



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, July 10, 2024

Town Hall Hearing Room

7:00 PM

Members Present: Chair Frank Vallarelli, Marcia Wengen and Terrence Dolan. Associate member William Perry was also present to sit on the Special Permit for Rockville Park.

Also present at the meeting: Town Clerk Maria Sagarino acting as Planning Board Clerk, Attorney Charles Houghton, Mike Santullo of Sanco Builders and Park Street residents David & Judy Schurgin.

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 hearings in Kevin Dolan and Dan Moynihan's absence.

Approval of Minutes

Mr. Vallarelli moved to approval of the minutes for June 12, 2024. With two members absent, Mr. T. Dolan made a motion to table the minutes which was seconded by Ms. Wengen. All full members voted in favor 3-0 to table the approval of minutes to the next meeting.

Glendale Road Subdivision Bond

Next, Mr. Vallarelli recognized Attorney Charles Houghton to discuss the bond for the Glendale Road Subdivision that had been approved earlier this year. His clients had the blaster give DPW Director Brett Gonsalves the amount for blasting. Mr. Gonsalves added items to the amount and they now agree with a \$922,000 bond amount as indicated in the memo from Mr. Gonsalves dated June 11, 2024 which was presented to the Board this evening. Attorney Houghton stated that the next step would be to draft a Tri-Party agreement.

Ms. Wengen asked if there would be a contingency amount on the \$922,000 built into the Tri-Party. Mr. Houghton responded that the agreement states the bond amount. The contingency comes as it is released. Mr. Gonsalves will recommend that 10% be held back from each requested release amount to act as a contingency.

Ms. Wengen was going to make a motion to approve the amount. Mr. T. Dolan interjected that they need to switch the order around. If Glendale Road's subdivision would be impacted by what happens with Rockville Park, the Board should discuss it after. The Board agreed to move the item to the end of the agenda.

Outstanding Subdivisions

Mr. Vallarelli mentioned that he hasn't had a chance to draft a letter for the developers of the outstanding subdivisions but he will get it done. Ms. Sagarino indicated that she would find contact information for everyone on the list, many of which are Mr. Houghton's clients.

Rockville Park Special Permit

Mr. Vallarelli introduced the Rockville Park Special Permit as the next item on the agenda. This is a continuation from April 10th, May 8th and June 12, 2024. He invited Mr. Houghton to speak on behalf of his client, Mike Santullo of Sanco Builders. Mr. Houghton handed out the conclusion page from the updated traffic study that Stantec recently completed for the Board just before their June meeting. He also had an email from Stoneham Police department Safety Office Laura Engel stating that there were no reported accidents at the intersection of North Border Road and Orchard Street in the last four years. Most accidents occur near Friendly's or the on ramp to Rte. 93.

Mr. T. Dolan clarified that the email was from the Safety Officer for the Town of Stoneham. He then mentioned that North Border Road was a State road under State Police jurisdiction and asked if they respond to the accidents. Mr. Houghton stated that he has no idea. Mr. T. Dolan continued to say that at the last meeting, Mrs. Schurgin from Park Street had stated that she contacted the Wellington State Police barracks and they were very familiar with the location. Mr. Houghton agreed but stated that it would be more about Fallon Road and Park Street. That has nothing to do with North Border Road and Orchard Street which is the subject of the traffic study and the intersection involved with this subdivision.

Mr. T. Dolan asked if North Border Road was handled by the Stoneham Police or the MA State Police. Ms. Sagarino tried to clarify that it's jurisdictional to the State Police but if there is a call about an accident, the Stoneham Police, Fire and ambulance respond. The Safety Officer was referring to the dispatch log which logs the 911 calls and anything else the police and fire respond to. Mr. T. Dolan asked when she was saying this from, what date to what date. Mr. Houghton responded that it was for the last few years. Mr. Houghton indicated that the traffic study showed logs from the Commonwealth of MA up to 2021. They are behind on inputting crash data that's why Mr. Houghton contacted Laura Engel. He felt it was important to see what Stoneham had for this intersection.

