



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

STONEHAM BOARD OF APPEALS AGENDA and

NOTICE OF MEETING

(in accordance with provision of Chapter 626, Acts of 1958)

Thursday, June 27, 2013 at 7:00 PM

Hearing Room

7:00 P.M.

ITEMS FOR DISCUSSION:

- Schedule August meeting

7:30 P.M.

PUBLIC HEARINGS

- **505 Main Street**
Represented by Steven Cicatelli

Mr. Gordon B. Switzer, owner of 505 Main Street requests a Variance of Stoneham Town Code, Chapter 15, Zoning Bylaw, Section 4.3.3.1 (b) to allow that the continuance of existing off street parking which is not located to the rear of the front building line. This is also an appeal pursuant to M.G.L. Chapter 40A § 8 respectfully disagreeing with the decision of the Building Inspector and requesting a finding that the existing parking on the subject property, not located to the rear of the front building line, is a legal grandfathered use.

- **39 Gould Street**
Represented by Charles Houghton

Bruce E. Clapp, Trustee of the Bruce E. Clapp Estate Planning Trust of 1996 of 39 Gould Street, Stoneham, Massachusetts. Petitioner is requesting a Special Permit for re-establishment of a legal nonconforming, two-family dwelling pursuant to Section 6.2.5. Section 6.2.5 allows that a nonconforming use or structure which has been abandoned, or not used for a period of two (2) years, shall lose its protected status and be subject to all of the provisions of the Zoning Bylaws, unless the Board of Appeals grants a Special Permit for reestablishment, subject to the provisions of Section 7.4. Additionally, the Petitioner appeals the Building Inspector's decision of May 14, 2013 pursuant to M.G.L. Chapter 40A, Section 8 and Chapter 15, Section 7.6.1.1 of the Town Code that the legal dwelling status of 39 Gould Street, Stoneham, Massachusetts is a single family dwelling and that the basement unit must be removed.

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STONEHAM
TOWN CLERK
REGISTRARS

OTHER DISCUSSION:

- Comprehensive Permit regulation, rules and requirements