

The Stoneham Board of Appeals meeting scheduled for Thursday, March 26, 2020 will be held remotely due to the COVID-19 Pandemic and Governor Baker's Executive Order No. 13 issued on March 23, 2020. The Board will most likely open the meeting, vote to continue all of the public hearings and close.

It will be shown live on the Stoneham TV Government Channel
Comcast Channel 22
RCN Channel 15
Verizon Channel 36

Stoneham Board of Appeals - Thursday March 26 2020
Thu, Mar 26, 2020 6:30 PM (EDT)

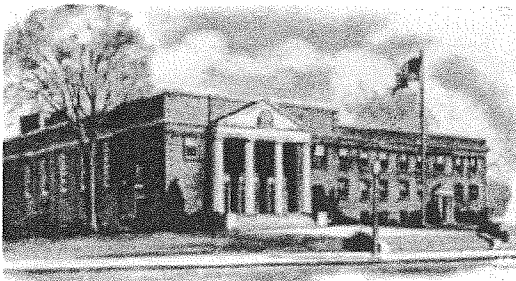
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TOWN OF
STONEHAM
MASSACHUSETTS
Town Hall
35 Central Street
Stoneham, Massachusetts 02180
BOARD OF APPEAL
781-279-2695

STONEHAM BOARD OF APPEALS

Agenda
Thursday, March 26, 2020
Hearing Room

2020 MAR 18 A 11:55
STONEHAM
TOWN CLERK
REGISTRARS

7:00 P.M. DISCUSSION ONLY

Warrant Articles

7:30 P.M. PUBLIC HEARINGS

28 Skyewood Drive

Represented by Charles Houghton
Continuation

An application has been submitted by Cimina Contracting Corp, 7 Daniel Drive to construct a new single family dwelling and associated retaining walls at 28 Skyewood Drive. The required side setback in Residence A is 10 feet. The proposed retaining wall up to 12.1 feet in height is set just inside the property line. The required rear setback in Residence A is 15 feet. The proposed retaining wall up to 12.1 feet in height is set just inside the property line. Lucas Brown will be sitting for this petition

101 Pond Street

Represented by Steven Cicatelli

Illiyen Stoyadinov and Gayla Kamenova pursuant to M.G.L. Chapter 40A Section 8, are seeking to overturn a decision of the Building Inspector alleging that the subject property located in Residence A Zoning District, is a being used for unlawful transient rental use.

41 Montvale Avenue

Represented by Ed Juralewicz

Chestnut Hollow, LLC, owner of 41 Montvale Avenue, is seeking any necessary variances in Chapter 15 Section 6.7 to allow an additional wall sign in a Commercial 1 zone, in accordance with plan drawn by United Sign Co., Inc, dated 9/6/19.

Post No 115 American Legion

Represented by Charles Houghton

An application has been submitted by Building Association, Inc. of Stoneham Post No. 115 a/k/a American Legion, 11 Common Street, Stoneham, MA for the temporary use of the land on North Border Road, known as Map 19, Parcel 191A on the Town of Stoneham Assessors Map by Albanese D & S, Inc. as lessee in accordance with Section 7.4.5.1 of the Stoneham Zoning By-law. The proposed temporary use is as a staging area for MWRA contract #7067 by Albanese D&S, Inc., of 66 Silva Lane, Dracut, MA including the placement of containers, equipment, trucks and stock-piles of materials. This section allows for a single renewal of the Special Permit. This would be the second renewal of the special permit. Applicant is requesting a variance of the single renewal requirement to allow a second renewal. A plan filed with the petition by Benchmark Survey dated February 18, 2020 entitled "Site Plan of Land Prepared for the American Legion North Border Road Stoneham, Mass." shows the proposed laydown area. Plan may be seen mornings except Fridays in the Board of Appeals office and daily except Friday afternoon in the Town Clerk's Office.

Keiths Lane

Represented by Charles Houghton

An application has been submitted by Admanfred LLC, 12 Wickham Road, Winchester, MA to demolish the existing single family structure and construct a new two-unit condominium at 2 Keith's Lane, Stoneham, MA pursuant to **Section 4.2.3.1** Conversion of an existing dwelling to accommodate more than one dwelling requires a variance by the Board of Appeals. Additionally a variance of the following will be required: Section 4.2.3.1 (a) – the building is required to be in existence at the time of adoption of this section. The existing building will be demolished; Section 4.2.3.1 (b) – There shall be a required lot size equivalent to the minimum lot size required for the district for each unit. The proposed two-unit condominium will require 20,000 square feet. The lot size is 4,876 square feet; Section 4.2.3.1 (e) Additions shall not be seen from the street and cannot exceed 10% of the existing floor area. The existing building will be demolished, and a new structure built; Section 5.2.1 – Dimensional Requirements – The required front setback in Residence A is 20 feet. The proposed front setback is 6.2 feet. The required rear setback in Residence A is 15 feet. The proposed rear setback is 4.0 feet. The maximum percent lot coverage for Residence A is 30%. The proposed percent lot coverage is 45%. A plan filed with the petition by Dragani Engineering Group LLC, Daniel Dragani, P.E. dated February 8, 2020 entitled "2 Keith's Lane, Stoneham, Mass" shows the existing layout.