Mr. T. Dolan asked if we had a comment from the State Police. Mr. Houghton said that they have whatever information was provided in the traffic study. Mr. T. Dolan appreciates the comment from Stoneham Police but mentioned that he inquired of the State Police barracks himself after the Schurgins spoke about it at the last meeting and they are well aware of the area. Mr. Houghton asked him to be specific about the area. Mr. T. Dolan stated that it was the location for this development coming down the little hill to Rte. 93. Mr. Houghton stated that you can only take a right so there is no way you would interfere with that traffic. You go right and drive down to get right onto Rte. 93. If you are going to Melrose, you have to go around the block.

David Schurgin of Park Street offered clarification. He agreed that accidents don't occur at the entrance to Orchard Street. They occur past that intersection between there and the intersection at

the entrance to Mosley Park. You are a few hundred feet away from that entrance where it backs up. Mr. T. Dolan clarifies that would be coming out and going right. Mr. Schurgin agreed.

Mr. Houghton stated that the traffic study said that the intersection at North Boarder and Orchard will not make things worse. Mr. Houghton agreed that there are accidents but they mainly occur down near Mosley Park. Not at this intersection. Mr. T. Dolan asked if Mr. Houghton thought if you increased the traffic flow down there you'd increase the accidents. Mr. Houghton responded that the traffic study indicated there would be the same level of service. The traffic study shows that the level of service stays the same because the traffic numbers are so small. Mr. Houghton explained the traffic study is designed to see if it makes the intersection more dangerous and if it stays at the same level of service. Mr. T. Dolan understands the purpose of the traffic study but he believes that there is missing information from the department of transportation for 2021 until now. Mr. T. Dolan wants to know what accounts for that missing information. He has an issue with the study being incomplete due to the missing information. Mr. Houghton reminded Mr. T. Dolan that it was his consultant that prepared the study. Mr. T. Dolan responded that it wasn't his consultant. Mr. Houghton clarified that it was the Planning Board's consultant and Mr. Dolan is a member of the Planning Board. Mr. Vallarelli added that the Board hired them and the petitioner paid.

Mr. T. Dolan asked Mr. Houghton if he wanted to add anything. He commented that he wished he had this earlier, referring to the conclusion page Mr. Houghton had handed out. Mr. Houghton stated that he did have it earlier. It was in the traffic study the Board was given on June 5th. Mr. Vallarelli added that it is the summary page of the traffic study. Mr. T. Dolan stated again that he wished he had this earlier. Ms. Sagarino added that it was page 21 of the traffic study they were given in June. Mr. Houghton said the summary/conclusion was the whole purpose of the study to show that there would be the same level of service. That was what the whole \$16,000 payment for an updated study was about.

Mr. Houghton continued to say that his client has done a lot of work down there. He's spent a lot of money over the last five years. He went on to say that he had previously read the Board their minutes from the public hearing in April 2023 when the Board voted favorably to rezone. It went to Town Meeting twice and was approved. He doesn't know what more they can do. They made all of the changes that the neighborhood wanted. Mr. Santullo added that they have had virtually no opposition to this. He continued to say that we are here today because the Board had given him a favorable recommendation for the zoning change at which time the amended project was explained to the Board. At Town Meeting the Town voted for a rezone for a project that is exactly what he is showing the Board today. He explained that he wouldn't be here this far a long if it hadn't started with the Planning Board indicating they were in favor of the zoning change for such a project.

