

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

Amended Agenda: Executive Session Added should it be necessary

**Stoneham Board of Appeals Meeting
Thursday, January 26, 2023
Town Hall Hearing Room
6:00 PM**

2023 JAN 17 P 3:19
TOWN OF STONEHAM
BOARD OF APPEALS

Agenda

Confirm next meeting date(s)

Approval of Executive Session Minutes from the December 5, 2022 meeting with the Conservation Commission (not to be released to the public)

Approval of Executive Session Minutes from December 12, 2022 (not to be released to the public)

Approval of meeting minutes from December 15, 2022

Discussion of Zoning Bylaw Review Committee and ZBA member to sit on committee

Six Month Extension for variances granted to 371 Main Street

Six Month Extension for variances granted to 53 Washington Street and 0 Washington Court

Public Hearings:

3 Hillside Road (This public hearing is continued from November 17, 2022 and December 15, 2022)
Represented by Attorney Charles Houghton

A petition by Michael J. O'Sullivan of 3 Hillside Rd, Stoneham, MA for a variance to renovate the existing building at 3 Hillside Road, Stoneham, Massachusetts to construct a 1,736 square foot addition on his existing two family non-conforming dwelling. Petitioner is requesting variances of Section 5.2.1 Dimensional Requirements – The required side setback in Residence A is 10 feet. The proposed addition is 8 feet from the property line. The required front setback in Residence A is 20 feet. The proposed front stair landing is 13 feet from the front property line. Petitioner is also requesting a variance of Section 5.3.5.3 Projections - Stairs are subject to a maximum allowable extension of no greater than half the setback. Half the front setback is 10 feet. The proposed stairs are 8 feet from the property line. Lastly, Petitioner is requesting a special permit pursuant to Section 6.2.2 Nonconforming Uses – The Board of Appeals may grant

a Section 6 Special Permit for a non-substantial extension of use. Here, the nonconforming use is the existing two family. A plan filed with the petition by P.J.F. & Associates dated August 8, 2022, revised September 9, 2022, entitled "Plot Plan of Land in Stoneham, MA," dated August 8, 2022, as Revised September 9 & 12, 2022, and prepared by PJF & Associates, which shows the proposed addition and setback dimensions. Plan may be seen daily except Friday afternoon in the Town Clerk's office.

78-80 Elm Street (This public hearing is continued from December 15, 2022)

An application by Anthony J. Coward and Amy M. Mondello 78-80 Elm Street, Stoneham, Massachusetts for variances to subdivide the existing lot into two lots - Lots A & B and to construct a new single family dwelling on lot B. Lot A will require a variance of Stoneham Town Code Chapter 15, Section 5.2.1 Dimensional Requirements - The minimum frontage and width requirement in Residence B is 75 feet. The proposed frontage is 61 feet. The minimum side setback in Residence B is 10 feet. The proposed side lot line is 5.3 feet. Lot B will require a variance of Stoneham Town Code Chapter 15, Section 5.2.1 Dimensional Requirements - The minimum frontage and width requirement in Residence B is 75 feet. The proposed is 60 feet. A plot plan prepared by Benchmark Survey for 78-80 Elm Street, Stoneham, Massachusetts dated November 28, 2022 may be seen daily except Friday afternoon in the Office of the Town Clerk.

8 Charles Street

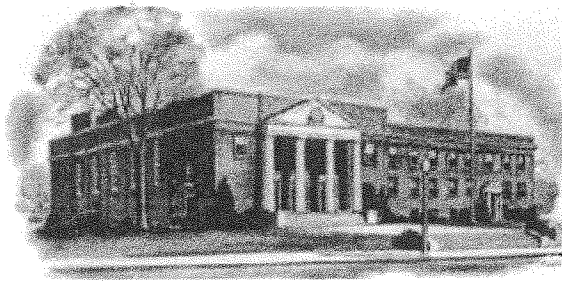
An application by Hugh Le and Susan Le, 8 Charles Street, Stoneham, Massachusetts to construct a porch on the front of the home at 8 Charles Street which requires a variance of Stoneham Town Code Chapter 15, Section 5.2.1 Dimensional Requirements. The required front setback in Residence A is 20 feet. The proposed addition is 12.9 feet from the property line. A plot plan of 8 Charles Street, Stoneham, MA by Patrick Roseingrave, Professional Land Surveyor dated November 30, 2022 may be seen daily except Friday afternoon in the Office of the Town Clerk.

71 Elm Street

An application by Francis J. Walsh Trustee for Elm Street Realty Trust, 71 Elm Street, Stoneham, Massachusetts to erect a 10' x 12' shed at 71 Elm Street, Stoneham, Massachusetts. Petitioner is requesting a variance of Stoneham Town Code, Chapter 15, Section 4.2.2.2 (c). One accessory building is allowed per lot subject to Section 4.2.2.2 (c) restrictions 1-4. The proposed shed is the second accessory building on the property. A Plot Plan of 71 Elm Street, Stoneham, MA by Edward J. Farrell, Professional Land Surveyor dated November 14, 2022 may be seen daily except Friday afternoon in the Town Clerk's Office.

Executive Session (if necessary) (Roll call vote required to enter into executive session)

To discuss strategy with respect to all pending litigation where an open meeting may have a detrimental effect on the bargaining or litigating position of the Town and the chair so declares; pursuant to M.G.L. c. 30A, sec. 21(a)(3) to wit: Weiss Farm (Stoneham Board of Appeals v. Housing Appeals Committee, et al)



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MASSACHUSETTS
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BOARD OF APPEALS
781-279-2695

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2023 JAN 17 A 10:24

TOWN OF STONEHAM
SECRETARY

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