



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, March 2, 2022**

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

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

Also present: Attorney Charles Houghton, Scott Weiss with The Gutierrez Company/Fellsway Development LLC, Tim Williams with Allen & Major, Janet McKeone of Executive Dr, a few members of the Friends of the Fells from Melrose, Medford and Reading, Architect Peter Sandorse with Phoenix Architects and Town Clerk Maria Sagarino acting as clerk to the Planning Board.

The Chairman brought the meeting to order at 7:06 PM in the Town Hall Hearing Room and made introduction of all members present.

First order of business was to confirm the next meeting date of April 13, 2022. Mr. Niewenhaus also suggests a meeting on March 9, 2022 to discuss zoning articles for the Annual Town Meeting including the inclusionary bylaw.

Next, Mr. T. Dolan made a motion to approve the minutes dated February 9, 2022. Mr. K. Dolan seconded the motion. All members voted in favor (5-0).

Mr. Niewenhaus jumped out of order to ask Attorney Houghton what his sense would be for continuing the public hearing for 95 Maple Street. Mr. Houghton mentions that they still do not have their storm water management report ready and would like to know the pleasure of the board. Mr. K. Dolan mentions that they still need to reschedule the site visit. They had to cancel the expected site visit due to ten inches of snow. Mr. Houghton agrees to continue the public hearing until April 13, 2022, waiving any applicable time standards. Mr. Vallarelli made a motion to continue the public hearing until April 13, 2022 at 7:00PM. Mr. Moynihan Seconded the motion. All members present voted in favor (5-0).

The Board discussed a time to reschedule the site visit to 95 Maple Street. The site visit will be March 12, 2022 at 9:00 AM.

The Board discussed zoning articles for the Annual Town Meeting. Mr. Houghton begins the discussion with his proposal for a zoning change in regard to what his client, the Boys & Girls Club, will need at 79-81 Central Street when their temporary Special Permit is up in August. After a two year permit and one year extension. They are using the property for the Middle School children to meet. Mr. Houghton is proposing a Residence B District amendment where you can have a recreational or educational use, not for profit on a lot that is 20,000 square feet or larger. Mr. K. Dolan asks how many lots like that are there in Residence B? Mr. Houghton guesses that there are under 50, probably more like 20. Mr. Houghton tailored the bylaw so that it would be for more than this site. He believes that Residence B fits for recreational and educational use. Mr. Niewenhaus mentions that the address his client is using was formerly a church which had very social activities. Mr. Moynihan repeats Mr. Dolan's question about

how many existing buildings there are. Mr. Houghton believes under 20 if you are not counting residential. Mr. K. Dolan believes at a minimum that they should know where those parcels are. Mr. Houghton reminds them that he will be submitting this article with signatures and they can discuss it at a later meeting. Mr. Houghton would like to make this a permanent use. Mr. K. Dolan reminds him that this applies to more than this site. Mr. Niewenhaus asks if it would be reasonable to ask the Assessors to identify this information. Mr. K. Dolan mentions that he believes that the petitioner is a lessee. He then mentions that aesthetically the outside leaves a fair amount to be desired and that he's not sure they'd be inclined to make something permanent. He doesn't know how much control the petitioner has to change things since he doesn't own the building. Mr. Houghton acknowledges that the site itself has worked well. The kids come right from the Middle School. Mr. K. Dolan asks if there have been any complaints by the neighbors. Mr. Houghton acknowledges one complaint from a guy next door who works from home, but hasn't called in a while.

Mr. Houghton is asking to change the bylaw but he is asking to do this under the special permit and not by right. Mr. Vallarelli asks if they can just extend the special permit. Mr. Niewenhaus answers that they have already done so. Mr. Moynihan asks when it expires. Mr. Houghton answers August. The lease for the Boys & Girls Club ends in August. It's an ideal spot and they'd like to stay there. Mr. Houghton will be getting signatures but wanted to give the Board the heads up. Mr. Niewenhaus asks that we ask the assessors for a list of parcels 20,000 square feet and over and 30,000 square feet and over.

