



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, February 14, 2024**

Town Hall Hearing Room

**7:00 PM**

Members present in person: Marcia Wengen

Members present remotely: Chair Frank Vallarelli, Terrence Dolan and Daniel Moynihan Jr.

Also present at the meeting: Town Clerk Maria Sagarino acting as Planning Board Clerk, Attorney Charles Houghton and Frank Petrillo.

The Chair brought the meeting to order at 7:00PM and introduced the members of the Board that were in person as well as remote.

Mr. Vallarelli explained that the one public hearing for the evening, Glendale Road Subdivision, would be continued as they are awaiting a recommendation from the Stormwater Board.

Mr. Vallarelli invited Attorney Houghton to speak on the matter of Glendale Road Subdivision. Mr. Houghton asked the Board to continue the public hearing until their next meeting because they are still waiting to meet with the Stormwater Board. Mr. Moynihan made a motion to continue the public hearing for the Glendale Road subdivision until March 13, 2024 at 7PM in the Hearing Room, waiving all time standards. Ms. Wengen seconded the motion. A roll call vote was taken. All members present voted in favor 4-0.

Mr. Vallarelli invited Mr. Houghton to speak on the item for discussion regarding 147 Franklin Street. Mr. Houghton represents A & F Partners LLC who would like to rezone the rear portion of 147 Franklin Street from Residence A to Residence B. Mr. Houghton explained that the property is currently split zoned. The house was built in 1881 and is not in great shape. Mr. Petrillo is seeking to tear the house down and build several townhouse style condos on the lot.

Mr. Moynihan asked if the property abuts the driveway to the High School. Mr. Houghton responded yes, it is twenty feet from the school fence to the driveway for 147 Franklin Street.

Mr. Vallarelli asked if they would need any variances. Mr. Houghton stated that they would go before the Board of Appeals for a variance. Mr. Houghton explained that they could do five units legally without a variance but Mr. Petrillo would like to do six.

Mr. Moynihan asked Mr. Houghton what he was looking for tonight. Mr. Houghton stated that he just wanted to provide the Board with a heads up that he would be submitting an article to rezone and why. Mr. Houghton added that if the rezoning is successful, moving forward, there would be no need for Conservation. There are no restrictions. They are required to have the runoff kept on the lot with all building permit applications, so they would be required to provide underground infiltration.

Mr. Vallarelli asked if they had reached out to the neighbor. Mr. Houghton responded that Mr. Petrillo had a conversation with the neighbor. Mr. Petrillo added that they had a nice conversation. The neighbor was supportive of a new house forty feet away from him.

Needing no further discussion, Mr. Moynihan made motion to adjourn which was seconded by both Mr. T. Dolan and Ms. Wengen. A roll call vote was taken. All members voted in favor 4-0.

The meeting adjourned at 7:16 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 PVI Site Design, entitled "Proposed Subdivision Glendale Road & Summit Road, Stoneham, MA," dated August 18, 2023.