

Stoneham Zoning Bylaw Review Committee Minutes
Tuesday, December 2, 2025
Town Hall - Second Floor Conference Room
5:00PM

Members present: Peter Bracciotti, Kevin Dolan, Jessica Gerke (remotely, Ellen McBride, Cheryl Noble, Maria Sagarino, Tobin Shulman, Bill Sullivan, Tim Waitkevitch, Erin Wortman
Members absent: Marcia Wengen

The Chair brought the meeting to order at 5:05pm with a roll call vote as one member is attending remotely.

The minutes of the October 22, 2025 were approved as distributed.

Erin provided a recap of the public engagement held on October 22, 2025 which included feedback and review of the survey.

Primary concerns noted by residents included improving the downtown's walkability as well as the negative appearance of current empty storefronts. Residents are favorable about new blade signage and encourage efforts to provide better opportunities for evening shopping in the downtown.

There was some discussion about increasing parking in the downtown as some residents welcome additional parking closer to the establishments they are visiting.

Commercial corridor feedback.

Residents were favorable about commercial corridor improvement suggesting new businesses including; Trader Joe's, Aldi's, Costco as well as additional green space and moving buildings closer to the street and putting parking in the rear.

Other thoughts included more affordable housing and fewer condos plus more small multifamily structures.

Past standing items were discussed including the requests of two residents to change their lots to Residence B from Residence A. After discussion, both residents were informed it would not be the Zoning Bylaw Review Committee who would make that change. It would be Town Meeting.

Erin Wortman provided an update on a few items:

An updated Inclusionary Zoning bylaw would be reviewed by the Planning Board and would still include a "fee in lieu of ..." clause as an option.

The Housing Production Plan would also be presented to the Planning Board for their input.

There was a discussion on lot coverage noting the inclusion of sheds, garages, pool houses, etc.

There was a discussion on the 'Dover amendment' and its application in Stoneham. Erin will ask the consultants to prepare a process under Dover uses for the Committee to review.

The meeting was adjourned at 6:25pm.