



T O W N O F  
S T O N E H A M  
M A S S A C H U S E T T S

**PLANNING BOARD**  
781-279-2695

**STONEHAM PLANNING BOARD MINUTES**  
*(in accordance with provision of M.G.L. c.30A, §§ 18-25)*  
**Wednesday, December 11, 2024**  
Town Hall Hearing Room  
**6:45 PM**

Members Present: Chair Frank Vallarelli, Vice Chair Kevin Dolan, Terrence Dolan, Marcia Wengen and Associate Member William Perry.

Also present at the meeting: Town Administrator Dennis Sheehan, Attorney Robert Galvin, Jeffrey Dirk of Vanasse & Associates, Attorney Charles Houghton, Jeff Rhuda of Symes Associates, Michael Santullo of Sanco Builders, residents of the Rockville Park area and Town Clerk Maria Sagarino acting as Clerk for the Planning Board.

The Chair brought the meeting to order at 6:46 PM and introduced the members of the Board Terrence Dolan and Associate Member William Perry as well as Town Counsel Robert Galvin. Ms. Wengen would be meeting the Board upstairs for the executive session.

Executive Session

Mr. Vallarelli entertained a motion to go into executive session. Mr. T. Dolan made the motion to go into executive session to discuss strategy with respect to pending litigation where an open meeting may have a detrimental effect on the bargaining or litigating position of the Town and the chair so declares; pursuant to M.G.L. c. 30A, sec. 21(a)(3) to wit: Rockville Park Special Permit and Subdivision Approval (Sanco Builders LLC v. Town of Stoneham, Planning Board of the Town of Stoneham, Frank Vallarelli, Kevin Dolan, Terrence Dolan, Daniel Moynihan Jr., Marcia M. Wengen as Planning Board members and William Perry as associate Planning Board member) and to return to open session. Mr. Perry seconded the motion. A roll call vote was taken. The members present voted in favor 3-0. Mr. Vallarelli indicated that the Board would go up to the second floor conference room for a brief executive session and would return to the hearing room at the completion of that session. Those minutes will be approved separately.

The Board returned to open session at 7:25PM. Ms. Wengen and Mr. K. Dolan were now in attendance at the meeting.

Minutes

Mr. K. Dolan made a motion to approve the minutes from October 16, 2024 which was seconded by Ms. Wengen and Mr. T. Dolan. All members including Mr. Perry voted in favor 5-0.

Ms. Wengen made a motion to approve the executive session minutes from October 21, 2024 and not to release to the public. Mr. Perry seconded the motion. Mr. K. Dolan was recused from the matter. All members present including Mr. Perry voted in favor 4-0.

Mr. K. Dolan made a motion to approve the minutes from November 13, 2024 which was seconded by T. Dolan. Ms. Wengen abstained as she was not present for that meeting. All other members including Mr. Perry voted in favor 4-0.

#### Meeting Dates

Next the Board confirmed the meeting dates for the next six months. Mr. K. Dolan made a motion to continue with the second Wednesday of the month from January 2025-June 2025. Mr. T. Dolan seconded the motion. All members voted in favor 4-0.

#### 62 High Street/Isola Lane Bond Reduction

Mr. Houghton appeared before the Board to request another bond reduction for the subdivision at 62 High Street. He stated that the Board had been given a memo by DPW Director Brett Gonsalves which approved a reduction with a 10% contingency held back. Mr. K. Dolan was chairing the meeting as Mr. Vallarelli is recused from the matter. He entertained a motion to approve which was made by Ms. Wengen and seconded by Mr. T. Dolan. All members voted in favor 3-0 with Mr. Vallarelli abstaining.

#### 147 Franklin Street

Mr. Houghton had submitted a letter to the Board requesting a continuance for 147 Franklin Street as his client was unable to attend this evenings meeting. Mr. K. Dolan made a motion to continue until January 8, 2025 at 7PM in the Town Hall Hearing Room which was seconded by Ms. Wengen. All members voted in favor 4-0.

Mr. K. Dolan has been recused from Rockville Park the only other matter on the agenda. Mr. K. Dolan left the meeting at 7:31PM wishing everyone a happy holiday.