Mr. T. Dolan asked Mr. Vallarelli if he could make a couple of points. Mr. Vallarelli agreed. Mr. T. Dolan stated they will be doing extensive blasting up there. This isn't chipping away at ledge. It's extensive blasting. He doesn't even think the neighborhood is aware. Mr. Dolan then pointed out all of the current approved projects like Weiss Farm 259 units, Spot Pond 378 units, 371 Main Street for 9 units, Maple St 270 units, Glendale approved for 12 units which is roughly 928 units. That traffic is yet to hit these streets. You're looking at over 1800 cars. The areas impacted will be North Border Road, Main Street, Montvale Avenue, Maple Street, Marble Street, Ravine

Road, Franklin, Summer, Elm, North, High, MacArthur, Green. All these cars will be finding alternative routes. He spoke about his commute across the Friendly's intersection toward where these people live taking 18-22 minutes. He's been up there 12 times for a site visit and to see it during different times of day and can't imagine adding 46 units. He was fine with the 16 units previously approved. It was cozy. He thought it was a done deal. When they came back looking to go from 16 condos to apartments, he wondered what would happen now. He understands the road will be improved and widened, but at this time the 46 units is a lot. Forty Six units boggles his mind. He then started talking about 1900 cars and having Spot Pond traffic and Maple Street traffic. He talked about development near the old Registry in Woburn and all of the traffic that will create and the Rte. 93 ramps on Montvale Avenue and all of the accidents. People will look for shortcuts. This project location is key to this bottleneck area. He talked about building in phases. Sixteen at a time. He brings up China Moon with 72 units or the old Sato restaurant. He added that behind Marshalls at Redstone is uncertain as to what will go there. His biggest fear is all of this happening at once. Mr. T. Dolan moves on to discuss his concerns that the Glendale Road Subdivision was approved when it was dependent upon road improvements that Rockville would make. He reiterated that he was comfortable with the 16 units but not with 46 units. He also stated that he had heard from a lot of people at the Memorial Day parade, the Farmer's Market. People talk to him and are afraid to come to public hearings to voice their concerns. He wishes more of them would write letters to the Board. He has to listen to the constituents who elected him. He applauds Mr. & Mrs. Schurgin coming to every meeting. He again mentions accidents down there. He spoke about the steep grade of the road and how that road would be on a snowy day. Mr. Houghton asked Mr. Dolan if he even read the study. Mr. Dolan asked not to be interrupted. He spoke about extra cars travelling on that steep road. Mr. Santullo tried to explain what the plan shows for the roadway. It will pitch differently. Mr. Dolan stated that is not realized yet and tells Mr. Santullo that is his word but Mr. Dolan has to think about his constituents. Mr. Santullo stated it is shown on the plan they were given. Again Mr. Dolan stated it isn't realized yet.

Mr. Santullo referred to the 16 units Mr. Dolan called cozy and stated that he has since purchased two more properties up there and had them rezoned. The sixteen units would have sat up on a hill with three tier walls. It would have been a nightmare. He purposely showed the Board and Town Meeting the newly proposed layout. He is not coming in here with a surprise. Mr. Santullo added that they keep saying 46 units and that they were asking for more but this is under the density allowed under the bylaw. So they are not asking for as many as they could. The density would allow 55 units to be built. The number 46 came so he could give the Town 6 affordable units. There are serious development costs but he still didn't ask for the full allowed density. He hired the engineers after receiving favorable recommendation on the rezoning for 40+ units. They designed the drainage and roadway improvements based on the Planning Board appearing favorable for the zoning change. They have endless meetings with the DPW Director and Stormwater Board, all to get back to the Planning Board to do what they said they were going to do at the rezoning public hearing. He added that he is confused at this point.

Mr. Santullo continued to say that he's paid for two traffic studies now that told you the same thing. The level of service would remain unchanged. It was a traffic consultant chosen by the Board. The study tells you all you need to know and there has virtually no opposition. He's done many subdivisions with filled rooms full of opposition. It's a good project. You can jump on 93. You are not going through the center of Town. He would be improving a road that is virtually

gravel and dirt which washes out onto North Border Road every time it rains. The road is really not safe for travel now.

Mr. Vallarelli asked if there were any comments from the Board. Ms. Wengen asked if the Board might postpone a decision until Mr. Moynihan and Mr. K. Dolan are present. She was reminded that both members had recused themselves from this matter for both the Special Permit and subdivision approval.