Mr. Houghton moves on to the next article discussion for Fallon Road. They had put an overlay in that location when the Mave was built. Mr. Houghton represents Marjam and they are considering residential use. Mr. Houghton brings up G.L. 40A section 3A. The town has to come up with an area for housing that only requires a site plan in order to qualify for different State programs and money. Town Counsel has done a memo on the subject. Fallon Road would be a nice spot for that area. The area would only allow site plan. There was conversation as to whether you could acquire a variance. Mr. Houghton says then it wouldn't be allowed under Chapter 40A section 3A and give the extra benefits to the town. Mr. K. Dolan says that it sounds like it hurts the town. Mr. Houghton states that if you do the bylaw the way the State wants it, you shouldn't need a variance. Mr. Niewenhaus adds that there are issues with that section that might be attractive to be amended. There are issues with MBTA adjacency we may not qualify for here. He doesn't feel it hurts to have an area for more housing. Mr. K. Dolan asks how many housing units are at Fallon Road now. Mr. Houghton responds that there are 298 units with the Mave, approval for another 110 and this would add another 250. Mr. Houghton says that we need to adopt it someplace. Mr. Niewenhaus says that it would expand the current overlay. Mr. Houghton mentions that this bylaw does away with the current Fallon Rd Overlay District. Mr. Niewenhaus asks for a copy of the proposed bylaw. After looking at the language, Mr. Niewenhaus states that it's a change from the residential overlay Fallon Rd to a mixed use district. Mr. Houghton states that there would be the right to have housing as of right except on a Site Plan. There are a couple of articles about the MBTA Multi-family housing. We do not have train station. He states that bus stops don't count. Mr. Niewenhaus states that we are considered an MBTA adjacent community. He feels that there should be a little more discussion next week. Mr. Niewenhaus has an article from Mass Municipal Lawyers that he will forward to the members. Mr. Niewenhaus is happy to see the overlay going away. Mr. Vallarelli asks if that overlay includes adult entertainment. Mr. Houghton responds that that is located over near BJ's Wholesale Club.

There is a third bylaw that Mr. Houghton feels needs to be changed. He feels the inclusionary bylaw needs to be changed to comply with Chapter 40A Section 3A. Mr. Niewenhaus asks if we can have something before Wednesday. Mr. Niewenhaus feels that there is nothing defective with the existing inclusionary bylaw. Mr. Niewenhaus states that you can have a Special Permit. Our bylaw would not cover anything at Fallon Road right now. Mr. Houghton said that isn't okay to meet the requirements necessary. Mr. K. Dolan mentions that with the disagreement, this is what we have town counsel for. We should have him weigh in on this. Mr. Niewenhaus wants to make sure that the current bylaw is not defective. The Board asks Mr. Houghton to submit something for discussion on Wednesday. Mr. Niewenhaus has put in a call to Attorney Jon Witten who provided assistance with the inclusionary bylaw.

The next item is the lot release for 28 Skyewood Dr Lot A. Mr. Houghton explains to the Board that the original release said "all lots released" but then individually listed each lot but failed to list Lot A which was one of the lots on the original plan filed. Mr. K. Dolan inquires about the bond in place. With the information provided, the town is holding just over \$35,000 from Mrs. Biggio and \$40,000 from Mr. Pecci. Mr. Moynihan asks if there is a new draft release available. Mr. K. Dolan would like to know how much work needs to be done. Mr. K. Dolan would like to ask the town engineer the cost for the work left. Mr. K. Dolan would like to avoid another headache like they had off of Spring Street. Mr. Niewenhous asks the Board if they are alright with hearing this next week after hearing from the DPW director.

Mr. Niewenhous asks if the ANR for 22 & 24 Skyewood Drive. Houghton explains the lots that Mr. Pecci owns and what they would like to do with the plan and which lots would be combined. Mr. T. Dolan asks if it is all recorded land. Mr. Houghton responds that it is all recorded. No registered land. The Board signs the mylar for recording and all sets of plans provided for the ANR.

The next matter is a continuation of 5 Woodland Road. The legal notice had been read into the record on December 15, 2021 as follows:

"You are hereby notified that the Stoneham Planning Board acting as a Special Permit Granting Authority will hold a Public Hearing WEDNESDAY EVENING, December 15, 2021, in the Hearing Room, Town Hall at 7:00 p.m. to hear all persons interested in the petition of 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" may be seen mornings except Friday in the Planning Board office and daily except Friday afternoon in the office of the Town Clerk."

The public hearing was opened on December 15, 2021, continued to Jan 12, 2022, Jan 26, 2022 and Feb 9, 2022 with a site visit on January 8, 2022.

