



TOWN OF
STONEHAM
MASSACHUSETTS

PLANNING BOARD
781-279-2695

Stoneham Planning Board Minutes
Wednesday, October 13, 2021
Town Hall
Hearing Room
7:00 PM

Members present: Chairman August Niewenhaus, Vice-Chair Kevin Dolan, Terrence Dolan and Frank Vallarelli

The Chairman brought the meeting to order at 7:02 PM in the Town Hall Hearing Room and made introduction of all members present.

First order of business was to schedule the next meeting for November 10, 2021.

The next order of business was the discussion of a Special Permit extension. Attorney Steven Cicutelli representing WS Development appeared before the Board to seek an extension of an existing Special Permit for Redstone Shopping center that is due to expire December 13, 2021. Attorney Cicutelli discusses the possibility of a change of use. Negotiations continue but WS Development may perhaps bring a daycare to the property. Mr. Cicutelli states if this were to be the case then they would seek an amendment to the Special Permit. For now he is just looking for a two year extension on the existing Special Permit.

Mr. Niewenhaus acknowledges that some safety measures Mr. Terrence Dolan had been inquiring about by email had been included in the Board's decision.

Seeing no comments from the public, Mr. Kevin Dolan made a motion to grant the two year extension. It was seconded by Mr. Terrence Dolan. Roll call vote. Terrence Dolan, Kevin Dolan, Frank Vallarelli and the Chairman voted in favor (4-0).

Mr. Niewenhaus opens the first public hearing for 76 Maple Street. This Special Permit public hearing is continued from September 8, 2021. Mike Plunkett and Hunter Hughes are seeking to change the use of 2500 square feet of the building of 76 Maple Street to a Barber Shop/Salon. Attorney Charles Houghton is present to represent the petitioners. He explains that they had to go before the Zoning Board of Appeals for a couple of variances which were granted. Mr. Niewenhaus acknowledges that the Planning Board has a copy of the ZBA decision filed on September 24, 2021 in the file. Mr. Houghton explains a set of stairs that needed to be added as well as an accessible parking space that will be back in only as stipulated by the ZBA.

There were no comments from the public. Mr. Vallarelli made a motion to close the public hearing which was seconded by Terrance Dolan. The Chair took a roll call vote. Terrence Dolan, Kevin Dolan, Frank Vallarelli and the Chairman voted in favor (4-0). Seeing no other comment from the Board, Vice-Chair Kevin Dolan made a motion to approve which was seconded by Terrence Dolan. The Chair took a roll call vote. Terrence Dolan, Kevin Dolan, Frank Vallarelli and the Chairman voted in favor (4-0). Mr. Niewenhaus will file a decision after receipt of the completed, stamped plans showing the addition of the stairs not presently shown on plan filed with the application.

Mr. Niewenhaus opens the second public hearing for 448-450 Main Street. Anthony Dana Marek and Colleen M. Marek of 12 Keene Street, Stoneham, Massachusetts are seeking a Special Permit pursuant to Stoneham Town Code, Chapter 15 Section 4.5.3.4 to construct a building for retail business and service establishment for motor vehicles and Stoneham Town

Code, Chapter 15 Section 6.3.2.1 for relief from parking at 448-450 Main Street, Stoneham, Massachusetts. Attorney Charles Houghton is present to represent the petitioner Dana Marek who is also present with Dennis Cataldo, owner of Cataldo Ambulance. Attorney Houghton states that the two parcels are to be combined for a total of approximately 10,000 square feet and that his client is seeking to build a facility to house Cataldo Ambulance. Attorney Houghton provides explanation of the parking on the property and why they are seeking relief for parking. Kevin Dolan questions the zoning sections cited for relief of parking. Chapter 15, section 6.3.8.1 is provided by Mr. Houghton. Mr. Niwenhous stated that 6.3.2.1 references 6.3.8.1 and Mr. K. Dolan confers. Attorney Houghton explained that the Building Commissioner didn't see a need for a variance just relief by the Special Permit.

The Chair then read the comments submitted by Fire Chief Matt Grafton, Building Commissioner Cheryl Noble, Police safety Officer Joseph Ponzio and DPW Director Brett Gonsalves into the record. Attorney Houghton agrees to comply with all comments.

The Chair entertains comments from the Board. Terrance Dolan considers it a welcome addition to that end of town.

Mr. Niewenhous then allows for public comment or questions. Marcia Wengen, 56 Washington Street asks when the elevations will be made available. Mr. Houghton states that as they have in the past the Board would keep jurisdiction over the façade. Mr. Niewenhous asks if they would agree with a condition that they would retain jurisdiction and conform with all zoning. Ms. Wengen comments about the classic buildings in the area such as the Public Library. Mr. Niewenhous states that drawings will be shown at a future meeting.

Seeing no further comment from the public, Frank Vallarelli made a motion to close the public hearing which was seconded by Terrance Dolan. The Chair took a roll call vote. Terrence Dolan, Kevin Dolan, Frank Vallarelli and the Chairman voted in favor of closing the public hearing (4-0).

Mr. T. Dolan then made a motion to approve the Special Permit pursuant to the Town Code Chapter 15 section 4.5.3.4 and Chapter 15 section 6.3.8.1. It was also added that the Board will retain final approval over design and include all comments of the departments. Mr. K. Dolan seconded the motion and added that it would be more specifically section 6.3.8.1 (2a). Attorney Houghton brings up the siren. Mr. T Dolan agreed to subscribe to that as well in his motion. The Chair took a roll call vote. Terrence Dolan, Kevin Dolan, Frank Vallarelli and the Chairman voted in favor (4-0).

The Chair called for a 5 minute recess stating that Mr. K. Dolan had a conflict of interest with the next matter and would not be in attendance.

As a final matter of business before the Board the Chair states that they will be accepting an amended plan for 0 Rockville Park to be in conformity with a variance granted by the Stoneham Zoning Board of Appeals. Mr. Niewenhous states that he has been in contact with Town Counsel on the matter. The Building Commissioner had caught a discrepancy with the retaining wall on the plan submitted to the Planning Board. The plan was revised on 9/2/2021 and they will be voting to accept a minor change. Mr. Niewenhous will send a memo to the Select Board and the Building Commissioner.

The Chair asked for a motion. Mr. T. Dolan made a motion to approve the revised plan dated 9/2/2021. Frank Vallarelli seconded the motion. The Chair called for a vote. All in favor (3-0). Mr. Niewenhous confirmed that the required affordable units would be two.

All matters before the Board have been concluded. Meeting adjourned at 7:59 PM.

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:

Letter dated October 13, 2021 from Attorney Steven Cicutelli

Plan of Land 76 Maple Street Unit 500, Stoneham, Mass.

Plan of Land, 448-450 Main Street, Stoneham, MA dated September 15, 2021

Revised Plan for 0 Rockville Park dated September 2, 2021

Respectfully submitted:

Maria Sagarino
Town Clerk