



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, November 16, 2022
Hearing Room
7:00 PM

Members Present: Chair Frank Vallarelli, Vice Chair Kevin Dolan, Daniel Moynihan, Jr., and Marcia Wengen.

Member present remotely: Terence Dolan

Also present at the meeting: Town Clerk Maria Sagarino acting as Planning Board Clerk, Attorney Charles Houghton, Landers Symes and Jeff Rhuda of Symes Development & Permitting, residents Ellen McBride and Raymie Parker.

The Chair brought the meeting to order at 7:01PM.

Mr. Vallarelli introduced the members of the Board.

The first item for discussion is the meeting schedule for the next six months as provided by Ms. Wengen. Mr. K. Dolan made sure they could add meetings as necessary. Mr. Moynihan had an issue with January 11th. For this reason the members chose the schedule which listed the third Wednesday of each month until June. Ms. Wengen made a motion to choose the third Wednesday of the month- 1/18, 2/15, 3/15, 4/19, 5/17 and 6/21, also including December 14, 2022 as the next meeting. Mr. K. Dolan seconded. All members present in the room voted in favor (4-0).

The next item on the agenda is 62 High Street from which the Chair has recused himself.

At this time, Mr. Vallarelli left the meeting and Vice Chairman Kevin Dolan took over running the meeting.

Mr. K. Dolan had previously read the legal notice into the record on October 12, 2022 as follows:

“You are hereby notified that the Stoneham Planning Board will hold a Public Hearing, in the Hearing Room, Town Hall, on Wednesday evening, October 12, 2022 at 7:00 p.m. to hear all persons interested in a petition by Symes Development & Permitting LLC with an address of 50 Dodge Street,

Beverly MA 01915, for Definite Subdivision Approval, pursuant to the Town of Stoneham Zoning By-laws and the Massachusetts Subdivision Laws for the property located at 62 High Street, Stoneham, Massachusetts, containing 170,891 sq. ft. (3.92 acres) of land. A Plan by Williams Sparages, entitled “Locus Plan Berrywood Estates Stoneham, MA,” dated August 22, 2022, may be seen daily except Friday afternoon in the Town Clerk’s office.”

Mr. K. Dolan began by mentioning that this hearing had been continued from October 12, 2022 with a site visit held on October 22, 2022. He then summarized the site visit. He was present at the site visit with Mr. Moynihan., Ms. Wengen, the developer, a few abutters and Ms. Parker. The main concern of the abutters present was the matter of drainage. Mr. Dolan continued to say that because the main issue is the storm water management, the Planning Board will wait for the Stormwater Board to meet and make their comments and recommendations before moving forward.

Mr. Moynihan asked if the meetings with the neighbors had happened yet. Jeff Rhuda from Symes Development responded that they had met with the neighbors at Mr. Cooper’s house on Bear Hill Road the afternoon of October 22nd and then they went to a couple of people’s houses to show them how the drainage would work. He believed they were all pretty happy. He did mention that the man at the end of the cul de sac, Ms. Wengen believed it to be, Mr. Havican, was a bit more concerned with the drainage.

Ellen McBride, 30 Butler Ave, Co-Chair of the Conservation Commission stated that she didn’t believe this would come before Conservation according to what Mr. Houghton had been stated at a previous meeting. She asked if she could get record that there were no wetlands on these four acres of untouched land. She then asked if they had reached out to Natural Heritage to see what was shown on the maps. Mr. Rhuda responded to Ms. McBride that the engineers looked at the Natural Heritage maps and there were no wetlands noted. Ms. McBride stated that wetlands aren’t shown on the Natural Heritage map. She then asked if they checked for wetlands and Mr. Rhuda responded that they had. Ms. McBride asked if Conservation could get a document stating that there were no wetlands.

Mr. K. Dolan stated that it’s not their jurisdiction but then asked if a botanist has walked the site. Mr. Dolan thought that there would be a determination of applicability or at least a statement from a botanist. Ms. McBride agreed but said there is not going to be which is why she is asking. Mr. Rhuda stated that he’d send their botanist out there and get her a letter. Mr. Houghton mentioned that there were ten bidders for the property, he took a lot of calls and nobody mentioned wetlands on the property. Mr. Rhuda asked Ms. McBride if she had walked the property and she indicated that she had not. He then invited her to walk the property with other members of the Conservation Commission. Ms. McBride stated that they are just trying to do their due diligence as this is four acres left untouched, only seen by the owner who recently passed away. Neighbors had mentioned seeing water trickling, which may just be run off, but Conservation would like to make sure. She wants to make sure there are no endangered species, no vernal pools or wetlands.

Raymie Parker, 111 Franklin Street mentioned walking the site. There was a question of one area that would be tested again and she wanted to make sure that would be done. Mr. K. Dolan asked if it was where the bubbling water was which they had seen between two test sites. Ms. Parker responded that was the area that she was referring to. Ms. Wengen asked if it was on the Bear Hill Road side. Mr. K. Dolan answered that it was.

Mr. K. Dolan entertained a motion to continue the public hearing, with the caveat that Mr. Houghton is acquiescent to waiving any time standards to the extent any apply here. Mr. Houghton agreed.

Mr. Moynihan made a motion to continue the public hearing on December 14, 2022 at 7PM in the hearing room which was seconded by Ms. Wengen. A roll call vote was taken. All members present voted in favor (4-0).

Mr. Moynihan made a motion to adjourn which was seconded by Ms. Wengen. All members present in person voted in favor (3-0).

The meeting adjourned at 7:17PM.

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:

A Plan by Williams & Sparages, entitled "Locus Plan Berrywood Estates Stoneham, MA," dated August 22, 2022.

Respectfully submitted:

Maria Sagarino
Town Clerk