Mr. Houghton appreciated Mr. Dolan's comments, but stated that they are irrelevant to the bylaw. He then read the sections of the bylaw containing the criteria which has been met. It is an appropriate site. It has been to Town Meeting twice. It's been rezoned to allow 55 units. There is nothing that will adversely affect the neighborhood. If you're talking traffic, the traffic study concluded that it would retain the same level of service. Other sites are totally irrelevant to this. They have nothing to do with this site. Whether they get built or don't get built doesn't matter. Town Meeting decided to rezone this property for development. The Town needs to grow to avoid bigger tax bills. There's no other way under Proposition 2½. This is 145,000 square feet of vacant land once he takes down the two houses. It looks like Little Appalachia up there right now. Mr. Perry asked what Mr. Houghton meant by Little Appalachia. Mr. Houghton clarified that it looks like it could be an area in West Virginia.

Mr. T. Dolan asked Mr. Houghton if he had seen the editorial in the Town paper. He handed Mr. Houghton a page from the Stoneham Independent. Ms. Wengen asked the date of the paper. Mr. Dolan responded that it was July 27th. Ms. Wengen asked if it was this year and he responded that it was this year. Mr. Dolan stated he has never seen an editorial like that one. It depicts folks talking about the 46 units. Mr. Perry added that he got many questions about that. Mr. Dolan said he asked himself if this is what his constituents are trying to tell him. People are saying it just doesn't fit up there. Everyone was comfortable with the 16 units and the 12 at Glendale making it 28.

Mr. Perry added that the thing in the paper didn't help. It brought up questions. Mr. Houghton states that it is a cartoon. Mr. T. Dolan thinks it depicts exactly what the Board is discussing right now. Mr. Houghton stated that what we are discussing is the Town growing. It has to grow. Mr. T. Dolan agreed that the Town has to grow but mentions again the over 900 units he just covered that people aren't even living in yet. Mr. Dolan mentions that Mr. Houghton represented most of them. Mr. Houghton added that most of those units didn't go before the Planning Board. Mr. Houghton added that from 2000 to 2010, Stoneham lost residents. The population decreased. That's part of the problem. Added to that is the \$230 million High School we are building with a debt exclusion. We need growth to help pay for this.

Mr. Houghton said that you are basically saying to developers that you are not going to approve development. Mr. T. Dolan stated that he disagrees. He approves of development but the geographical location for this is crucial. In his opinion, it has issues logistically. It's like sleepy hollow right now. He can't envision three floors of garden style apartments up there. Again he mentions voting to approve 16 units. Then he mentioned the rezoning and he does remember that they were in favor after reading the minutes but added that he will be more careful in the future. They were favorable but that wasn't agreeing to an "x" amount of units. Mr. Houghton stated that the minutes from the public hearing to rezone are in black and white. The Board was told 43 units. Mr. Dolan stated it was 43 not 46. Mr. Houghton said that they didn't have the design done

at that point. He asked if they'd like it to be 43 units. If that would make a difference to Mr. Dolan. They were estimating at that point.

Mr. Dolan would prefer that it was done in phases. Build 16 units and have a pulse check. Build another 16 or whatever it is, but this would be going up there and not just be chipping away, it would be blasting. There's solid ledge up there. You will be rocking and shaking the neighborhood. Mr. Santullo explained that it's half built. There is a lot of fill that needs to be removed. Mr. Houghton stated that is in the Building Commissioner's report that the fill needs to come out. Mr. Santullo added that it's not even as much as he had done previously on Rowe Hill Road and Doherty's Lane when building there.

Mr. T. Dolan acknowledged that he has said his piece. Mr. Vallarelli asked if there was any comment from the public. Seeing no further comment, he entertained a motion to close the public hearing. Mr. T. Dolan made a motion to close the public hearing which was seconded by Mr. Perry. All members present voted in favor 4-0.