#### Rockville Park Subdivision and Special Permit

Mr. Vallarelli explains that this matter has been remanded back to the Planning Board by the court. The legal notice is as follows:

“You are hereby notified that the Stoneham Planning Board will hold a public hearing to comply with a remand order from the Commonwealth of Massachusetts Trial Court, Land Court Department, Special Permit Division Re: Civil Action No. 24MISC000506 on December 11, 2024 at 7:00 p.m. in the Town Hall Hearing Room to hear all persons interested in a petition by Sanco Builders LLC for Definitive Subdivision Approval, pursuant to the Town of Stoneham Zoning By-laws and the Massachusetts Subdivision Laws for the property located at Rockville Park, Stoneham, Massachusetts, containing 139,656 sq. ft. (3.2 acres) of land that had been denied by the Planning Board on July 10, 2024. Additionally, the Planning Board will hold a public hearing to comply with the same remand order from the Commonwealth of Massachusetts Trial Court, Land Court

Department, Special Permit Division Re: Civil Action No. 24MISC000506 on December 11, 2024 at 7:00 p.m. in the Town Hall Hearing Room to hear all persons interested in the petition for a Special Permit by SANCO BUILDERS LLC, of 82 Bedford Road, Woburn, MA for a Special Permit pursuant to Stoneham Town Code, Chapter 15 Section 4.3.3.1 to construct a three story 46 unit Garden Style building on Rockville Park, Stoneham, MA and associated parking under and at grade that had previously been denied by the Planning Board on July 10, 2024.”

Mr. Vallarelli asked Attorney Galvin to give a recap. Mr. Galvin explained that the Planning Board had denied a subdivision and Special Permit for Rockville Park last summer. There was an appeal filed and allegations were made by the opposing attorney Roshan Jain on behalf of Sanco Builders. Mr. Galvin filed a response on behalf of the Town and a case manager conference followed. During the case manager conference, Judge Speicher questioned why the subdivision had been denied when it met all requirements. Mr. Galvin recommended that the Board approve the subdivision tonight. It is suitable for building, it meets all the requirements for turnarounds, complies with the Town’s subdivision rules & regulations, all drainage, utilities and easements. The Judge also questioned the denial for the Special Permit as it didn’t cite specific reasons for the denial other than the project being oversized and the traffic. The judge was concerned as the requested number of units was under the density allowed by the Town bylaw and the traffic report the Board had did not support a denial. With this in mind it was also suggested that the matter be remanded back to the Planning Board. Mr. Galvin indicated that the Board has since had another traffic study done by Jeffrey Dirk of Vanasse & Associates and a report has been provided to the Board. Mr. Galvin indicated that in addition to traffic, Mr. Dirk had looked at the site plan for safety. The firetruck had a proper turning radius and all other requirements appeared to be met. At this time he suggested the Board start with the subdivision, recommending they approve it and move onto the Special Permit.

Mr. Vallarelli asked the Board if they had any questions or comments. Hearing none, Mr. Vallarelli opened the meeting to the public to discuss the subdivision.

Jim Albiani of 27 Summit Road asked how cars get to and from the development. Mr. Vallarelli responded that it is one way in, one way out from Orchard. There is another access point but it is gated for emergency vehicles only. Mr. Houghton added that the gate is shown on the plan for the approved Glendale Road subdivision.

Pam Perry of 6 Glendale Road lives on the corner of Glendale and Rockville. She asked if they planned on taking any of her property to build the roadway. Dan Dragani the engineer on the project responded that they will be improving the existing roadway and will not touch any abutters existing property lines. The roadway will be 28 feet wide at Orchard and 26 feet wide at Rockville. There is a cul de sac and plenty of room for the fire truck turn around.

Mason Gillespie of 3 Mauriello Drive spoke about the traffic and the parking lot that exists at 7AM and 5PM. He loves the work Mike Santullo does but the traffic backup needs to be considered. 27 units added to the area will now be 46 units with about 70 extra cars in the area. He likes the plan but feels it’s too many units.

With no further public comment requested, Ms. Wengen made a motion to close the public hearing which was seconded by Mr. Perry. All members voted in favor 4-0.

Mr. Dirk of Vanasse & Associates appeared to go over some of his findings. He explained he reviewed the project and adding 46 units of course would add traffic. He stated that it would be an additional 40 vehicle trips during the peak hours. He spoke about some of the concerns across North Boarder Road. He stated that the right hand turn only sign on Orchard provided the proper mitigation. He doesn't believe those just driving on North Border will be affected. Those on Orchard would be affected and backed up on Orchard. The residents of that project would be impacted. He expects that there will be improvements in the near future by DCR. The State finds it desirable to add housing units which would prompt further discussion of the need to fix intersections in that area.

At this time, Ms. Wengen made a motion to grant the definitive subdivision with revisions dated April 19, 2024. Mr. T. Dolan seconded the motion. A roll call vote was taken. All members voted in favor 3-0. Mr. Perry did not vote as an associate member can only sit on Special Permits.

