



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, January 12, 2022
Town Hall
Hearing Room
7:00 P.M.

Members present: Chairman August Niewenhous, Terrence Dolan and Frank Vallarelli
Members absent: Vice Chair Kevin Dolan and Daniel Moynihan Jr.
Also present: Attorney Charles Houghton

The Chairman brought the meeting to order at 7:01 PM in the Town Hall Hearing Room and explained that both Mr. K Dolan and Mr. Moynihan had unexpected conflicts with the meeting time as scheduled and were unavoidably absent. He then made introductions of those members present for the record.

First order of business was to approve the minutes of the December meeting. Mr. Vallarelli made a motion to approve the minutes dated December 15, 2021. Mr. T. Dolan seconded. All members present voted in favor (3-0).

Next, Mr. Niewenhous explained that the necessary information has not been received from the DPW Director Brett Gonsalves, so the matter of the Birch Street bond reduction will be continued the until January 26, 2022 meeting. Mr. Vallarelli asks to see the information that Mr. Houghton had given to Mr. Niewenhous and Mr. Gonsalves. It will be forwarded to the board members for their next meeting.

With only three members present, Mr. Niewenhous asks Attorney Charles Houghton if he is agreeable to continuing 5 Woodland Road and 95 Maple Street until January 26, 2022 at 7PM. Mr. Houghton answers in the affirmative. Mr. Niewenhous then asks if the petitioner for 30 Sunrise was agreeable to the continuance. The petitioner had sent an email confirming that they would amenable to continuing their public hearing to January 26th.

The following public hearings were scheduled to be heard:

5 Woodland Road (public hearing continued from December 15, 2021)

Represented by Charles Houghton

An application has been filed by Fellsway Development LLC, 200 Summit Drive, Suite 400, Burlington, MA for a Special Permit pursuant to Stoneham Town Code, Chapter 15 Section 4.15.4.4 to construct a two-story, 150,000 square foot Research and Development, Office, Life Science, Support and Production Facility at 5 Woodland Road, Stoneham, MA 02180.

30 Sunrise Avenue

An application has been filed by Nicole Cabral and Christopher J. Richmond, of 30 Sunrise Avenue Stoneham, MA for a Special Permit pursuant to Stoneham Town Code, Chapter 15 Section 4.2.4.1, to use a portion of the existing dwelling at 30 Sunrise Avenue for an Accessory Dwelling (Family Apartment).

95 Maple Street

Represented by Charles Houghton

An application has been filed for a special permit by 95 Maple Street Stoneham Property Owner, LLC of 30 Speen Street, Framingham, MA to construct a single multi-family 270 unit residential building and parking garage at 95 Maple Street, Stoneham, MA in accordance with Town of Stoneham Zoning By-law 4.23.2.1.

Frank Vallarelli made a motion to continue 5 Woodland Road, 30 Sunrise Avenue and 95 Maple Street until January 26, 2022 at PM. Mr. K. Dolan seconded the motion. All members present voted in favor (3-0).

Motion to adjourn was made and seconded. Meeting adjourned at 7:07PM