Mr. Vallarelli asked if there is a motion relative to the petition. Hearing no motion made, Mr. Vallarelli mentioned that Mr. K. Dolan is the Vice Chair and then asked who the Clerk for the Board is. He asked if it was Mr. Moynihan. Ms. Sagarino responded that she has no idea. Mr. Vallarelli is unsure of who he would pass the gavel to. Ms. Sagarino indicated that the other members present could make the motion. Mr. Vallarelli stated that he is waiting for a motion. Ms. Wengen mentioned that she always relies on Mr. K. Dolan to make a motion. Ms. Wengen asked if she said a motion to approve Rockville park, is that enough? Mr. Vallarelli stated that it is and but could incorporate the department comments and the 6 affordable units. Ms. Wengen asked if a potential buyout has to be mentioned. Mr. Houghton responded that would be a separate Special Permit down the line. Mr. Perry asked who negotiates the buyout. Mr. Houghton responded that the \$140,000 per unit is set by the Assessor in accordance with the calculation provided in the bylaw. The Planning Board then hears a Special Permit application on the matter. Mr. Perry asked where the money goes. Mr. Houghton, Ms. Wengen and Mr. Vallarelli responded that it would go into the Municipal Affordable Housing Trust. Mr. Houghton added that would be up to the Board to decide yes or no.

Mr. Vallarelli reminded the Board that there was a motion to approve made by Ms. Wengen on the table. He asked for a second to her motion. Ms. Wengen comments that it is her first motion and nobody will second it. Mr. Vallarelli asked if he is able to second the motion. Ms. Sagarino suggested that he pass the gavel to the only other full member, Mr. T. Dolan. At this point Mr. Vallarelli passed the gavel to Mr. T. Dolan so that he could then second the motion. Mr. Vallarelli stated that there was now a motion and a second on the table. Ms. Wengen added that they would now need to have Mr. Dolan take a vote. Mr. Vallarelli agreed and reminded Mr. T. Dolan that he was now the Chairman for this vote. Mr. T. Dolan took a roll call vote. Mr. Vallarelli and Ms. Wengen voted in the affirmative. Mr. Perry and Mr. Dolan voted against. The petition fails.

Rockville Park Subdivision

Mr. Vallarelli took the gavel back. He moved onto the Rockville Park subdivision which was previously continued from May 8th and June 12th. Mr. Vallarelli reminds Mr. Perry that he does not sit on this. Mr. Vallarelli asked Mr. Houghton what he would like to do. Mr. Houghton indicated that the Board also has the subdivision approval before them. He has already said all he

needed to say at the last two meetings. He does mention that a subdivision there will improve the area. Orchard is proposed to widen to twenty eight feet. It is currently 18 feet wide. Glendale is proposed to be 24 feet wide and it is currently dirt and ledge. Rockville is proposed to be 26 feet wide as opposed to what is currently half unpaved. Mr. Vallarelli asked if Mr. Houghton would like to continue to when there is a full Board. He was reminded that Mr. K. Dolan and Mr. Moynihan had recused themselves from this matter as well. Mr. Vallarelli stated that he has never been in this position. Ms. Wengen stated that realistically Mr. Santullo wouldn't do a subdivision if he couldn't build the units. Mr. Houghton can't imagine he would. Mr. Vallarelli asked if the matter should be tabled until the next meeting since he wasn't approved for the Special Permit and probably won't want to go forward with the subdivision. Mr. Larkin asked a question from the audience. He wanted clarification for the others in the audience that the subdivision approval was for the roadway. Mr. Houghton and Mr. Vallarelli stated that it was.

Mr. Houghton doesn't believe tabling it would change anything so they should just move forward. A subdivision is an improvement to the roadway. Whether it gets built is another question, but that isn't the question before the Board.

Seeing no comment from the public, Mr. Vallarelli asked for a motion to close the public hearing. Ms. Wengen made the motion to close the public hearing. Mr. T. Dolan seconded. All members voted to close the public hearing 3-0.