The Chair invites Attorney Houghton to present a summary to date. Mr. Houghton began by stating that the board had previously asked for the storm water management approval which has since been provided. The Stormwater Board met on February 8, 2022 and provided approval in a memo dated February 14, 2022. Mr. Houghton mentions that the Chairman was going to attend the Board of Health meeting. Mr. Houghton states that they have seen the Board of Health draft regulations and they are fine with them. Mr. Niewenhous stated that he did attend the meeting. The Board of Health has draft regulations. He was aware of the consultant they brought in. He commented that they not have biohazard four. Their draft appears to only go to level 3. They will hold a public hearing. It will not need a bylaw change. Mr. Niewenhous asks the Board if they have any questions. Mr. K. Dolan acknowledged that he had read the draft regulations. He would have gone with level one and two, but he certainly defers to the Board of Health on this. They are comfortable with three. Mr. Niewenhous states that he suggested level two with no special agents but they went with level three which is their area of expertise. Mr. Vallarelli asks about hazard level three. Mr. K. Dolan refers back to the minutes of February 9, 2022 when he stated during that meeting that level three allows research of serious diseases that can be transmitted by inhalation. That was his concern, but he conceded that the Board of Health is more qualified on this than he is and he again would defer to them just as he would with the town engineer for storm water or other matters. They're the experts we rely on. The Board members took a few moments to look at the documents before them including the Board of Health draft regulations. Mr. Vallarelli asks if the neighbors have seen the draft regulations. Mr. Niewenhous opens the hearing up to the public. Mr. K. Dolan and Mr. Moynihan provide extra copies to the members of the public in the audience. As the copies are being distributed the Town Clerk explains to the members of the public present that the Board of Health will have to hold a public hearing on the regulations before voting on or implementing them. The public will be welcome to come and speak. Mr. Vallarelli lets the public know that any decision they might make would be subject to those regulations being approved by the Board of Health.

Mr. Houghton continues with the proposed language to be put in the special permit. It was given to Town Counsel. The Chair comments that they have not heard from Attorney Galvin on the matter.

Mr. Houghton read the language into the record. "Upon issuance of a Certificate of Occupancy for a life science laboratory production facility as allowed by this special permit and as shown on the Plans of Record, and provided that such use remains in effect, then Applicant/Owner of Lot F3, and any successor Owner of Lot F3, shall be restricted from exercising Grantor's rights to use the Proposed Parking & Access Easement on Lot K as defined in the quitclaim deed recorded in the Middlesex South Registry of Deeds in Book 69291, page 355."

Mr. Houghton states that this would mean that the area cannot be used for parking for the building as proposed and approved. His client is fine as long as this business is in existence and permitted, there's no need for the easement.

Next Mr. Houghton mentions that the initial estimate for abatement and demolition at 5 Woodland Road in accordance with all local, State and Federal regulations is in excess of \$15 million because of the asbestos. As far as that goes it does need to be severed from the doctor's building. His client will do whatever they want, if they want a wall or a door. The buildings do have to be separated because they are now interconnected and his client will bear any expense. Mr. K. Dolan mentions that there is a lot of asbestos. There are a rats. He asks if there has been an agreement because they are going to separate the buildings. Mr. Houghton answers there is not an agreement that he knows of. They will put it back to the way it would have been if the other building hadn't been there. Mr. Houghton doesn't anticipate going on their property. They would just separate it right at the line. They won't cut the building and leave a hole. Tim Williams from Allen & Major shows the plan of the existing hospital and indicates where the separation would occur. Scott Weiss, Gutierrez Company further explains the connection of the two buildings. The corridor would go away. A little bump out would remain. Mr. Houghton states the buildings will be about 60-70 feet apart when they are done.

