



TOWN OF
STONEHAM
MASSACHUSETTS

PLANNING BOARD
781-279-2695

STONEHAM PLANNING BOARD MEETING

(in accordance with provision of M.G.L. c.30A, §§ 18-25)

Wednesday, December 13, 2023

Hearing Room

7:00 PM

Members Present: Chair Frank Vallarelli, Vice Chair Kevin Dolan, Terrence Dolan, Marcia Wengen, Daniel Moynihan Jr. and Associate Member William Perry.

Also present at the meeting: Town Clerk Maria Sagarino acting as Planning Board Clerk, Attorney Charlie Houghton, Carl Conui & Melissa A. Cassarino, Jeff Rudha, Rich Williams.

The Chair brought the meeting to order at 7:00 PM. Mr. Vallarelli introduced the members of the Board and explained that Mr. Moynihan would be a few minutes late.

Mr. K. Dolan made a motion to approve the minutes from November 8, 2023 which was seconded by Mr. T. Dolan. All full members present voted in favor 4-0.

The Board chose to set their upcoming meetings for the next six months. They would meet on the second Wednesday of each month. Later in the meeting, Mr. Moynihan had a conflict with the January date, so this one meeting date was moved to the third Wednesday (January 17th).

The Chair moved into the public hearings. First on the agenda was the continuation the petition of Carl Conui and Melissa A. Cassarino for a Special Permit pursuant to Stoneham Town Code, Chapter 15 Section 4.3.3.1, to construct an L-shaped addition 31' x 46 feet containing 978 square feet at 559 Main Street to create a third unit at the existing two-unit condominium. This hearing was continued from November 8, 2023.

Attorney Houghton appeared before the Board and reminded the Board of what happened at the last meeting. He explained that his clients want to add a third unit to the first floor for Mr. Conui's mother to reside in. Mr. Houghton also let the Board know that Mr. Conui and Ms. Cassarino have a tenant for the second unit that had previously been rented as an Airbnb when the couple was unaware that short term rentals of less than 30 days are not allowed in Stoneham. There will be a one year lease beginning on February 1st.

Mr. K. Dolan mentioned that this is all one structure so 4.3.3.1(h) does not apply. Mr. T. Dolan asked if the parking issues had been remedied. Mr. T. Dolan asked the neighbor, Mr. Rivera if he considered this a hardship on him. Mr. Rivera indicated that their cars did not create a hardship. Mr. Houghton stated that 5.1 spaces are required and they have 5. He also mentioned there is a garage but it is currently used for storage.

With no further public comment, Mr. K. Dolan made a motion to close the public hearing which was seconded by Mr. T. Dolan. All members voted in favor 5-0, including Associate Member Bill Perry who was sitting in on the matter in place of Mr. Moynihan who was not present at the November 8th meeting.

Mr. K. Dolan made a motion to approve the petition. He mentioned that there was a parking concern. He also mentioned that the Zoning Board of Appeals had granted a variance with the condition that a family member live in the unit. The couple acknowledged the mistake with the Airbnb. Mr. K. Dolan asked the Board if there would be any conditions. Ms. Wengen just asked that the department comments and the ZBA decision be incorporated into the decision. Mr. K. Dolan agreed as this is always done. Mr. Perry seconded the motion. A roll call vote was taken. All members voted in favor 5-0.

Mr. Moynihan had entered the meeting earlier and took his seat at 7:19PM. Mr. Perry left for the evening as there were no other Special Permits on the agenda.

Mr. Vallarelli moved on to the continuation of the Glendale Road subdivision from September 13, 202, October 11, 2023 and November 8, 2023 with a site visit on Sept 30, 2023). This is a petition by Orchard Point Development LLC and Treacy Builders Inc. for Definitive Subdivision Approval, pursuant to the Town of Stoneham Zoning By-laws and the Massachusetts Subdivision Laws for the property located at 5 Glendale Road, 10 Orchard Street and Summit Road Rear, Stoneham, Massachusetts, containing approximately 62,196 square feet.

Attorney Houghton appeared before the Board to request another continuation. His clients are still working on the plans for the property. Mr. K. Dolan made a motion to continue until Wednesday, January 10, 2024 at 7PM. At this time, Mr. Moynihan brought up his conflict with January 10th. It was decided that the Board would switch the January meeting to the third Wednesday. Mr. K. Dolan amended the motion to continue to January 17, 2024 at 7PM, with the petitioner agreeing to waive all time standards. Ms. Wengen seconded the motion. A roll call vote was taken. All members voted in favor 5-0.

At this time, Mr. Vallarelli turns the gavel over to Vice Chair. K. Dolan who will act as Chair for 62 High Street as he had previously recused himself from the matter. As this is the final matter on the agenda, Mr. Vallarelli exits the meeting at 7:27PM.

Mr. K. Dolan moves on to the petition by Symes Development & Permitting LLC for Definitive Subdivision Approval, pursuant to the Town of Stoneham Zoning By-laws and the Massachusetts Subdivision Laws for the property located at 62 High Street. This public hearing is a continuation 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, September 13, 2023, October 11, 2023 and November 8, 2023.

Mr. K. Dolan explained that they will be moving forward tonight as the Stormwater Board had finally granted approval of the drainage plan which the Board had been waiting on before proceeding on the matter.

Attorney Houghton appeared before the Board and reiterated that the stormwater management plan had been approved by the Stormwater Board last month. He said they are ready to proceed with the subdivision approval. They will require three main waivers for water line looping, the

20 foot wide drainage easement and the minimum cover of two feet for the pipes. Mr. Houghton stated that the engineer Rich Williams could explain more thoroughly.

Mr. Williams explained that they don't

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

A plan for 2 Myopia Road prepared by John D. Sullivan, III, Professional Engineer dated October 2, 2023 and the plot plan of 2 Myopia Road prepared by John D. Sullivan, III, Professional Engineer and stamped by Paul J. Finocchio Professional Land Surveyor dated October 5, 2023

Plans by O'Sullivan Architects, Inc. dated June 15, 2023, revised October 10, 2023 and plan entitled, "Plan of Land 559 Main Street, Stoneham, MA showing proposed addition" by John J. Russell, P.L.S. dated June 17, 2023, revised August 2, 2023

Plans by Phoenix Architects dated June 10, 2023 Sheets 1-4 and plans by P.J.F. and Associates entitled, "Plot Plan of Land" and "Site Plan of Land of 57 Wright Street in Stoneham, Mass." dated July 7, 2023 and July 14, 2023