



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, October 11, 2023
Hearing Room
7:00 PM

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

Also present at the meeting: Town Clerk Maria Sagarino acting as Planning Board Clerk, Attorney Charlie Houghton, Timothy Power of PVI Site Design LLC, DPW Director Brett Gonsalves and Attorney Steven Cicatelli.

The Chair brought the meeting to order at 7:01 PM. Mr. Vallarelli introduced the members of the Board.

Mr. K. Dolan made a motion to approve the regular minutes from August 9, 2023 which was seconded by Mr. Moynihan. All members present voted in favor 5-0.

Mr. K. Dolan made a motion to approve the executive session minutes from August 9, 2023 which was seconded by Mr. Moynihan. All members present voted in favor 5-0.

Mr. Moynihan made a motion to approve the minutes for September 5, 2023 which was a joint meeting with Select Board to appoint an Associate Planning Board member. Mr. K. Dolan seconded. Members present voted in favor 4-0 with one abstention from Mr. T. Dolan.

Mr. Vallarelli turned the meeting over to Vice Chair K. Dolan for the matter of 62 High Street as he had previously recused himself. This public hearing has been continued from October 12, 2022, November 16, 2022, December 14, 2022, January 18, 2023, February 15, 2023, March 15, 2023, April 12, 2023, May 17, 2023, June 21, 2023, July 12, 2023, August 9, 2023 and September 13, 2023 also including a site visit held on October 22, 2022.

Mr. K. Dolan asked Attorney Houghton if he would be seeking another continuance. Mr. Houghton acknowledged the need for another continuation as they still awaited comment by the Stormwater Board.

Mr. Houghton suggested that the DPW Director Brett Gonsalves update the board on the timeline moving forward since he was in attendance. Mr. Gonsalves stated that they had just received a report back from the peer reviewer Linden Engineering after a third reiteration. He explained that he now needed time to digest the information. Once digested, Mr. Gonsalves would reach out to the developer to see if they were prepared to attend a Stormwater Board meeting. That being said, Mr. Moynihan made a motion to continue 62 High Street to the next meeting on Wednesday, November 8, 2023 at 7PM waiving all time standards. Mr. T. Dolan seconded the motion. All members present voted in favor 4-0.

Mr. Vallarelli returned to the meeting and moved onto the public hearing for the Glendale Road Subdivision which had been continued from the September 13, 2023 meeting.

Attorney Houghton appeared before the Board on behalf of the developers of the project. He reminded the Board that he was before them to try to get the roadway laid out. He'd like to at least get the design of the road approved, but he does know they will need to go to the Stormwater Board. He mentioned all of the ledge in the area and that the water will have to runoff into the subdivision. They have some ideas but no final concept on the design of the subdivision.

Mr. K. Dolan clarified that they know where the road is going but they are still unsure of what is going on the land around the road. Mr. Houghton stated that they'd like to see if the Board agreed with the 24 foot paved road first and then they'd move to design the subdivision.

Mr. K. Dolan asked about the proposed waivers. Mr. Power, the engineer on the project, directed him to sheet C101 of the plans provided. Mr. Power went through the eight waivers listed on the plan.

Mr. K. Dolan asked Mr. Gonsalves if he had seen the list of requested waivers. Mr. Gonsalves stated that he had received the plans a day ago but hadn't had time to go over them. Mr. K. Dolan didn't want to put Mr. Gonsalves on the spot but he would like his opinion on the requested waivers. There are a fair amount of waivers and they would defer to his expertise. Mr. K. Dolan has a concern about no sidewalks. Mr. Houghton mentioned that the road isn't going anywhere. Mr. K. Dolan countered that the road is long.

Mr. K. Dolan asked if there is the potential for seven lots, five new and two existing or one building with twelve units. Mr. Houghton stated that it was originally one building with twelve units. Now they are also looking at lots with duplexes. It all depends on the roadway design. Mr. Houghton added that it would be twelve units max because that is what it was approved at.

Mr. K. Dolan knows the road is blocked off so there wouldn't be anything coming in from the abutting subdivision. Mr. Houghton stated there'd be a gate. Mr. K. Dolan also pointed out that the plan showed curbing but no sidewalk.

Mr. Vallarelli asked if the Board had a say in the gate. Mr. Houghton stated the Fire Chief wanted it. It had also been talked about at Town Meeting time. People were agreeable as long

as the Fire Department had a key. It was mentioned in the traffic report. Also the right turn only at Orchard Rd.

Mr. Moynihan asked where the gate would be. Mr. T. Dolan stated it was near the broken sewer. Mr. Houghton added where the road dipped after the last house on the left. Mr. Houghton also said it came up because it has been a cut through.

