



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, August 14, 2024**

Town Hall Hearing Room

**7:00 PM**

Members Present: Chair Frank Vallarelli, Vice Chair Kevin Dolan, Marcia Wengen and Terrence Dolan. Associate member William Perry was also present to sit on the Special Permit for 477 Main Street.

Also present at the meeting: Attorney Charles Houghton, Mike Santullo of Sanco Builders and members of the Historical Commission and Historical Society including Dolly Wilson and Donna Weiss.

The Chair brought the meeting to order at 7:03 PM and introduced the members of the Board that were present including Associate member Bill Perry who would sit in on the Special Permit hearing for 477 Main Street as Kevin Dolan and Dan Moynihan had recused themselves.

Mr. Vallarelli stated that he would like to table the minutes for July 10, 2024 due to some concerns. He asked for a motion to approve the minutes for June 12, 2024. Mr. K. Dolan made a motion to table the minutes for June 12, 2024 which was seconded by Mr. T. Dolan. All members voted in favor 4-0.

Site visit for 62 High Street/Isola Lane.

Mr. Vallarelli turned the gavel over to Vice Chair Kevin Dolan for the discussion on the site visit for 62 High Street/Isola Lane. Mr. K. Dolan explained that the subdivision was approved by the Board and they are in the midst of laying out the road. A Bear Hill Road resident had requested the Planning Board make a site visit.

Mr. K. Dolan acknowledged that they saw runoff between the retaining wall and the property line. He described a lot of gravel between the retaining wall and property line. There are aesthetic issues as well with some railroad type gravel. Mr. K. Dolan mentions that there are currently hay bales and a silt fence holding things off. Even with that the rocks seem to be making their way into the backyards. He wonders what will happen when the hay bales and silt fencing are removed. He also describes 36" from retaining wall to the property line and runoff of about 20-22". Math will tell you it's going to run off.

Mr. K. Dolan stated that he would entertain a motion to draft a letter to the petitioner, copying the Town Engineer and Stormwater Management on the letter as their jurisdiction was the retaining wall and the runoff. He said that a question should be put to the petitioner regarding

their plan to hold the runoff area between the edge of the retaining wall to the property line of the abutters on 22 Bear Hill Road. He added that the plan calls for some plantings but there is a fair amount of drop off which can be confirmed with the Town Engineer.

Mr. K. Dolan asked Ms. Wengen her thoughts on the site visit. Ms. Wengen responded that it is ugly but functional for now. She stated that they have to figure out what solution makes the most sense. She then asked Mr. K. Dolan if he could draft a letter. Mr. K. Dolan responded that he could. He then asked Mr. T. Dolan his thoughts. Mr. T. Dolan concurred with what Mr. K. Dolan had said earlier. Ms. Wengen asked how the abutters would know what was happening and thought they should be copied on the letter. Mr. K. Dolan agreed.

Ms. Wengen made a motion to draft a letter which was seconded by Mr. T. Dolan. All members voted in favor 3-0.

### Bond Agreement for Glendale Road

Mr. K. Dolan invited Mr. Vallarelli to take the Chair back. Mr. Vallarelli moved on to the next agenda item pertaining to the Bond Agreement for Glendale Road. Mr. Vallarelli read the updated bond memo received from Brett Gonsalves. Mr. Gonsalves is comfortable with a bond amount of \$922,000. Mr. Houghton indicated that would cover work all the way to North Border Road. The Board had no questions or comments. Ms. Wengen made a motion to approve the bond amount which was seconded by Mr. T. Dolan. Mr. K. Dolan had been recused from the matter. All members voted in favor 3-0 with 1 abstention from Mr. K. Dolan. Mr. Houghton stated they would be back with a Tri-Party Agreement in the next few months.