Ms. Wengen made a motion to approve the subdivision. Mr. T. Dolan thought they were continuing the public hearing. Mr. Houghton stated they can continue if they prefer. Mr. Wengen offered to withdraw her motion. Mr. Vallarelli stated that the Board had closed the public hearing so they shouldn't continue. He again asked for a motion to approve. Ms. Wengen made a motion again to approve the subdivision. Mr. Vallarelli asked for a second. Ms. Wengen asked if he would like to do the gavel swap again. Mr. Vallarelli can't remember ever having a subdivision not approved. Mr. Vallarelli again asked for a second. Seeing none, he passed the gavel to Mr. T. Dolan again in order to second the motion. Mr. T. Dolan would act as Chair for the vote on the matter. Mr. Vallarelli reminded Mr. T. Dolan that he should take the vote. Mr. Dolan takes a roll call vote. Mr. Vallarelli and Ms. Wengen voted in favor. Mr. T. Dolan asked if this is to continue. He doesn't know how they can vote on something that didn't pass. Ms. Sagarino explained that this is a separate application for the subdivision. Mr. Vallarelli stated that it is a plan of the roadway that would go in. It has nothing to do with units or anything else. Mr. T. Dolan voted against. The subdivision fails 2-1.

Special Permit 477 Main Street

Mr. Vallarelli moved onto the Special Permit application for 477 Main Street. He read the legal notice into the record as follows:

“You are hereby notified that the Stoneham Planning Board, acting as Special Permit Granting Authority, will hold a Public Hearing Wednesday evening, July 10, 2024 in the Hearing Room, Town Hall at 7:00 p.m. to hear all persons interested in a petition for a special permit by SANCO BUILDERS LLC of 82 Bedford Road, Woburn, MA to renovate the existing structure at 477 Main Street, Stoneham, Massachusetts 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 in accordance with

Town of Stoneham Zoning By-law 4.17.2 and 4.17.2.1. A plan by Edward J. Farrell entitled “Plot Plan 477 Main Street Stoneham, MA” dated April 22, 2024 may be seen daily except Friday afternoon in the office of the Town Clerk”.

Attorney Houghton appeared once again on behalf of Sanco Builders. He explained the house at 477 Main Street sits next to Charlie Burke’s house. He mentioned that they had already been to the Board of Appeals for variances which were approved. Mr. Houghton handed out renderings showing the before and after for the house. They intend on adding an addition in the back where there is existing parking. The house is sound and has a beautiful wood staircase and interior. It’s known as the Onslow Gilmore House. It would be condos. Mr. Perry asked if the house was on the national historic register. Mr. T. Dolan and Ms. Wengen both responded that it was on the national register. Mr. Perry thought it went on in 1984. Mr. T. Dolan started reading a history of the house built in 1875 and explaining who Onslow Gilmore was and details about the house.

Mr. T. Dolan then questioned Mr. Houghton on the six variances granted by the Board of Appeals for the seven units. Mr. Houghton indicated that zoning allows five units and they asked the Board of Appeals for a variance to do seven. They are small one and two bedroom units. The addition would be added to the rear of the building to not interfere with the integrity or aesthetics of the house.

Mr. Perry asked if there was still a way of doing it even with it being on the register. Mr. Houghton stated that it is allowed. Mr. Vallarelli stated that Ms. Wengen is on the Historical Commission and can answer that. Ms. Wengen stated that if it’s on the National Register is can even be torn down because it’s more honor than hammer. She further stated that she is thrilled that Mr. Santullo wants to save the building. She stated that Charlie Burke’s house is the twin although they don’t look like twins anymore because they’ve had some outside work. If it was in a local historic district, of which we have none, there would be questions around what you could do. We don’t have any local historic districts here in Stoneham.

