

Stoneham Finance and Advisory Board (FAB)

Date:	October 8, 2024
Time:	7p
Location:	Stoneham Town Hall Hearing Room
Present:	Mike Memmolo – Chair Jen Gray – Vice Chair Rod Allen, Joe Joffe, Wendy Smith, Jim Wilson
Absent:	Adam Jacobs, Lucy Marchese, Cory Mashburn, Jeff Moyer
Guests:	Dennis Sheehan – Town Administrator

	<p><u>AGENDA</u></p> <ol style="list-style-type: none"> 1. October 21, 2024 Town Meeting Warrant – Discussion and VOTE on Recommendation 2. Other business – non-deliberative 3. Adjournment - Vote required
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3.	<p>October 21, 2024 Town Meeting Warrant – Discussion and VOTE on Recommendation</p> <p>Article 1 Move that the Town vote to amend the Stoneham Town Code, Chapter 15, Section 4.2 and 6.3.3 as set forth in Article 1 of the October 21, 2024 Special Town Meeting Warrant.</p> <p>The committee wrote the below recommendation to be read for Article 1 on Town Meeting on October 21, 2024.</p> <p>Recommendation: The Finance and Advisory Board voted 6-0 favorable action on Article 1.</p> <p>Description: This Article removes outdated language in the Town’s Code to align with recently enacted state level legislation regarding Accessory Dwelling Units (ADU).</p> <p>Article 2</p>	<p>Mr. Joffe introduced a motion of favorable action on Article 1. Ms. Smith seconded; 6 in favor.</p>
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Move that the Town vote to amend the Stoneham Town Code, Chapter 15, and the Official Zoning Map as set forth in Article 2 of the October 21, 2024 Special Town Meeting Warrant. The committee wrote the below recommendation to be read for Article 2 on Town Meeting on October 21, 2024.

Recommendation:

The Finance and Advisory Board voted 6-0 favorable action on Article 2.

Description:

At the time of the Finance and Advisory Board (FAB) vote on this Article, the Planning Board had not yet taken action on this matter. This Article would rezone the property at 134 Elm Street to Residential B which would allow for the creation of a multi-unit development, subject to the Planning Board approval, at this address, which may result in increased tax revenue for the Town.

Article 3

Move that the Town vote to authorize the Select Board to grant in accordance with applicable law a sewer easement to Robert E. Mellett and his successors and assigns for the property at 134 Elm Street, Stoneham, Massachusetts, as set forth in Article 3 of the October 21, 2024 Special Town Meeting Warrant on terms and conditions acceptable to the Select Board and in a form acceptable to Town Counsel; and further, that the Town Administrator and/or Select Board be hereby authorized to take any actions necessary to grant said easement.

The committee wrote the below recommendation to be read for Article 3 on Town Meeting on October 21, 2024.

Recommendation:

The Finance and Advisory Board voted 6-0 favorable action on Article 3.

Description:

If 134 Elm Street is developed, per the previous Article, this article would allow that development to tie into existing sewer connections on Town property by granting an easement. Any potential tie-in and ongoing maintenance would be at the developer's expense. The easement would provide an additional sewer connection option for the potential development and empowers the Select Board and Town Administrator to take any actions necessary to grant said easement.

Ms. Smith introduced a motion of favorable action on Article 2. Mr. Wilson seconded; 6 in favor.

Mr. Joffe introduced a motion of favorable action on Article 3. Ms. Gray seconded; 6 in favor.

Article 4

Move that the Town vote to authorize the Select Board to accept a Variable Width Town Drain and Sewer Easement in a form acceptable to Town Counsel running from Coventry Lane to Cowdrey Street shown on a plan entitled, "Easement Plan of Land 2 & 4 Coventry Lane & 5 Cowdrey Street, Stoneham, Mass." dated September 4, 2024 drawn by Benchmark Survey. Containing a total area of 9,339 square feet; and further, that the Town Administrator and Select Board be hereby authorized to take any actions necessary to accept said Variable Width Town Drain & Sewer Easement.

The committee wrote the below recommendation to be read for Article 4 on Town Meeting on October 21, 2024.

Recommendation:

The Finance and Advisory Board voted 6-0 favorable action on Article 4.

Description:

This Article will allow the Select Board to accept a drainage easement for an existing, and mostly completed development at 2 & 4 Coventry Lane & 5 Cowdrey Street.

Article 5

Move that the Town vote to amend the Stoneham Town Code Chapter 10, Section 10-63 School Traffic Directors as follows, with deletions shown in Strikethrough and new language

The committee wrote the below recommendation to be read for Article 4 on Town Meeting on October 21, 2024.

Recommendation:

The Finance and Advisory Board voted -0 favorable action on Article 5.

