



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

Stoneham Board of Appeals Meeting
Thursday, February 26, 2026
Town Hall Hearing Room
6:00 PM

Agenda

Pledge of Allegiance

Approval of minutes from December 18, 2025.

Confirm next meeting date(s).

Public Hearings:

18 Pond Street

An application by Yahia Ali & Heba Hassan, 18 Pond Street, Stoneham, Massachusetts to convert the existing garage to a two story 887 square foot Accessory Dwelling Unit (ADU) with 97 square feet minimum as a shared storage space accessed from the exterior. The petitioner is requesting variances from the Stoneham Town Code, Chapter 15, Section 5.2.1-Dimensional Requirements. The minimum side setback in Residence A is 10 feet. The proposed side setback is 2.3 feet. The minimum rear setback in Residence A is 15 feet. The proposed rear setback is 3.7 feet. A plan of land for 18 Pond Street by John J. Russell, Professional Land Surveyor dated October 28, 2025 and an ADU Clarification Plan drawn by La Vecchia Designs Co, LLC dated 12/25.

1 Macone Circle

An application by Kenneth Rogers and Mary C. Rogers, 1 Macone Circle, Stoneham, Massachusetts to construct a 17.4' x 20.1' open deck at 1 Macone Circle. The petitioner is requesting a variance from the Stoneham Town Code, Chapter 15, Section 5.2.1 Dimensional Requirements-The minimum side setback in Residence A is 10 feet. The proposed side setback is 9.5 feet. A plan of 1 Macone Circle by Matthew Lowry, Professional Land Surveyor dated 12/22/2025.

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STONEHAM
TOWN CLERK
REGISTRARS

476, 478, 480 Main Street *Represented by Attorney Charles Houghton*

An application by Mainstone Properties, LLC, Carmine J. Pacitto, Manager, 9 Carriage Lane, Reading, Massachusetts, to demolish the existing buildings and to construct a four-story building with 30 parking spaces on the ground level and eight residential units each on the second, third and fourth floors at the property at 476, 478 and 480 Main Street, Stoneham, Massachusetts. The proposed twenty-four (24) dwelling units will require a variance of Section 4.17.2.1 of the Residential/Business Overlay District which allows residential use on all floors provided that no more than five (5) dwellings units shall be allowed in a building. Section 6.3.3.1 (b) requires a minimum of 1.7 spaces per unit in Business District. The twenty-four (24) dwelling units proposed will require forty-one (41) parking spaces and a variance of Section 6.3.3.1(b) will be required. Section 6.3.7.2.1 requires one (1) off-street loading area for each twenty-five thousand (25,000) square feet of gross floor area. The proposed building will contain 37,944 square feet. A variance of Section 6.3.7.2.1 will be required as no off-street loading area is proposed. Plans filed with the petition by Medford Engineering and Survey dated November 7, 2025 and January 12, 2026 entitled, Proposed Certified Plot Plan 476, 478 and 480 Main Street Stoneham, MA and Architectural Site Plans sheets A010, A011, A012, A013, A014, A015, and A020 by Context Architects, entitled "Architectural Site Plan Sketch" shows the proposed building and parking. Plan may be seen daily except Friday afternoon in the Town Clerk's Office.