### Rockville Park Special Permit

The hearing continued and Attorney Houghton was invited to speak about the Special Permit. Mr. Houghton started with some history. In 2019 there was an article at the Annual Town Meeting to rezone to build 16 townhouses. The Town Meeting article did fail by two votes. In October 2019, it was brought back to Town Meeting and passed unanimously. They had lowered the grade by ten feet and removed some of the walls. The project has now changed to one building and moved further away from Mauriello Drive. The density allowed is 55 units and the proposed project is only 46 units. The project doesn't work as condos with our affordable bylaw which would require 6-7 units to be sold at \$300,000. It costs more than that to build. With rentals the affordable units are 80% of the fair market value.

Mr. Houghton once again described this area as Little Appalachia saying that it needs improvement. Mr. T. Dolan mentioned that he still isn't comfortable with the apartments, traffic and the density. It's too many.

Someone in the audience asked about the height. Mr. Houghton responded that it would be three stories with parking under the building. There is a 30 foot height limit.

David Schurgin of 224 Park Street stated that since the last public hearing he had noticed cars at the intersection of Park Street coming in the inside lane and cutting over at the last minute to take the turn essentially cutting the line at the last minute.

Mr. T. Dolan asked Mr. Schurgin what he foresees happening. Mr. Schurgin believes there will be a lot more accidents.

Andrea Gustin of 17 Mauriello stated that although traffic backs up she has found that people let her go out of Orchard. Mr. Dirk stated that is usually the inclination when someone is taking a right turn. Ms. Gustin asked if the timing of the lights could be fixed. Mr. Vallarelli stated as a State road, DCR and MassDOT control the timing of the lights. Judy Schurgin of 224 Park Street asked if a yellow flashing light could be put in or a do not block the box. Town Administrator Dennis Sheehan informed the public that there is a funding program called the TIP and MassDOT and DCR are

planning roadway improvements in Fiscal Year 2028 or maybe even late FY2027. He stated that the Town can talk to them about signal optimization and striping the roadway.

Pam Perry of 6 Glendale Road asked if a big mirror could be hung to see the oncoming traffic. Mr. Sheehan stated that the reflective curved mirrors are now considered dangerous.

At this point, Ms. Wengen made a motion to close the public hearing which was seconded by Mr. T. Dolan. A roll call vote was taken. All members voted in favor of closing the public hearing 4-0.

Mr. T. Dolan asked Attorney Galvin if he had anything to add. Mr. Galvin just reminded the Board and the public that there had been an appeal to the decisions. The court reviewed the original decisions and found deficiencies with the reason for denial. The developer was kind enough to agree to a remand and the Judge ordered it back to the Planning Board. Mr. Dirk has been helpful in explaining the issues. The mitigation proposed with the right hand turn only had already been agreed mitigation. The mitigation proposed is the mitigation required of a project this size. He commented that the 40 vehicle trips during peak hours is a two way traffic number. It amounts to 1 car every three minutes during peak time according to Mr. Dirk and is less all of the other hours. He reminded the Board that the land court Judge saw that it didn't meet the maximum density. He is allowing the Board to take another look. There are a few conditions mentioned by Mr. Dirk as to the sight triangle and screening for vegetation management. The intersection ahead sign already exists. Unfortunately traffic enforcement tends to be a problem. Ms. Wengen asked if Ms. Schurgin's request for a do not block the box can be made a condition. Mr. Dirk stated that it would be subject to a permit by DCR. Mr. Sheehan added that a do not block the box would be good for the drivers coming off of Orchard but not those travelling on North Border Road. Mr. Dirk agreed and stated that the State would view it as not a good idea. It works against the right hand turn only requirement as it would be leaving space for someone to take a left which is not allowed.

Mr. Vallarelli mentioned the department comments from the previous public hearing. They would be incorporated into any decision along with the review by Jeff Dirk including the conditions and references.

Mr. Perry made a motion to approve subject to the conditions mentioned. Ms. Wengen seconded the motion. A roll call vote was taken. All four members present voted in favor 4-0.

Mr. T. Dolan made a motion to adjourn which was seconded by Ms. Wengen. All members voted in favor 4-0.

The meeting adjourned at 8:33PM.

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 memo from DPW Director Brett Gonsalves recommending a reduction of bond for 62 High St/Isola Lane.

A plan by PJF and Associates entitled “147 Franklin Street Stoneham, MA” dated November 15, 2024

A letter from Attorney Houghton dated December 10, 2024 requesting a continuance for 147 Franklin Street.

A Plan by Edward J. Farrell, P.L.S., entitled “Definitive Subdivision Plan of Rockville Park, Stoneham, MA,” dated April 19, 2024 and a plan dated March 25, 2024 by Dragani Engineering Group LLC entitled “Rockville Park Stoneham MA”

Traffic Review by Jeffrey Dirk of Vanasse & Associated dated December 5, 2024.