

Stoneham Zoning Bylaw Review Committee Minutes
Thursday, February 12, 2026
Town Hall Banquet Hall
5:00PM

Members present: Peter Bracciotti, Jessica Gerke, Ellen McBride, Cheryl Noble, Maria Sagarino, Bill Sullivan, Tim Waitkevitch, Marcia Wengen, Erin Wortman

Members absent: Kevin Dolan, Tobin Shulman,

Guests: Dennis Sheehan

M. Sagarino brought the meeting to order at 5:10pm noting that the meeting would transition into a public engagement session and not return to ZBRC meeting.

The minutes of the December 2, 2025 were approved as distributed.

The first item on the agenda was to address a resident's request to reduce the current and proposed height of a required fence surrounding a backyard pool. The group had a conversation about a reduction in the required height from six feet to four feet. The committee voted to recommend keeping the height at the current six feet.

The committee then discussed a resident's request that the committee create a policy that would address any individual resident's request for a parcel specific zoning district change. The committee discussed and agreed to consider any feedback received for discussion at the next meeting.

M. Wengen asked the Committee to review inclusion of information and requests from the Historic Commission. There was no one from the Historic Commission in attendance. M. Wengen will consider any information and/or wording to bring to the next meeting.

There was a brief discussion about what is considered a "family" in relation to congregate living and its limits on the number of people living in one residence. This item will be revisited at the next meeting.

The meeting ended at 5:53pm. The Committee held until 6pm to begin the public engagement as advertised.

The consultants from Fisher Associates provided a PowerPoint presentation on the Town of Stoneham's zoning bylaw recodification project. The presentation included the committee's purpose and project overview as well as the key elements of the proposed zoning updates.

Highlights of the presentation included:

- Project purpose and overview
- Reorganization of current zoning bylaws
- Definitions updates
- Zoning Districts
- Uses table and dimensional regulations

The public in attendance as then invited to review various maps and charts laid out in the room and provide their written comments and feedback which will be reviewed for discussion at the next meeting.

The public engagement ended at 7:35pm