Mr. T. Dolan asked what would happen if we made a historic district at a later date and had none of these houses left existing. Ms. Wengen explained that local Historic Districts put restrictions on the owners. Like you can’t have a pink door. Mr. Perry asked if it was more aesthetic and structural. Ms. Wengen gave the example how in Lexington the local historic districts are very strict. In Somerville, people went individually and requested their homes be put in a local historic district. She explained it is a tough process and requires Attorney General approval.

Mr. T. Dolan stated that you can do five under the bylaw but you asked for a variance to do seven. Mr. Santullo explained that he was trying to save the historical house. The house is set back off of Main Street and they would put the addition in the back to add units to make it work financially. They will be smaller condos and sell for less. You aren’t putting \$900,000 condos there.

Mr. Vallarelli confirms that these will be condominiums and not apartments. Mr. Houghton stated they would be condos.

Mr. Vallarelli read the department comments from the Building Commissioner, the Director of Planning & Community Development and the Fire Department into the record. Mr. Houghton agreed to address all comments.

Mr. Vallarelli asked the Board if they had any comments. Mr. T. Dolan stated that he did and asked if he could read the Board of Appeals decision into the record. He read a portion of the decision as follows: “Sanco Builders LLC, 82 Bedford Road, Woburn, MA to renovate the existing structure and to add a two-story addition with open parking below to house seven (7) residential units with eleven (11) parking spaces at 477 Main Street, Stoneham, Massachusetts. The petitioner is requesting variances of the following: Section 4.17.2.1 – Residential use is allowed on all floors but is limited to no more than five (5) dwelling units. The proposed is for seven (7) dwelling units; Section 5.2.1 – The minimum front setback in Business District is 15 feet. The proposed addition is 10.7 feet from the front property line (Linden Street); Section 6.3.3 – The minimum number of parking spaces required for seven (7) units is twelve (12) spaces. The proposed number of spaces is eleven (11); Section 6.3.4.2 (2) – All required spaces must meet the side and rear setbacks. The proposed parking spaces 1-7 do not meet the 10 foot required setback; Section 6.3.4.2 (3) – The minimum aisle width of two way traffic is 24 feet. The proposed aisle width is 22 feet; Section 6.5.2.4 – A 4 foot strip of landscaping is required wherever setbacks are required. There is no landscaping strip along the parking lot. A plan filed with the petition by O’Sullivan Architects dated March 22, 2024 and a plan by and Edward Farrell, PLS, dated April 22, 2024 entitled “Plot Plan 477 Main Street Stoneham, Mass.” showed the proposed renovation to the existing structure and the addition in the rear of the building. A duly advertised meeting and public hearing was held on May 23, 2024.”

Mr. T. Dolan then commented that in all of this it was never mentioned that the house was on the National Historic Register by the Board of Appeals or read into any record. Mr. Houghton commented that it was brought up and Chair of the Historical Commission Dolly Wilson and Marcia Wengen both testified as residents. It came up very seriously as an issue. There was a long conversation. Mr. T. Dolan indicated that he doesn’t have the Board of Appeals minutes. Ms. Sagarino explained that Mr. Dolan doesn’t need minutes. He was given their decision that filed granting the variances. Mr. Houghton added that he did not need to make arguments that were made in front of the Board of Appeals. That Board held a public hearing and granted the variances. Mr. T. Dolan asked Mr. Houghton if he usually provides the Board of Appeals decision. Mr. Houghton responded that it was a public decision recorded at the Registry of Deeds. Ms. Sagarino indicated that she had emailed it to the Board members that morning in case it was not provided earlier in the packet sent out. Mr. Houghton added that he considered most of the variances to be minor. The addition is being added over an existing parking lot creating the need for variances. It’s a commercial building. He also explained that with two way traffic it isn’t wide enough. They will make it wider and will add the landscaping strip.