Description:

This Article would define the authority of Traffic Directors to enforce parking regulations only and eliminates their ability to enforce moving violations. This Article also clarifies the Traffic Director's reporting structure to the Police Department.

Article 6

Move that the Town vote to appropriate the sum of \$25,000 to survey a vacant six (6) acre parcel to the rear of Lindenwood cemetery for cemetery uses including burials and further, to accept any grants or gifts for those projects, or do anything in relation thereto; and to meet said appropriation transfer said sum from the Cemetery Sale of Lots Receipts Reserve Fund

Mr. Joffe introduced a motion of favorable action on Article 4. Mr. Wilson seconded; 6 in favor.

Mr. Joffe introduced a motion to use past language on recommendations for Article 5. Ms. Smith seconded; 6 in favor.

Mr. Joffe introduced a motion of favorable action on Article 6. Mr. Wilson seconded; 6 in favor.

The committee wrote the below recommendation to be read for Article 6 on Town Meeting on October 21, 2024.

Recommendation:

The Finance and Advisory Board voted 6-0 favorable action on Article 6.

Description:

This Article would appropriate \$25,000 to survey a 6 acer, town-owned, undeveloped site near Lindenwood Cemetery to assess that land for cemetery use. This appropriation is from the Cemetery Sale of Lots Receipts Reserve Fund which has a current balance of \$366,285. This is a necessary measure as we continue to get closer to reaching capacity at Lindenwood.

Article 7

Move that the Town vote to appropriate the sum of \$1,090,000 to pay costs of implementing certain rehabilitation and construction projects on the Town’s sanitary sewer system under Phase 14 of the Massachusetts Water Resources Authority Assistance Program; that to meet this appropriation, the Town Treasurer, with the approval of the Board of Selectmen, is authorized to borrow said amount in accordance with G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and further, all or any portion of this amount may be borrowed through the Massachusetts Water Resources Authority’s Assistance Program; and further, that the Select Board be authorized to apply for, accept and expend any and all grants or gifts that may be available to the Town in connection with this project.

The committee wrote the below recommendation to be read for Article 7 on Town Meeting on October 21, 2024.

Recommendation:

The Finance and Advisory Board voted 6-0 favorable action on Article 7.

Description:

This is a townwide initiative that seeks to identify the most critical areas of the sewer system to be addressed. This article will allow for the appropriation of \$1,090,000 to investigate and improve areas where the Town’s wastewater system may be failing. This Article appropriates the full cost for this project, \$1.090,000; however, the Town expects funding to be covered by way of a grant in the amount of \$817,500 (75%) and only expects to borrow approximately \$272,500 (25%) of the total cost through a 0% loan from the MWRA.

Mr. Joffe introduced a motion of favorable action on Article 7. Mr. Wilson seconded; 6 in favor.

Article 8

Move that the Town vote to authorize the Select Board to accept a gift/deed to the town of fee simple interest, of a certain parcel of land known as Lot M-2, containing approximately 62,727 square feet (1.44 acres) of vacant land (the "Premises"), situated off of Woodland Road in Stoneham, Massachusetts, shown as "Proposed Lot M-2" on the Plan entitled "Approval Not Required", 3-5 Woodland Road, Stoneham, MA, prepared by Allen & Major Associates, Inc. and dated October 23, 2009 recorded with the Middlesex South Registry of Deeds as Plan No. 57 of 210 (the "Plan") under the applicable provisions of Massachusetts General Laws c. 40 §14 for general municipal purposes, and further, to execute any and all instruments as may be necessary to effectuate the gift of said land.

The committee wrote the below recommendation to be read for Article 7 on Town Meeting on October 21, 2024.

Recommendation:

The Finance and Advisory Board voted 6-0 favorable action on Article 8.

Description:

This Article would allow for the acceptance of a parcel of land located adjacent to the former Boston Medical Center for the Town's use, limited exclusively to municipal use. This allows the Town to acquire additional land for potential future use.

Article 9

Move that the Town vote to transfer from Free Cash, the sum of \$183,735 to the School Special Education Trust fund.

The committee wrote the below recommendation to be read for Article 7 on Town Meeting on October 21, 2024.

Recommendation:

The Finance and Advisory Board voted 6-0 favorable action on Article 10.

Description:

This Article will transfer the amount the Town received in Medicaid reimbursement funds to the School Special Education Trust fund. This finalizes the action approved at the May 2024 Town Meeting to assist in funding the School Department by authorizing these funds to be used by the School Department, for limited purposes related to Special Education costs.

Ms. Smith introduced a motion to accept the language of recommendations for the Town Meeting except for Article 8. Ms. Gray seconded; 6 in favor.

Ms. Smith introduced a motion to accept the language of recommendations for the Town Meeting except for Article 9. Mr. Joffe seconded; 6 in favor.