Rockville Park

Represented by Charles Houghton

An application has been submitted by Sanco Builders LLC, 82 Bedford Road, Woburn, MA to construct sixteen townhouse units at the end of Rockville Park, Stoneham, Massachusetts. Petitioner is requesting a variance of: Section 4.3.3.1(b) – All of the off-street parking shall be located to the rear of the front building line. Some of the proposed parking spaces are in front of the front building line. Section 5.2.1 note (25) Dimensional Requirements – The required side setback in Residence B district is 25 feet for walls over 4 feet in height. One proposed wall is between 4 and 15 feet in height and is setback from the side property line 22 feet and is setback from the rear property line 10 feet. Section 5.2.1 note (25) Dimensional Requirements – The required rear setback in Residence B district is 25 feet for walls over 4 feet in height. A second proposed wall is between 4 and 15 feet in height and is setback from the rear property line 20 feet. Section 6.3.4.2 (4) Parking Layout – Each required parking space must be designed so that each vehicle can proceed to and from the parking space without the moving of another vehicle. The parking at this location is proposed to be tandem parking. A plan filed with the petition by Daniel E. Dragani, P.E., Dragani

Engineering Group LLC dated February 18, 2020 entitled “Proposed Site Layout Rockville Park Stoneham, MA” shows the proposed subdivision.

30R Pine Street

Represented by Steven Cicatelli

An application has been submitted by Sanco Builders LLC, 82 Bedford Road, Woburn, MA to construct sixteen townhouse units at the end of Rockville Park, Stoneham, Massachusetts. Petitioner is requesting a variance of: Section 4.3.3.1(b) – All of the off-street parking shall be located to the rear of the front building line. Some of the proposed parking spaces are in front of the front building line. Section 5.2.1 note (25) Dimensional Requirements – The required side setback in Residence B district is 25 feet for walls over 4 feet in height. One proposed wall is between 4 and 15 feet in height and is setback from the side property line 22 feet and is setback from the rear property line 10 feet. Section 5.2.1 note (25) Dimensional Requirements – The required rear setback in Residence B district is 25 feet for walls over 4 feet in height. A second proposed wall is between 4 and 15 feet in height and is setback from the rear property line 20 feet. Section 6.3.4.2 (4) Parking Layout – Each required parking space must be designed so that each vehicle can proceed to and from the parking space without the moving of another vehicle. The parking at this location is proposed to be tandem parking. A plan filed with the petition by Daniel E. Dragani, P.E., Dragani Engineering Group LLC dated February 18, 2020 entitled “Proposed Site Layout Rockville Park Stoneham, MA” shows the proposed subdivision.

16 Cedar Avenue

John Carchide

An application has been submitted by John Carchide, 16 Cedar Ave to construct a 2,912 square foot addition to convert the existing single family dwelling into a two family. Section 4.2.3.1, onversion of an existing dwelling to accommodate more than one dwelling requires a variance by the Board of Appeals. Section 4.2.3.1 (b) states there should be a required lot size equivalent to the minimum lot size required for the district for each unit. This lot would require a 20,000 square feet. The lot size for this proposal is 10,556 square feet. Section 4.2.3.1 (e) states additions shall not be seen from the street and cannot exceed 10% of the existing floor area. You are able to see the addition from the street and is more than double the floor area of the existing house.

Action Ambulance

Represented by Charles Houghton

An application has been submitted by Action Ambulance Service, Inc., 844 Woburn Street, Suite 3, Wilmington, MA to add ambulance service use at 30 Rear Pine Street, Stoneham, Massachusetts. The petitioner is requesting a variance with regard to Section 6.3.3 Parking Layout – The required parking for the entire site at 28-34 Pine Street, Stoneham, MA is 106 spaces. The proposed number of parking spaces is 99 spaces. A plan filed with the petition by Benchmark Survey dated March 9, 2020 entitled “Plan of Land Showing Existing Parking 28-34 Pine Street Stoneham, Mass.” shows the proposed parking layout for 28-34 Pine Street.