



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 26, 2022**

Town Hall  
Hearing Room  
**7:00 P.M.**

Members present: Chairman August Niewenhaus, Daniel Moynihan Jr, Terrence Dolan and Frank Vallarelli  
Members absent: Vice Chair Kevin Dolan

Also present: Attorney Charles Houghton, Scott Weiss for Fellsway Development/Gutierrez Company, Architect Joe Bettencourt and Chris Richmond of 30 Sunrise Avenue.

The Chairman brought the meeting to order at 7:07 PM in the Town Hall Hearing Room and began with introductions of the Board members present. With his permission, Mr. Niewenhaus explained that Vice Chairman Dolan's absence from the meeting was due to his following of COVID-19 protocols. Mr. Niewenhaus went on to explain that the items on the agenda would require four votes out of the four members present and for that reason he would like to continue all matters until their February meeting. There is conversation of the architect Joseph Bettencourt's not being available for the February 9<sup>th</sup> meeting. Mr. Niewenhaus assures them that the clients can represent themselves as long as he provides the salient points that speak to the bylaw.

There is discussion about holding another meeting on March 2, 2022.

The Chairman went on to the approval of minutes from the previous meeting. Mr. T. Dolan made a motion to approve the minutes dated January 12, 2022. Mr. Vallarelli seconded. Three members present voted in favor (3-0-1) with one abstention from Mr. Moynihan who had been absent from the meeting.

The next item of business was Birch Street bond reduction. Mr. Niewenhaus explains that they are requesting the bond be reduced to \$50,000. Mr. Moynihan made a motion to reduce the bond to \$50,000 which was seconded by Mr. T. Dolan. All members present voted in favor (4-0).

Mr. Niewenhaus asks the owner of 30 Sunrise Avenue, Mr. Chris Richmond if he agrees to a continuation of his petition to February 9<sup>th</sup>. Mr. Richmond asks for such. Mr. Moynihan made a motion to continue 30 Sunrise Avenue until February 9<sup>th</sup> at 7PM. Mr. T. Dolan seconded the motion. All members present voted in favor (4-0).

Mr. Niewenhaus asks Attorney Houghton if his client would agree to continue 5 Woodland Road, waiving all time standards. Mr. Moynihan questions that they abutters are aware of the continuation given how many were present at the last meeting. They had been made aware that it would be continued to February 9<sup>th</sup>.

Mr. Moynihan made a motion to continue the public hearing for 5 Woodland Road until February 9<sup>th</sup> at 7PM which was seconded by Mr. T. Dolan. All members present voted in favor (4-0).

Attorney Houghton asks that 95 Maple Street be continued to February 9<sup>th</sup>. Mr. Moynihan made a motion to continue the public hearing for 95 Maple Street until February 9<sup>th</sup> at 7PM which was seconded by Mr. Vallarelli. All members present voted in favor (4-0).

Attorney Houghton asks that 39 Pleasant Street, Unit 2A be continued to February 9<sup>th</sup>. There was discussion about the previous units at 39 Pleasant Street that had gone before the Board. Mr. Moynihan made a motion to continue the public hearing for 39 Pleasant Street, Unit 2A until February 9<sup>th</sup> at 7PM which was seconded by Mr. Vallarelli. All members present voted in favor (4-0).

Attorney asks that 22 Wright Street be continued to February 9<sup>th</sup>. Mr. Moynihan made a motion to continue the public hearing for 22 Wright Street until February 9<sup>th</sup> at 7PM which was seconded by Mr. T. Dolan. All members present voted in favor (4-0).

That concluded everything before the Board. A motion to adjourn was made by Mr. T. Dolan and seconded by Mr. Moynihan. All members present voted in favor (4-0).

Meeting adjourned at 7:22 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:

Birch Street Bond Estimate Chart drafted by the DPW

Memo from Brett Gonsalves, Director of Public Works regarding the Birch Street surety reduction

**List of public hearings voted to be continued to February 9, 2022 at 7PM are as follows:**

30 Sunrise Avenue (public hearing continued from January 12, 2022)

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). A plan by Gloral Associates entitled, "Plot Plan in Stoneham, MA, Owner Nicole Cabral" dated November 29, 2021 and a Proposed Floor Plan by JMB Design Studio dated December 15, 2021 may be seen mornings except Friday in the Office of the Planning Board and daily except Friday afternoon in the Office of the Town Clerk.

5 Woodland Road (public hearing continued from December 15, 2021 and January 12, 2022)

*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. A plan by Allen & Major Associates, Inc. dated November 15, 2021 entitled, "R&D, Office, Life Science, Support and Production Facility 5 Woodland Road, Map 27 Lots 3 and 3E2 Stoneham, MA". Plans may be seen mornings except Friday in the Planning Board office and daily except Friday afternoon in the office of the Town Clerk.

95 Maple Street (public hearing continued from January 12, 2022)

*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. A plan by R J O'Connell and Associates, Inc. entitled "95 Maple Street Stoneham, MA – Site Plan SP-1" dated September 17, 2021 showing the proposed building and parking may be seen mornings except Friday in the Planning Board office and daily except Friday afternoon in the office of the Town Clerk.

39 Pleasant Street, Unit 2A

*Represented by Charles Houghton*

An application by Young Men's Christian Association of Metro North, Inc of 497 Main Street, Melrose, MA for a Special Permit pursuant to Stoneham Town Code, Chapter 15 Section 4.8.3.3, to change the use of Unit 2A at 39 Pleasant Street, Stoneham, MA from a non-profit day care (Charitable Use) to an internet technology company (retail/service). Unit 2A contains 3476 square feet. A plan filed with the petition by Norse Design Services, Inc., dated May 15, 2017, with revisions through December 16, 2021, entitled, "Site Plan 39 Pleasant Street Stoneham, Massachusetts" may be seen mornings except Friday in the Planning Board office and daily except Friday afternoon in the office of the Town Clerk.

22 Wright Street

*Represented by Charles Houghton*

An application for a Special Permit by 22 Wright Street LLC of 31 Main Street, North Reading, MA to construct a three (3) unit residential condominium building with parking under at 22 Wright Street, Stoneham, MA in accordance with Town of Stoneham Zoning By-law 4.3.3.1. A plan by PJF and Associates entitled "Plot Plan of Land in Stoneham, MA" dated April 5, 2021 with revisions through October 15, 2021 showing the proposed building may be seen mornings except Friday in the Planning Board office and daily except Friday afternoon in the office of the Town Clerk.

Respectfully submitted:

Maria Sagarino  
Town Clerk