowed. However, Section 4.2.2.2 (c) allows only one accessory building, Section 4.2.2.2 (c) (3) limits the accessory buildings to 250 square feet and require that accessory buildings comply with the setback requirements for the district. Variances will be required of Section 4.2.2.2 (c) to allow two accessory buildings, also, variances of Section 4.2.2.2 (c) (3) will be required to allow both of the accessory buildings to have an area of (528) square feet, and to allow one building to have a sideline setback of 5.5' and a rear setback of 13.9' in place of the required 10' and 15' respectively and to allow the other building to have a side setback of 8.4 in place of the required 10' side setback. A plan filed with the petition by Edward J. Farrell dated August 19, 2020 entitled "Plot Plan, 53 Pleasant Street, Stoneham, Mass." shows the buildings and will be available on-line for review. All persons interested in remote participation check the Town of Stoneham website for a link to view and/or participate in the Public Hearing remotely and for information for telephone access to the meeting, or call the Board of Appeals office or the office of the Town Clerk.

41 Bonad Street

Daniel Staffieri

The Stoneham Board of Appeals will hold a Public Hearing Wednesday, October 29, 2020 at 6:00 P.M. in the Hearing Room of the Town Hall, to hear all persons interested in the appeal and petition of Daniel Staffieri, 41 Bonad Rd, Stoneham Ma for a variance from the Stoneham Town Code Chapter 15, Zoning Bylaw, Section 5.2.1 Dimensional Requirements to construct a 17.04' x 9.87 addition at the above address. The required setback from any street is 15 feet in Residence A

21 Executive Drive

Mark Seck

Stoneham Board of Appeals will hold a Public Hearing Thursday, October 29, 2020 at 6:00 P.M. in the Hearing Room of the Town Hall (Virtual Meeting), to hear all persons interested in the appeal and petition of Alta Langwood, LLC, 91 Hartwell Ave, Lexington, MA. for variances from the Stoneham Town Code Chapter 15, Zoning Bylaw,

Section 6.7 at **21 Executive Drive, Stoneham, MA**. The proposed banner signs are 96"x192". Off-premise signs and billboards, except for non-commercial signs are prohibited in the Medical/Office District. Temporary signs and banners are allowed with building permit for a total of 30 days. The proposed signs are located off-premise at 3 Woodland Road, Stoneham, MA and proposed signs will be up for 90 days. A copy of the application and Plan may be seen Monday thru Thursday in the Board of Appeals Office

22 Tremont Street

Represented by Joseph Tarby

You are hereby notified that the Stoneham Board of Appeals will hold a Virtual Public Hearing **THURSDAY EVENING**, October 29, 2020 at 6:00 p.m. via remote participation, to hear all persons interested in the appeal by Robert Murray to reconstruct the existing single family dwelling at 22 Tremont Street Stoneham Ma pursuant to Stoneham Zoning bylaw Ch 15 Sec 6.2.3 reconstruction of nonconforming structure. The existing lot size is 9,129 square feet.

26 Emory Court

Represented by Charles Houghton

You are hereby notified that the Stoneham Board of Appeals will hold a Virtual Public Hearing **THURSDAY EVENING**, October 29, 2020 at 6:00 p.m. via remote participation, to hear all persons interested in the application by Bette D. Biggio, 26 Emery Court Stoneham, MA 02180, for a driveway access permit for at 26 Emery Court, Stoneham, Massachusetts. Section 6.3.6 (b) – Driveway Access permit – The maximum driveway slope shall not exceed 13%. The maximum slope of the proposed driveway is 24.3%. A plan filed with the petition by Dewsnap Engineering Associates LLP dated October 2, 2020 entitled "Plot Plan for Driveway Access Plan of Land in Stoneham, MA" shows the proposed driveway access and will be available on-line for review. All persons interested in remote participation check the Town of Stoneham website for a link to view and/or participate in the Public Hearing remotely and for information for telephone access to the meeting, or call the Board of Appeals office or the office of the Town Clerk.

25 Skyewood Drive

Represented by Charles Houghton

You are hereby notified the Stoneham Board of Appeals will hold a a Virtual Public Hearing **THURSDAY EVENING**, October 29, 2020 at 6:00 p.m. via remote participation, to hear all persons interested in the application by Edward Saad, Trustee of Saad Living Trust, 25 Skyewood Drive for a variance from the Stoneham Town Code Chapter 15, Section 5.2.1 Dimensional Requirement. The required setback in Residence is 10 feet. The proposed side setback is 6. 6 feet.

20 Seward Rd

Massimo Guarino

the Stoneham Board of Appeals will hold a Public Hearing Thursday, October 29, 2020 at 6:00 P.M. in the Hearing Room of the Town Hall, to hear all persons interested in the appeal and petition of Massimo Guarino, 20 Seward Rd Stoneham, MA. for a variance from the Stoneham Town Code Chapter 15, Zoning Bylaw, Section 5.2.1 at the above

address to demolish an existing garage and construct a two story garage addition with living space above. . The proposed side setback is 6.3 feet The proposed requires a 10 foot side setback in Residence A .

Tobin Will recuse himself