



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, March 13, 2024

Town Hall Hearing Room

7:00 PM

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

Also present at the meeting: Town Clerk Maria Sagarino acting as Planning Board Clerk, DPW Director Brett Gonsalves and Attorney Charles Houghton.

The Chair brought the meeting to order at 7:03PM and introduced the members of the Board that were present.

Mr. Vallarelli invited DPW Director Brett Gonsalves to speak on the list of outstanding subdivisions that have yet to be completed. Mr. Gonsalves explained that there are many subdivisions on the list that are not completed and in some cases the developers have stopped working for a period of time. He recommended that the Board send a letter telling the developers to complete the work necessary within a certain amount of time. If the developer is no longer around or unresponsive, the Board can take the remaining bond to complete the roadway. Mr. Gonsalves did mention in some cases the amount held may not be enough to finish the work.

Mr. Gonsalves is looking to see how the Board wishes to proceed and goes over some of the list. He stated what will be most difficult is something like Beacon Street. It was done about 25 years ago and the existing pavement has deteriorated. There are issues around the gutter line. Four years ago, completion would have cost \$32,000 and now it's doubled. Benjamin Terrace is an accepted street, so any funds held should be released. Coventry Estates still needs some work but the \$50,000 held should be sufficient.

Mr. Gonsalves spoke about the new subdivision regulations that have been put in place which should help the Board avoid these loose ends in the future. They have three years to complete the subdivision at which time if they are not done, they can file a waiver and come before the Board for an extension.

Mr. K. Dolan thanks Mr. Gonsalves. He offers the suggestion that the Board have Mr. Gonsalves let them know what's outstanding and give us a breakdown of what needs to be done and what money we are holding. Then we can make a determination. Benjamin Terrace, it appears the work is done, we can just release the money. Not all of these are upside down. In some cases, it's a matter of things being done so long ago, that there is natural degradation that is contributing to the bond not being sufficient now. Mr. Gonsalves agreed. Mr. K. Dolan thinks the first step should be to do a breakdown, estimate the cost and decide as a Board who we send the 30 or 60 day letters to or who we want to say here's your money to and have them finish it on their own. Some the work is already done and we just release the money. Mr. Gonsalves added that he has driven around and looked at most of the list. He specifically mentioned that Bette Biggio is still

under construction. With some of the others, the Board will force their hand and give them a defined timeline.

Mr. Moynihan asked about Beacon Street. Mr. Gonsalves explained that it needs milling and overlay pavement. There has been considerable degradation of the pavement. There are other deficiencies for things not completed. There are structural defects occurring as well because things were not completed. He explained that Beacon Street is not a public way. It's still a private way. Mr. Gonsalves has received numerous calls about the Town taking over that street and we won't.

Mr. Gonsalves discussed Birch Street and the challenge to get the developer to complete. He has already received the waiver to eliminate sidewalks. A fire hydrant was installed too high. There is curbing that is broken or knocked over. This should have been taken care of before paving was done. He mentioned shade trees and street lights that are outstanding.

Mr. Vallarelli moved on to the Glendale Road Subdivision public hearing. This hearing had started on September 13, 2023 and continued on October 11, 2023, November 8, 2023, December 13, 2023, January 17, 2024 and February 14, 2024. A site visit was also held on Sept 30, 2023.

Mr. Gonsalves, who is a member of the Stormwater Board, explained that the Stormwater Board had continued the matter after their initial meeting but had since met and voted 3-0 to approve the drainage plan with a few minor changes which are incorporated in the plans before the Planning Board. Mr. Gonsalves is satisfied with what is shown on the revised plans.

Mr. Vallarelli read comments from the Fire Department, DPW and Police Department. Mr. Houghton agreed to all comments.

Mr. K. Dolan asked about the frontage for lots 4 & 5. Mr. Houghton responded that it's on Park Street. Mr. K. Dolan is noticing on the plan that there's seventy five feet of frontage on Summit. So the frontage is on Summit, not Park Street. Mr. Houghton agreed, it had previously been on Park. They redesigned the area after the ANR to make this current plan work.

Mr. T. Dolan asked if Mr. Gonsalves was all set with the sewer. Mr. Gonsalves responded that he was. He also indicated that a waiver would need to be given for looping the water line. The Board then looked at sheet C101 of the plans and asked Mr. Houghton about the waivers. Mr. Houghton explained they couldn't change the slope. He then deferred to Tim Power, the professional engineer on the project to go through the list of waivers. Mr. K. Dolan understood waivers 3-7 but questioned waivers 1 and 2. He asked Mr. Power to walk him through the radiuses. Mr. Power explained the turn around Glendale and explained that you can't fit the 100 foot radius without pushing onto private property. Mr. K. Dolan understood. Mr. Houghton added that Mr. Gonsalves just pointed out that the waiver was missing for the water looping and they would request that waiver as well. Mr. Gonsalves also wanted angle points for the purposes of surveying. Mr. Houghton said they could add that to the existing waiver. Mr. Moynihan questioned if there would be nine waivers. Mr. K. Dolan stated it would be eight with the monument waiver amended to reflect Mr. Gonsalves request.