Mr. Houghton also added that they requested a variance for two additional units because economically it didn’t work without them. Mr. T. Dolan interjected that economically it didn’t work just like the previous one [Rockville Park]. Mr. Houghton asked what previous has to do with it and inferred that Mr. T. Dolan has it in for his client with words not appropriate for the minutes. Mr. T. Dolan questioned the language Mr. Houghton was using and stated it was unprofessional. Mr. Dolan continued to explain that he thinks it is like trying to put 10lbs of coins in a 2 lb bag. Mr. Houghton stated again that Mr. Dolan has it in for his client. Mr. T. Dolan took great exception and was glad it was on tv. Mr. Houghton was glad it was on TV as well.

Mr. Vallarelli banged the gavel bringing order back to the meeting. He then opened the hearing up to the public. Mr. Vallarelli invited Deborah Dango of 22 Gerry Street to speak. She grew up in Stoneham and lived here most of her life. She left to live in Arizona and came back and couldn't believe how Stoneham had changed. It's like living in the city. Ms. Dango stated that there are renters all around her that don't care about anything around them. She mentions the Burke house. They were supposed to have parking for all of their employees but all of the employees are parking up on the sidewalk. The kids who leave school have to walk in the street because of the cars. She commented to Mr. Houghton that he probably represented Mike O'Sullivan. She continued to complain about the area and said it has become a city. Mr. Houghton explained that has nothing to do with this application. Mr. Vallarelli asked Ms. Dango to speak to the Board. She is disgusted by all of the development. She complained about the roadway as well. Mr. Vallarelli stated that would be paved soon.

Mr. Vallarelli invited Mike Santullo of Sanco Builders to speak on his own behalf. Mr. Santullo stated that nothing is stopping him from tearing down the house and building five townhouses side by side. It's allowed. The idea was to try to create something nice in the Town that goes with the neighborhood. He is choosing to restore a historical house and let it stay in the neighborhood it currently is in. He thought this would be a good thing. He stated that his next step would be to tear it down and only build five units. The zoning allows five condos. What he is proposing to do is less lot coverage than if he tore the house down and built five units. He believes that what he is proposing looks nice.

Mr. Vallarelli asked if there were any further comments from the public. Hearing none, he asked if the Board had further comments. Mr. Perry believed cooler heads needed to preside right now. He believed the Board should continue the matter as things were getting a little emotional. They could take a breath on both sides and it would suit everybody.

Ms. Wengen asked if the other two Planning Board members are recused from this application too. Mr. Vallarelli responded that Mr. K. Dolan and Mr. Moynihan had recused themselves from this as well. Ms. Wengen stated that she would agree with Mr. Perry and seconded his motion to continue until the next meeting on August 14, 2024 at 7PM in the Town Hall Hearing Room. All members voted in favor 4-0.

The final item would be to discuss the Glendale Road subdivision bond. With Rockville Park not being approved it would require some extra roadway improvements and additional calculations. Mr. Houghton asked that it be continued to the meeting on August 14th as well.

A motion to adjourn was made by Mr. Perry and seconded by Mr. T. Dolan. All members voted in favor 4-0.

The meeting adjourned at 8:17PM.

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:

Glendale Road bond review memo from DPW Director Brett Gonsalves dated June 11, 2024

Updated traffic study of Rockville Park/Glendale Road area by Stantec dated June 5, 2024

Cartoon on page 2 of the Stoneham Independent dated July 27, 2024

Email from Safety Officer Laura Engel to Attorney Houghton re: intersection of Orchard Street and North Boarder Road

A plan dated March 25, 2024 by Dragani Engineering Group LLC entitled “Rockville Park Stoneham MA” shows the proposed building of 46 units

A Plan by Edward J. Farrell, P.L.S., entitled “Definitive Subdivision Plan of Rockville Park, Stoneham, MA,” dated April 19, 2024

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

Before and After renderings for 477 Main Street

Department Comments by Building Commissioner, Director of Planning and the Fire Department regarding 477 Main Street

Zoning Board of Appeals Decision for 477 Main Street filed May 24, 2024