Mr. K. Dolan comments on the doctor's building, it's at least thirty years old. He has a primary care physician there so he visits from time to time. The building is in tough shape. The petitioner owns some condos in the building. Mr. Houghton indicates that to be true, about thirty percent. Mr. K. Dolan continues to say that when the hospital was open it made sense to restrict it to doctor's offices. We rezoned it. Why are there only doctor's offices? Mr. Weiss believes there to be a deed restriction in place and he does not feel it's part of this project. Mr. K. Dolan disagrees. Mr. Houghton argues that they are only thirty percent of the condo association. They cannot tell the association how to spend their money or control it. Mr. Houghton says that it would benefit everyone to straighten this out and the deed restriction. Mr. Moynihan asks if there has been any discussion. Mr. Weiss indicates that they would like to have approvals and permits in hand before having any discussions. Mr. Moynihan questions whether the doctor's building is at least aware that they are tearing down the corridor. Mr. Weiss reiterates that he has not had any recent discussions. There had been discussions in the past as there was previously an office park proposed that would have been separate and require demolition of the hospital. It was always meant to be separate. Mr. Houghton reminds the Board of past approvals, the different appeals and lawsuits which kept the office park from moving forward and maintains the town lost out on millions of dollars in that time that they'll never recoup. Mr. Niewenhaus does interject that he believes it had previously been entered into the record in prior hearings that Mr. Houghton's client has always paid taxes on the property at current value. Mr. Houghton agrees that that has been the case the whole time. They had changed the zoning in 2011 and this is a good use. Again they estimate the new building to be at least \$50 million. No services. Tax dollars will be a good use for the town. Minimum amount of traffic. It will only be 150,000 square feet. As for the bio hazard, it's regulated at the state, federally and should be locally. The use is a growing demand in this area.

The Chair asks if there are any comments or questions from the public. Daniel Sheehan, 53 Lincoln St, Medford asks about environmental impacts from the project. Mr. Niewenhaus states that our Board of Health has a consultant and they have draft regulations. The most hazardous uses cannot be there. Mr. Houghton states that they are looking for a Moderna type company.

Carol McKinley, 407 Washington St, Melrose questions the bio hazard levels and specifically what level three means and what they are doing. The Chair concedes that he does not know, that is why our Board of Health is coming up with regulations and they will hold a public hearing.

Sandra Pascal of 50 Lynn Fells Pkwy in Melrose and Vice Chair of Friends of the Middlesex Fells states that they came to listen and they may have later conversation about the exterior of the building and its effect on native plantings and the effects of lighting on the birds. There is concern of what level three entails. Mr. Weiss is not an expert on levels 1, 2, 3 or 4. He does indicate, however, that in his experience building half of a dozen of these, the levels denote the requirements for the lab operations and how they function. NIH guidelines have a concern for the workers inside. The labs are contained and double doored. There will be oversight by the Board of Health. There is an IBC, which is a separate board to oversee every step on top of all of the other regulatory agencies. A member of the public mentions that mistakes happen. Mr. Weiss points out that Cambridge is at the epicenter in the United States possibly in the world for labs and there haven't been a lot of reports of mistakes or errors.

Adeline Dean, 17 Aaron St, Melrose came to get a visual. She had a positive feel until she heard level 3 and 4. Level three allows things that spread through the air and she's worried about ventilation out of the building. She would like to hear what the Board of Health has to say. She is strongly negative against three. Mr. K. Dolan urges them to attend the Board of Health meeting and the Select Board Site Plan. Mr. Weiss states that they aren't advocating one way or the other and they will comply with the town's requirements. Levels one and two are predominant but level three is accepted by the Boards of Health in most of the area communities. Mr. Niewenhaus asks if they would volunteer not to exceed level two. Mr. Weiss answers that their preference would to have level three even if it required follow up.

Sandra Pascal of Melrose states that she understands that most communities restrict to one and two. Mr. Weiss and Mr. Houghton dispute that assertion. She mentions that Burlington does not allow level three when in fact they do. Burlington currently permits thirteen labs at levels one and two but would allow level three. Mr. Moynihan explains that they are not experts in biology or scientists. He prefers to rely on the Board of Health. Those people are the experts and we have to defer to the Board of Health. They will create regulations and what we adopt will be subject to those regulations. He continued to say we are the Planning Board not the Board of Health. Mr. Niewenhaus states that they asked the Board of Health to create regulations two meetings ago. Ms. Pascal asks if there will be multiple tenants. Mr. Weiss states they are expecting one but wouldn't rule multiple tenants out. Bob Wiggle from 277 South Street, reading, also a members of the Friends of the Middlesex Fells is excited about the prospects of a new tenant. There will be low square footage. Mr. Niewenhaus comments on the bylaws providing for adequate screening. Many of the amenities on the sight are reviewed by the Select Board under the Site Plan review. The landscape portion of the plan was distributed to the members of the Friends of the Fells present.