Mr. K. Dolan asked about lots 1, 2, 3, 4, Mr. Houghton mentioned that a few of the lots will have duplexes, reminding the Board that this is Residence B. Ms. Wengen asked if the two family are lots 1 and 3. Mr. Houghton said the house at the top will be converted to a two. The other existing house will also become a two family. Mr. K. Dolan states that lots 1, 2, 3 and 5 will be twos and lot 4 will be a single. Mr. K. Dolan asked if the plan would be to make them

condominiums. Mr. Houghton stated that they would be individual condos. Mr. K. Dolan asked if they would be given a proposed HOA. Mr. Houghton also explained that it doesn't fall under the inclusionary bylaw. The Building Commissioner ruled that it did not because of the existing lots. They are adding five new lots. Mr. Houghton qualified that it is under the eight that triggers the inclusionary bylaw.

Ms. Wengen asked if the plan showed where the street lights are going. Mr. Power pointed out the lights on existing utility poles. They will be relocating one pole. Ms. Wengen asked if the safety officer had seen the lighting on the new plan. She had and they are adding to the light that exists.

Mr. Moynihan asked if they are just adding on to lots 1 and 3 or if they were tearing down. Mr. Houghton stated they will add on to the existing structure and create a new façade.

Mr. Vallarelli opened the meeting up to the public. Seeing no comments from the public, Mr. Moynihan made a motion to close the public hearing which was seconded by Mr. T. Dolan. Mr. K. Dolan indicated that they can close, subject to receiving an updated plan with all waivers listed. Mr. Houghton indicated they would have the updated plan to sign. All members voted in favor of closing the public hearing 5-0.

Ms. Wengen asked about what the Fire Chief asked for regarding the gate. She asked if the gate has been moved on the plan. Mr. Houghton stated the gate is shown on the most recent plan. Mr. K. Dolan asked if the gate was part of the subdivision, if not they certainly could make it a condition of approval. They wouldn't necessarily need the plan amended to show it. Mr. T. Dolan asked if the gate was on Mauriello Drive. Mr. Vallarelli said it is at the end of Summit Road. Mr. Houghton said they have moved the gate back as far as they could to help support the fire trucks.

Hearing no further comment from the Board, Mr. K. Dolan made a motion to approve the subdivision incorporating the seven waivers, a revised plan showing the eighth waiver for water looping and the amendment to the monuments, all town department comments, receipt of the HOA agreement, incorporating the Stormwater Board recommendations to the extent not already incorporated in the plan and the subdivision rules & regulations as modified by the waivers. Mr. Moynihan seconded the motion. A roll call vote was taken. All members voted in favor 5-0.

The Board took a recess at 7:50PM and resumed at 7:56PM.

Mr. Vallarelli moved on to the next item on the agenda. Mr. Houghton asked the Board to endorse the Approval Not Required (ANR) plan for 5 David Circle and the vacant lot on Wilbur Street. The Board took a few minutes to look the plan over and sign.

Mr. Vallarelli moved on to the discussion of 32 Summer Street (the current Armstrong Ambulance building) which Mr. Houghton has submitted as a citizen's petition for the Annual Town Meeting. He is seeking to rezone the property to Residence B. Mr. Houghton just wanted to provide the Board with a heads up that the article had been submitted and would be on the Town Meeting warrant. The Board is scheduled to hold a public hearing on April 10, 2024.

Mr. Vallarelli moved on to the discussion of 147 Franklin Street which Mr. Houghton has submitted as a citizen's petition for the Annual Town Meeting. The property is currently split zoned in Residence A and Residence B. He is seeking to rezone the rear portion to Residence B. Mr. Houghton again wanted to provide the Board with a heads up that the article had been submitted and would be on the Town Meeting warrant. The Board is scheduled to hold a public hearing for this article as well on April 10, 2024.

The final item on the agenda was to sign the mylar plans for the previously approved subdivision at 62 High Street. Mr. K. Dolan asked if all comments and conditions had been incorporated into the plan in front of the Board. He also asked about the HOA. Mr. Houghton said that Attorney Latham would be drafting that now that the appeal period had passed for the approval. Mr. K. Dolan also asked if the DPW Director had approved the plan. Ms. Sagarino stated that Mr. Gonsalves had issues with some of the labelling on the plan which has since been rectified and he approves of the plan before the Board tonight. Satisfied with the plans before them, the Board members endorsed the plan.

With all matters concluded, Mr. Moynihan made a motion to adjourn which was approved by Mr. T. Dolan. All members voted in favor 5-0.

The meeting adjourned at 8:41PM.

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

Locus Plan, Isola Lane dated August 26, 2022 with revisions (formerly 62 High Street) by Williams & Sparages.