



TOWN OF  
**STONEHAM**  
MASSACHUSETTS

**PLANNING BOARD**  
**781-279-2695**

**STONEHAM PLANNING BOARD MINUTES**

*(in accordance with provision of M.G.L. c.30A, §§ 18-25)*

**Wednesday, May 8, 2024**

Town Hall Hearing Room

**7:00 PM**

Members Present: Chair Frank Vallarelli, Vice Chair Kevin Dolan, Daniel Moynihan, Jr, Marcia Wengen and Terrence Dolan. Associate member William Perry was also present to sit on the Special Permit for Rockville Park.

Also present at the meeting: Town Clerk Maria Sagarino acting as Planning Board Clerk, Attorney Charles Houghton, Jeff Rhuda from Symes Associates, Mike Santullo of Sanco Builders, Dan Dragani, David & Judy Schurgin and Dan Votipka.

The Chair brought the meeting to order at 7:00 PM and introduced the members of the Board that were present.

The first item on the agenda was approval of minutes. Mr. K. Dolan made a motion to approve the minutes from January 17, 2024 which was seconded by Mr. Moynihan. All members voted in favor 5-0. Mr. K. Dolan made a motion to approve the executive session minutes of January 30, 2024 and to release to the public. Mr. Moynihan seconded the motion. The three members present for that meeting, Mr. Moynihan, Mr. K. Dolan and Ms. Wengen voted in favor 3-0.

Next the Board was asked to endorse an approval not required (ANR) plan for 11 Steele Street. Attorney Houghton went over the plan with the members after which the Board signed off on the plan.

At 7:08 PM, Mr. Vallarelli turned the gavel over to the Vice Chair for the Triparty agreement for the subdivision at 62 High Street now to be known as Isola Lane. Mr. K. Dolan explained that a triparty agreement takes the place of a covenant which does not allow for lots to be sold until the road is built. The Triparty agreement will allow for sale of lots before the roadway is built and if they do not build the road, the Town can take the bond money.

Mr. T. Dolan asked if this is to sell lots. He had thought they would be building the homes. Mr. Rhuda of Symes Associates explained in their case they are not doing it to sell the lots before the road is built. They want this Triparty agreement to pull the building permits.

Hearing no other questions from the Board, Mr. K. Dolan accepted a motion from Mr. Moynihan to approve the Triparty Agreement. Mr. T. Dolan seconded the motion. Four members voted in favor 4-0 with one abstention by Mr. Vallarelli. The Board members took a few moments to sign the agreement. Mr. K. Dolan turned the gavel back over to Mr. Vallarelli at 7:15 PM and he and Mr. Moynihan exited the meeting as they had previously recused themselves for the next agenda items. Mr. Perry stepped in to sit on the Special Permit for Rockville Park.

Mr. Vallarelli explained that they would be hearing both the Special Permit and Subdivision approval for Rockville Park opened the hearing for the Special Permit for Rockville Park which

had been continued from April 10, 2024. He asked if there was an update on the traffic study requested. Mr. Houghton informed the Board that his client had just given the Town a check for the study. Stantec has been contacted and it took a little while to get the estimate. It's almost \$17,000 for the new study. After receiving the signed proposal Stantec hoped to have something drafted by June 5<sup>th</sup> so that Mr. Houghton and his client Mr. Santullo could look it over before the next Planning Board meeting on June 12<sup>th</sup>.

Ms. Wengen asked about the scope of the traffic study. She mentioned the Schurgin's issue with people turning around in Mosley Park. Mr. Vallarelli believes that cannot be addressed by a traffic study. It is more of an enforcement issue.

Mr. Perry inquired as to how you engage the new traffic study. Who bears the burden for paying for it? It shouldn't be the burden of Stoneham. Mr. Houghton responded that Mr. Santullo will pay for the traffic study and has brought the check this evening. He pays the Town and the Town engages Stantec.

Mr. Vallarelli asked if Stantec was confident they could have something by the next meeting. He asked if Mr. Santullo planned on getting work done this season. Mr. Santullo would like to get to work and improve the intersection.

Dan Votipka 10 Glendale asked about the 2019 traffic study and was given a copy.

Ms. Wengen made a motion to continue the public hearing until June 12, 2024 at 7PM in the Town Hall Hearing Room which was seconded by Mr. T. Dolan. All members present voted in favor 4-0.

Mr. Vallarelli read the legal notice for the Rockville Park subdivision into the record as follows:

"You are hereby notified that the Stoneham Planning Board will hold a Public Hearing, in the Hearing Room, Town Hall, on Wednesday evening, May 8, 2024 at 7:00 p.m. 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. A Plan by Edward J. Farrell, P.L.S., entitled "Definitive Subdivision Plan of Rockville Park, Stoneham, MA," dated April 19, 2024, may be seen daily except Friday afternoon in the Town Clerk's office."

The Board would continue the Subdivision hearing along with the Special Permit public hearing. Mr. T. Dolan made a motion to continue until June 12, 2024 at 7PM in the Town Hall Hearing Room. The motion was seconded. All members voted in favor 3-0. Mr. Perry cannot make votes on anything but Special Permits.

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

The meeting adjourned at 7:38 PM.

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 plan dated March 25, 2024 by Dragani Engineering Group LLC entitled “Rockville Park Stoneham MA” shows the proposed building of 46 units

A Plan by Edward J. Farrell, P.L.S., entitled “Definitive Subdivision Plan of Rockville Park, Stoneham, MA,” dated April 19, 2024