



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, November 13, 2024**

Town Hall Hearing Room

**7:00 PM**

Members Present: Chair Frank Vallarelli, Vice Chair Kevin Dolan, Daniel Moynihan Jr., Terence Dolan and Associate Member William Perry sitting in for Marcia Wengen.

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

The Chair brought the meeting to order at 7:02 PM and introduced the members of the Board. He stated that it was a very short agenda with only one public hearing.

467-469 Main Street

Mr. Vallarelli 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, November 13, 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 MITRANO FAMILY LLC of 291 Main Street, Stoneham, MA to add a third residential unit at the premises at 467-469 Main Street, Stoneham, Massachusetts in accordance with Town of Stoneham Zoning By-law 4.17.2.1 A plan by Benchmark Survey entitled “Plan of Land 467-469 Main Street, Stoneham, MA” dated August 12, 2024 may be seen daily except Friday afternoon in the office of the Town Clerk.”

Attorney Houghton appeared before the Board and explained that the third unit already exists. It was there when his client bought the property and he was unaware that it was not permitted. He further explained that the tenant on the first floor had gone to the Building Department to do some renovations. The Building Commissioner explained that the third unit was never approved by the Town and his client is hoping to remedy that. Mr. Houghton explained that it came before the Board years ago with the previous owner and was denied. Apparently they put the unit in anyway. Mr. Vallarelli remembered that happening. Mr. Moynihan asked why it was denied back then. Mr. Houghton wasn't sure. He said when his client bought the property in 2014 the real estate listing showed the extra unit.

Mr. Moynihan stated that the overlay now allows five units. Mr. T. Dolan asked if the client has derived any rental income from the unit. Mr. Houghton stated that he had earlier, but not now. Once

he found out that it wasn't permitted, Mr. Houghton told his client to keep it vacant until they could come before the Board and remedy the situation. So it has been unrented since the Building Commissioner made them aware of the problem.

Mr. K. Dolan stated that we want to encourage housing and this seems de minimus. Mr. Perry asked if there were any parking medallions. Mr. Houghton stated there were not. There is no need. Mr. Moynihan acknowledged that they wouldn't be building out the apartment. It is already there. Mr. Vallarelli stated that it is just making something legal that's been there.

Mr. Houghton continued to say that there is parking out back and on the street. The Building Commissioner has been in the apartment and it is up to code. It just doesn't meet the zoning requirement as currently permitted.

Mr. Vallarelli read department comments into the record from the Building Department and Planning & Community Development.

Mr. T. Dolan questioned whether there would be any further building. Mr. Houghton stated there would not be for the unit. The tenant on the first floor has applied for a permit to renovate and Ms. Noble was waiting to issue it until this matter was before the Board.

With no members of the public present for comment, Mr. Moynihan made a motion to close the public hearing which was seconded by Mr. K. Dolan. All members voted in favor 5-0.

Mr. Moynihan stated that the Special Permit should be allowed as presented by Mr. Houghton. This would make legal what was lost in the shuffle. Mr. K. Dolan seconded the motion with the incorporation of comments by Town departments and echoing 7.4.3.1 and all subsections. A roll call vote was taken. All members voted in favor 5-0.

The Board then signed an Approval Not Required Plan (ANR) for 280 Green Street.

Mr. K. Dolan made a motion to adjourn which was seconded by Mr. T. Dolan and Mr. Moynihan. All members voted in favor 5-0.

The meeting adjourned at 7:22PM.

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 Benchmark Survey entitled "Plan of Land 467-469 Main Street, Stoneham, MA" dated August 12, 2024

ANR Plan of 280 Green Street