Ms. Wengen stated that one of the department comments mentioned lighting. Are there street lights on Glendale now? Mr. Houghton responded that he didn't see any. Ms. Wengen asked what they are thinking about for lighting. Mr. Moynihan pointed out that Erin Wortman had commented that the lighting should be to the satisfaction of the Police Department. After looking at the Google street view, Mr. Power indicates that there is at least one street light on the utility pole up there at the top. Mr. T. Dolan believes he saw two street lights when he was up there. Ms. Wengen asked if the police now take a tour to see what they think. Mr. K. Dolan mentions that the Board doesn't have a comment from the Police Department. Ms. Sagarino responded that one was not provided and indicated the Safety Officer is still getting her bearings as far as commenting. She added that she will reach out again to Officer Engel for comment with specific emphasis on the lighting.

Mr. Vallarelli asked for further comments from the Board. Mr. T. Dolan knows that the existing poles would need to be changed out and Eversource would have to be involved for that. You might want to consider transformer work that needs to be done. Mr. Houghton stated that with the Eversource track record lately, they would need to reach out sooner rather than later. Mr. Gonsalves pointed out that lighting is a requirement under the subdivision rules and regulations. So that needs to be addressed.

Mr. Vallarelli asked Mr. Houghton what he is looking for tonight. Is it road width? Mr. Houghton responded that they'd like 24 feet. He doesn't know how they could add sidewalks but curbing makes sense. Mr. K. Dolan added that you could only add sidewalks if you made the road thinner and you wouldn't want to do that.

Mr. Vallarelli clarified that it would be 24 feet paved with curbing. Mr. Houghton responded that was correct. Mr. T. Dolan asked if the Fire Chief has given his opinion on the big trucks turning up there. Mr. K. Dolan asked if the swath path analysis had been done yet. Mr. T. Dolan mentions that it said the swath path analysis is required under the Fire Chief's comments. Mr. K. Dolan stated that if we approve x and the swath path analysis comes back as something else maybe we want that done first. Mr. Houghton stated that maybe it could be subject to that. Mr. Gonsalves added that 26 feet is minimum required, with 24 feet that would be a ninth waiver which isn't shown in the list on the plan.

Mr. K. Dolan said that the Board should give Mr. Gonsalves some time to digest this. We would like to get input from the Police on the lighting. We would like Chief Grafton's opinion on the 24 foot road and the swath path analysis. Mr. K. Dolan suggested that any decision be continued to the next meeting on November 8th. Mr. T. Dolan agreed. Mr. Moynihan and Ms. Wengen as well.

Mr. Vallarelli asked Mr. Gonsalves about the 24 foot road width. How does the decrease of two feet affect stormwater? Mr. Gonsalves said there are challenges because you have two components - the roadway and what will be developed on the site. One will be tied to the other from what he's hearing. It'd help if he could see what they are thinking overall. If we just look at one, one may not work without the other especially with the challenges of the ledge up there. If he just sticks with the roadway itself. The drainage doesn't look like it meets the standards. He needs to see what they are proposing overall and have more discussion with the engineer. Mr. K. Dolan asked Mr. Gonsalves what he means by one. Mr. Gonsalves stated that the roadway is one component and what they're putting on the land is the other. So if they isolate one, like the roadway, is it going to work and meet stormwater and the subdivision rules & regulations? That's why he'd like to see the whole proposal and how they tie into each other. Maybe if he sees both possible proposals, it might benefit both parties. Mr. Houghton thinks that's a great idea. It may be that the runoff has to go into the land. Mr. Power added that there is a challenge with what the Massachusetts Department of Conservation & Recreation (DCR) approved at the bottom of the hill. Going up the hill the road is a valley. He explained that putting any mitigation in the roadway isn't feasible. So the thought is to look at it holistically with the development. Maybe a condition with the subdivision approval is that the development parcel provides stormwater mitigation for the road as well. It's hard to calculate because of the ledge and the valley and because it's up on a hill. Mr. Power again states that it's challenging and they are still unsure of the full development plan.

Mr. K. Dolan stated that the Board historically has always known what the proposed subdivision would entail. Whether it was one building, singles, a mix of singles & doubles, etc. We don't usually approve without knowing at least that.

Mr. Gonsalves stated that more of a discussion is required especially with this site being such a challenge. He wanted to sit down with the engineer and at least get an idea of both concepts being considered to get more of the whole picture.

Again Mr. K. Dolan suggests continuing this to November 8th to give more time. Mr. Houghton agreed. Mr. K. Dolan then made a motion to continue the Glendale Road Subdivision until November 8, 2023 at 7PM. Mr. T. Dolan seconded. All members voted in favor 5-0.

Mr. Vallarelli now read the legal notice for Redstone Shopping Center into the record as follows:

“You are hereby notified that the Stoneham Planning Board acting as the Special Permit Granting Authority will hold a public hearing Wednesday Evening, October 11, 2023 at 7:00 PM in the Hearing Room, Town Hall, to hear all persons interested in the application of REDSTONE SHOPPING CENTER LIMITED PARTNERSHIP, for a one (1) year extension of the existing Special Permit at REDSTONE SHOPPING CENTER, MAIN STREET, STONEHAM, MASSACHUSETTS as shown on a SITE PLAN dated September 20, 2019 drawn by TIGHE & BOND. Petitioner is seeking an extension of said Special Permit pursuant to Chapter 15 §4.7.3 of the Stoneham Town Code. Plan may be seen daily except Friday afternoon in the Town Clerk's Office.”