The Chair asks if there are any more questions from the Board. Mr. K. Dolan inquires are the trucking plan for the Board to review. Mr. Houghton states they'd comply with the bylaw from 7AM-7PM. Mr. Weiss indicates that there will be most access from the southern curb cut on Woodland Rd. Mr. K. Dolan would like to know when they'd be coming from the north. Mr. K. Dolan believes the Board should have the petitioner make a concerted effort to come in through the southerly side.

Janet McKeone, 11 Executive Drive comments on vehicles exiting the lot near the far end closest to the Bottume House. She mentions a no left turn sign. Mr. Niewenhaus commented that at the site visit there was someone pulled over by a State Trooper, so they do patrol the area.

The chair asks the Board what their sense is. Mr. Moynihan states that they asked them to defer to the Board of Health and we now have them weighing in on it. I'm comfortable with the Board of Health regulating it. Mr. T. Dolan believes that they are moving ahead but without the final regulations from the Board of Health it would be premature to act. They should give the people present time to attend the Board of Health's public hearing. Mr. Houghton said that they are subject to the regulations but the problem with that is the regulations might not come for many months. The building won't come for many months. Mr. T. Dolan wants to know what makes Mr. Houghton think they will take long to come up with regulations. Mr. K. Dolan comments that they can probably do it with one hearing.

There is conversation on what the timeline might be for the Board of Health. They are signing an agreement with a consultant. Most likely it will be discussed at their next meeting, possibly March 15<sup>th</sup> and hopefully they will feel comfortable enough to set the public hearing date. Mr. Weiss agrees that they will comply with whatever regulations are adopted and questions how close the Board of Health is. The Town Clerk repeats what they were told about the Board of Health's process thus far and the consultant being signed on. She also reminds the Board that they have agreed to defer to the other elected Board for what they are charged to do with the biomedical regulations. The Planning Board should feel comfortable doing their job knowing any decision made will be subject to the Board of Health regulations. The Planning Board did nudge them to work on regulations that they should have been thinking about when the bylaw went into effect, but they are doing their job now.

Mr. Weiss restates that they will comply with all regulations then asks the Board if there is something in the regulations that changes their view on whether we can proceed? They are a draft but it seems they will be close to what is final. Mr. K. Dolan states that they don't know what will be final. They've done a nice job on them but we have people hear tonight that are very concerned. People who would like to go before the Board of Health with their concerns. Mr. K. Dolan does acknowledge that he said he would defer to the Board of Health but he also respects Mr. T. Dolan's opinion on waiting.

Again Mr. Weiss asks for clarification because they are going to comply with whatever the Board of health requires. Are you saying that you want to wait because you may not agree with what the Board of Health comes up with and would want to override their decision? Mr. Houghton believes that to be what it sounds like. Mr. Moynihan says that he is not saying that. Mr. T. Dolan says that he is concerned that BSL3 will go to BSL3 + +. Mr. Houghton suggests that members with a concern attend the Board of Health meeting on the 15<sup>th</sup>.

Mr. Houghton asks if they feel they should continue until the 30<sup>th</sup>. After that there could be a change on the Board and he'd hate to see that. Mr. Niewenhous wants to get a sense of the Board about who is comfortable deferring to the Board of Health. Mr. Vallarelli states that he is comfortable deferring to the Board of Health. He planned on voting tonight because they were given all the information they had asked for such as storm water. Mr. Vallarelli further states that he imagines that to look for a tenant, they are going to want to know what level they can go up to. Mr. Weiss states that they will not go out to seek a tenant until they know that they can build and deliver the building. They will wait for a tenant to come to them and lay out what they need. Mr. Moynihan believes that they have to wait for the Board of Health regulations to know what they can offer. Mr. Weiss agrees. He said then it becomes user based permitting. It will be up to the tenant to get the permit with the Board of Health and lay out their plan and answer all questions. They can't describe the scientific process.

Mr. Niewenhous again tries to get a sense of whether they should close the public hearing. Mr. T. Dolan would still like to wait for the Board of Health to hold their public hearing. Mr. K. Dolan agrees to the motion insofar as he respects Mr. T. Dolan's desire to wait for more information from the Board of Health. For the record, Mr. Moynihan states he would be comfortable voting tonight. They would be subject to the regulations and he again defers to the Board of Health to put those in place. They received the Storm water comments and with the regulations in place, he would vote. Mr. Niewenhous agrees with Mr. Moynihan but with his other colleagues, he agrees there's a fine line. The die is cast, it appears that the Board is continuing. Mr. Houghton asks until when? Would the Board attend the Board of Health meeting? There is an election April 5<sup>th</sup>. He'd hate to start all over with another Board. The Board agrees on March 29<sup>th</sup> at 7PM.