### Rezoning of 134 Elm Street

Mr. Vallarelli moved on to the discussion on the rezoning of 134 Elm Street which had previously been discussed by the Board. Mr. Vallarelli invited Mr. Houghton to give an update. Mr. Houghton reminds the Board that they have discussed this a few times. His client is ready to move forward with the article to Town Meeting. He mentioned that they have a rendering which Mr. Cullen distributed to the Board. Mr. Houghton continued to describe the Mellett property at 134 Elm Street. It's about an acre and sits right next to the Council on Aging. His client has the property under agreement and they are proposing to rezone to Residence B to allow for the building of 12 townhouses. They'd like to target the older population with master bedrooms on the first floor. Possibly chair lifts for the units with the bedrooms on the second floor. Mr. Houghton stated that before 1985, everything on Elm Street was Residence B. He believes this would be a good location for multifamily. Mr. K. Dolan asked if there would be 1 affordable. Mr. Houghton stated that it is 2 but they may seek a Special Permit for the fee in lieu of. Mr. K. Dolan asked if Mr. Houghton is just taking the Board's temperature and there would be a hearing at a later meeting. Mr. Houghton asked the Board if they would consider sponsoring the article to avoid gathering 100 signatures. Mr. K. Dolan has a good feeling about the project. Mr. Vallarelli agreed that it's a good site and he spoke about the affordable units. Mr. Houghton showed the Board a plan of how it might be laid out. Mr. K. Dolan clarified that they would be sales not rentals. Mr. Houghton responded that they would be condos.

Mr. Houghton explained the tie into the sewer system. Ms. Wengen asked for clarification on the plan. She assumed the house would come down but asked if the Historical Commission could take a look in the house before that happens. Mr. Cullen agreed.

Mr. Houghton asked the Board to sponsor the article. The Board was receptive to sponsor. Ms. Wengen asked if a draft was written. Mr. Houghton stated it's a legal description of the property and states that it will be rezoned from A to B. Mr. Houghton stated the warrant opens on September 3<sup>rd</sup>. Mr. K. Dolan made a motion to sponsor the article which was seconded by Mr. T. Dolan. All members voted in favor 4-0.

Mr. Vallarelli moved on to the next agenda item, the Approval Not Required (ANR) Plan for 124 Green Street. This is the property with the old water tower on the Wakefield line. Mr. K. Dolan asked how Wakefield owned it. Mr. Vallarelli responded that they bought it years ago because it was up high. Mr. Houghton explained that they will be creating two conforming lots. Mr. K. Dolan stated that they have the lot size and the frontage. The Board thought the plan looked good and signed the Mylar plan for recording. Ms. Wengen asked who owned the property and if they would develop or sell it. Mr. Houghton said they would be selling it. Mr. T. Dolan said it was used for water pressure by Wakefield when there was a standpipe.

#### 477 Main Street

Mr. K. Dolan excused himself from the meeting as he would not be sitting in on the next agenda item, the continued public hearing for 477 Main Street. Mr. Perry would sit in in his place. Mr. Vallarelli indicated that this public hearing was continued from July 10<sup>th</sup>. This is a Special Permit by SANCO BUILDERS LLC to renovate the existing structure and add a two-story addition in the rear and with open parking below to house seven residential condominium units with eleven (11) parking spaces.

Mr. Houghton describes the Onslow Gilmore House property on Main Street. Mr. Santullo bought this with the idea that he would tear the house down and build five units. When Mr. Santullo went in the house he realized how well built it was and saw that it was in really good shape. He wants to keep the house with three units in the front, townhouse style. An addition would be added for the additional four units. Mr. Houghton stated that they went to the Board of Appeals for some minor variances. He spoke about the rendering and stated that the color was up for debate. It's white now and could stay white. The 7 units would be 1200-1800 square feet. Mr. Vallarelli asked what would be saved. Mr. Santullo stated he'd like to save the staircase maybe some fireplaces and 7-8 foot doors. He isn't sure what he can save yet.

Ms. Wengen asked about three condos in the existing house. She thought there would be two. Mr. Houghton explained where the three would be. Ms. Wengen stated then that four would be in the back. Mr. Houghton responded that there would be four in the back.

Mr. Perry asked if it was sprinklered. Mr. Houghton said it would be. Mr. Vallarelli asked if the Board had any more questions or concerns.

Mr. Vallarelli opened it up to the public. Dolly Wilson 181 Central St, Chair of the Historical Commission and Vice President of the Historical Society appeared for comment. She began by acknowledging the petition that the Historical Society created which was signed by 218 people in

favor of the issuance of a Special Permit. Dr. Wilson handed a copy out to the Board members. Dr. Wilson also read a letter of support from the Historical Commission into the record. They did not want to lose this historic house and was happy that the developer would choose to renovate the existing house. Dr. Wilson next described the history of the house and its architecture. She also described Onslow Gilmore's contributions to the Town along with the many positions he held. They do not believe there is much difference from the five units that would be allowed to the seven that would be built on Main Street.