Attorney Steven Cicatelli appeared before the Board to request a one year extension of the Special Permit that is due to expire from the previous extension. He explained that they are currently

negotiating with two childcare facilities for the area in back of Marshalls. The childcare facilities prefer a pad that is permitted yet each would have specific specifications so they hope to come back with a tenant and a comprehensive plan. He mentions the pad behind Marshalls but also mentions the former Sato II property which his client owns. It is actually a part of the Redstone parcel. It looks like it isn't because of the Symes property next door [at 125 Main Street]. They are negotiating with two retail tenants and that lease should be wrapped up fairly quickly. Both tenants would propose to raze the Sato II building. We would seek a one year extension to come pack with a comprehensive plan for the daycare and the proposal at the Sato II location.

Mr. K. Dolan asked if Sato was part of the original Special Permit back in the 80s. Mr. Cicatelli indicated that to be the case. He added that the parking calculation included the parking there. The gross floor area included the Sato building. It's not connected by way of the driveway or parking but it is part of the site.

Mr. K. Dolan has no objection for the one year extension. Mr. T. Dolan agreed.

Mr. Vallarelli opened the meeting to the public. Mr. Gonsalves brings up an issue with the site that has come up over the years. The rear access to Redstone is from Sherwood and Myopia Roads. The little stub of a road leading into that entrance is a private way. He didn't have an exact date, but when they did the change in direction and changed from two way traffic to one way with that entrance, his predecessor and office staff had alluded to an agreement that Redstone would provide plowing on that section of the road leading out of the back entrance. The Town would not be responsible for plowing. Last year especially, the abutters with Myopia addresses but driveways on Sherwood complained that it wasn't being plowed. Mr. T. Dolan remembers that agreement. He also mentioned the corner house was going to get a sidewalk but they did not want it. Mr. Gonsalves has had to plow it because it hasn't been done the past two years. Mr. Moynihan asked if the private way extended up to Myopia. Mr. Gonsalves said it does. Mr. T. Dolan clarified it's where Myopia meets Sherwood.

Mr. Cicatelli stated that it was never a condition in any decision, but they are willing to agree to do it on the record. He would think that it should be added as a condition at a later date. His clients try to work with the Town to address needs as they come up like the security cameras they've had to put up at times or police details when there was an issue with Middle School kids riding bikes on sidewalks.

Mr. K. Dolan made a motion to grant a one year extension with the condition that the petitioner would plow and maintain from the locus to the intersection of Myopia Rd and Sherwood Rd. Mr. Moynihan seconded the motion. A roll call vote was taken. All members voted in favor 5-0.

Mr. Vallarelli read the legal notice for the final public hearing as follows:

“You are hereby notified that the Stoneham Planning Board will hold a public hearing on Wednesday, October 11, 2023 at 7:00 PM in the Hearing Room, Town Hall, to hear all persons interested in an article to amend the Stoneham Town Code, Chapter 15 Section 6.9 Flood Plain (Overlay) District Regulations. The complete text and maps relative to the proposed amendments are available for inspection during regular Town Hall business hours in the Office of the Town Clerk as well as on the Planning Board page of the Town web site <https://www.stoneham-ma.gov/301/Planning-Board>.”

Mr. Gonsalves explained that the last time the Town adopted anything regarding the floodplain was in 1986. There was an overhaul in 2010 of the floodplain in the Commonwealth. The Town had inadvertently not made any changes at that time. The Federal Emergency Management Agency (FEMA) is requiring all cities and towns in the Commonwealth to adopt certain language into their bylaws and ordinances. The proposed bylaw contains the required language which FEMA had provided. We did not draft the language ourselves. Ms. Sagarino added that it was sample language provided based on the Federal Code. Mr. Gonsalves stated that we want to comply so that we do not jeopardize any future grants or funding from FEMA.

Mr. Moynihan made a motion to close the public hearing which was seconded by T. Dolan. All members voted in favor 5-0.

Mr. Moynihan made a motion to recommend favorable action at Town Meeting which was seconded by Mr. T. Dolan. All members voted in favor 5-0.

A motion to adjourn was made by K. Dolan and seconded by T. Dolan. All members voted in favor 5-0.

The meeting adjourned at 7:55 PM.

Respectfully submitted:

Maria Sagarino
Town Clerk

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

A Plan by PVI Site Design, entitled "Proposed Subdivision Glendale Road & Summit Road, Stoneham, MA," dated August 18, 2023

Letter from Attorney Steven Cicutelli requesting an extension of the Special Permit previously granted to Redstone Shopping Center.

REDSTONE SHOPPING CENTER, MAIN STREET, SITE PLAN dated September 20, 2019 drawn by TIGHE & BOND.

Complete copy of the proposed Floodplain Bylaw to be amended at the Special Town Meeting on October 23, 2023.