Mr. K. Dolan made a motion to continue the public hearing until March 29, 2022 at 7PM. The motion was seconded by Mr. T. Dolan. Waiving all applicable time standards. A roll call vote was taken. All members present voted in favor (5-0).

As agreed to earlier in the meeting, the public hearing for 95 Maple Street will once again be continued until April 13, 2022 at 7:00 PM.

A recess was taken at 8:48PM.

The Chairman brought the meeting back to order at 8:59 PM and read the legal notice into the record for the remaining public hearing:

“You are hereby notified that the Stoneham Planning Board acting as a Special Permit Granting Authority will hold a Public Hearing WEDNESDAY EVENING, March 2, 2022, in the Hearing Room, Town Hall at 7:00 p.m. to hear all persons interested in the petition of Guido Vittiglio and Lisa M. Vittiglio of 24 Country Club Road, Stoneham, Massachusetts for a Special Permit pursuant to Stoneham Town Code, Chapter 15 Section 4.3.3.1, to construct a second-story addition over the newly constructed garage at 57 Wright Street, Stoneham, Massachusetts containing a new dwelling unit and to convert the existing three-family dwelling to a two-family dwelling for a total of three units at 57 Wright Street, Stoneham, Massachusetts. Plans by Phoenix Architects dated October 5 and October 7, 2021 and a plan by P.J..F. and Associates entitled, “Plot Plan of Land of 57 Wright Street in Stoneham, MA” dated February 4, 2022 may be seen mornings except Friday in the Planning Board office and daily except Friday afternoon in the office of the Town Clerk.”

Mr. Niewenhous invites Mr. Houghton to speak on the matter. Mr. Houghton reminds that the Board had previously denied four units. They went to the Board of Appeals to seek a variance for three units. They are legalizing the existing units to bring them to code. They required eight variances from the Board of Appeals. Mr. K. Dolan states they had a preexisting, nonconforming three family and now you’re making a nicer looking three family. Mr. Moynihan states you are using the existing building for two units and the garage for the third. The structure is staying the same and internally you are gutting it? Architect Peter Sandorse explains the plan to have one unit on the second and third floor, one unit on first floor and a two bedroom over the garage with two garages. There was a concern with having three garage bays and possibly requiring a sprinkler system. Mr. K. Dolan said that before it looked like four pounds going into a three pound bag, now it looks like three pounds going into a three pound bag.

There were no additional questions by the Board or members of the public present.

Mr. Houghton states that they meet 7.4.3.1 and comply with all requirements. The area has all multies. It does not adversely affect the neighborhood. There is no nuisance. They have sufficient parking and adequate an appropriate facilities.

The chair read the department review comments from the Fire Chief, the Building Commissioner, the Board of Appeals decision and comments from the DPW Director into the record.

Mr. T. Dolan asks about possible sprinklers. He asks if that is up to Cheryl. She thought if it were three, the third wouldn’t be related to the tenants.

Mr. Moynihan made a motion to close the public hearing which was seconded by Mr. Vallarelli. All members present voted in favor (5-0).

Mr. Moynihan made a motion to grant the special permit based on the reasons stated by counsel along with the variances issued by the Zoning Board and also incorporate the department comments. Mr. K. Dolan seconded the motion. A roll call vote was taken. All members present voted in favor (5-0).

Motion to adjourn made by Mr. K. Dolan and seconded by Mr. Moynihan. All members present voted in favor.

Meeting adjourned at 9:14 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:

Planning Board minutes dated February 9, 2022

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”

A plan by R J O’Connell and Associates, Inc. entitled “95 Maple Street Stoneham, MA – Site Plan SP-1” dated September 17, 2021

Plans by Phoenix Architects dated October 5 and October 7, 2021 and a plan by P.J.F. and Associates entitled, “Plot Plan of Land of 57 Wright Street in Stoneham, MA” dated February 4, 2022

Elevations for 57 Wright Street

Any comments submitted by the Police, Fire, Community Development as submitted to the Select Board, Public Works Department including the Stormwater Board, the Board of Health and/or the Building Commissioner are included for each public hearing address.

The Board of Health draft regulations for biomedical hazards.

Respectfully submitted:

Maria Sagarino  
Town Clerk