Dr. Wilson read a quote from the petition stating that this project beats the alternative which would be the house being torn down. They will take seven condos and the house staying. She urged the Board to issue the Special Permit.

Mr. T. Dolan asked about a sign that points out the Central Historic District. Dr. Wilson explained work done in the 70s culminated in the district being put on the historic register in 1992 or 1994. She mentioned that the Historic Preservation Plan may create overlays or extend the districts. The work done in the 1970s is outdated. They may soon look for money to do an inventory plan.

Judy O'Brien of 14 Pinewood Road as Director of the Fuller House was prompted to write a letter in support which her residents at Fuller House also wanted to sign. Her letter spoke of the history of the house and she appreciated Mr. Santullo's desire to retain the house. She spoke about the history of the Fuller House. She believes too many house fall into disrepair or are demolished. She wants to retain historical character.

Donna Weiss 170 Franklin Street and Board member of the Stoneham Historical Society spoke in favor. She acknowledged the petition that the Historical Society had signed by 218 people. There were many comments and she read a few of them to the Board. All comments urged the Board to retain the history. This would add to the housing stock while at the same time preserving history. Mrs. Weiss said once you demolish a historic home, its forever. She urged the Board to grant the Special Permit.

Joan Lemire of 12 Fairview Road thought that saving historic homes is important. She loves all of the historic pieces and bits. She believes that two more condos is trivial.

Peter Bracciotti of 19 High Street, an architect and past member of the Historical Commission spoke in favor. The idea of saving the building is important. He understands seeking additional units to defray the costs of saving the building. The number of units is not overwhelming to the neighborhood or the Town.

Kevin Welch of 81 Spring Street and the Veterans Agent for the Town spoke. He mentioned that his office is at the Senior Center which is where the petition was brought to his attention. He urged the Board to approve the Special Permit. Environmentally, adaptive reuse is the wise choice. Financially our developer gets additional units. Where in a housing crisis, two additional units are a no brainer. Saving historic homes is important. A community is based on permanence and history. We have the opportunity to save something permanent, something historic. If you tear it down, as someone pointed out, it is gone forever. Maintain the character that makes Stoneham unique.

Seeing no further public comment, Mr. Vallarelli asked if the Board had further comment. Mr. Houghton asked to list the criteria under the bylaw. His client will be meeting all of the

conditions mentioned under the Special Permit. The house is on a corner lot and the frontage actually sits on Linden being the longer side.

Mr. Perry thinks it is fantastic. He appreciates the developer keeping the integrity of Stoneham. Ms. Wengen commented that two former Select Board members, Mary Pecoraro and Anthony Wilson signed the petition.

Ms. Wengen made a motion to close the public hearing which was seconded by Mr. T. Dolan. All members voted in favor of closing the public hearing 4-0.

Ms. Wengen made a motion to approve the Special Permit, incorporating all department comments read into the record at the last meeting and the Board of Appeals decision. Mr. T. Dolan seconded the motion. A roll call vote was taken. All members voted in favor 4-0.

### 5 Melba Lane

Mr. Vallarelli stated that the next application was withdrawn due to recent legislation signed by the Governor which takes it out of the Board's hands allowing for accessory dwellings by right. The Special Permit is no longer required. Ms. Wengen confirms that the Board received a letter from the petitioner asking for the application to be withdrawn. Mr. Vallarelli indicated that a letter had been received.

Mr. T. Dolan made a motion to adjourn that was seconded by Mr. Perry and Ms. Wengen. All members voted in favor.

The meeting adjourned at 7:52PM.

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:

Memo from Brett Gonsalves approving the Glendale Bond amount

Rendering of proposed development at 134 Elm Street

Proposed article language for rezoning of 134 Elm Street

Approval Not Required (ANR) Plan for 124 Green Street *Represented by Attorney Charles Houghton*

A plan by Edward J. Farrell entitled "Plot Plan 477 Main Street Stoneham, MA" dated April 22, 2024.

Petition from the Historical Society signed by 218 people in support of granting the Special Permit for 477 Main Street

A plot plan of 5 Melba Lane by Edward J. Farrell, Professional Land Surveyor dated July 3, 2024 and

a plan by Jacob H. Levine, Registered Architect for the SL Haus Group dated July 12, 2024.