

**Stoneham Board of Selectmen – Minutes of Meeting of December 18, 2012**

Chairman Frank Vallarelli called the meeting to order at 7:30 p.m. Also present were Selectmen Thomas Boussy, John F. DePinto, Richard S. Gregorio, Town Administrator David Ragucci and Town Counsel William H. Solomon. Selectmen Robert W. Sweeney was unable to be present.

**Pledge of Allegiance**

**Site Plan Hearing/140 Franklin Street**

Selectman DePinto read the Notice of Hearing. Attorney Charles Houghton was present to represent Elm Development Services, LLC d/b/a The Arbors at Stoneham to demolish existing buildings and construct an 88 unit assisted living facility and associated parking, on the property located at 140 Franklin Street, Stoneham, MA on land owned by S & R Associates LLC, 140 Franklin Street, Stoneham, MA 02180. Attorney Houghton states that they have met with the Board of Appeals and are scheduled to meet with Conservation Commission on 12/19/2012. Attorney Houghton says that there is an \$85,000 net gain to the Town of Stoneham. Maguire Group was present to state that they are looking to have 84 units. There are 4 unit splits where they share a kitchenette. Selectmen DePinto read Department Recommendations – Charlie Houghton agrees with all DPW Engineering, Police Department, Board of Health, Fire Department and Inspectional Services. Chairman Vallarelli opened the hearing to the public. An unidentified Emerald Court resident asks how long the project will be from start to finish and what will the noise level be? Maguire states that construction period is 12-15 months and the pertaining to noise there is no blasting on this project just regular working hour construction noise. Selectman Boussy asked what would the Saturday working hours be? Working from hours will be 8-3:30 on Saturdays. Selectman Gregorio makes motion to close public hearing, seconded by Selectman DePinto. Selectman Gregorio motion to approve site plan two years stipulation to start at 8am on Saturday if needed, seconded by Selectman Boussy. A roll call vote was taken.

Voting in Favor:

Selectman Boussy  
Selectman DePinto  
Selectman Gregorio  
Chairman Vallarelli

**Motion was unanimously voted.**

**Site Plan Hearing UHaul at 221 Fallon Road**

Selectmen DePinto read the Notice of Hearing. Attorney Charles Houghton was present to represent 221 Fallon Road Realty, LLC to use 221 Fallon Road for U-Haul use and to use 225 Fallon Road for associated parking for U-Haul vehicles and equipment, on the property located at 221 & 225 Fallon Road, Stoneham, MA on land owned by 221 Fallon Road Realty, LLC & 225 Fallon Road Realty LLC, 23 Concord Road, Wilmington, MA 01887.

Attorney Charles Houghton states this is for a parking area behind the storage building that is existing. Chairman Vallarelli opened the hearing to the public. No one spoke. Selectman DePinto moved to close the public hearing, seconded by Selectman Boussy. Selectmen DePinto read Department Recommendations – Charlie Houghton agrees with all DPW Engineering, Police Department, Board of Health, Fire Department and Inspectional Services. Selectman DePinto moves to approve site plan for 1 year, seconded by Selectman Boussy. A roll call vote was taken.

Voting in Favor:

Selectman Boussy  
Selectman DePinto  
Selectman Gregorio  
Chairman Vallarelli

**Motion was unanimously voted.**

**Ravine Road**

Town Administrator Ragucci met with DCR and was informed that it will be reverted back to a two way street but before they did that they built an island. Commissioner and the Engineers think this will work. DePinto wants to thank the Commissioner for doing the six month study and for trying to make the street safer. Selectman DePinto agrees to try this for now and see how it goes till the spring.

**Approve Common Victualler License Renewals**

Selectman Boussy moves approval of the following Common Victualler renewals: Selectman Boussy reads: 99 Restaurants of Boston, LLC d/b/a 99 Restaurant & Pub/10 Main St, S&A Ventures, Inc. d/b/a Aldo's Café/125 Main St, Marty's Caterers, Inc. d/b/a Montvale Plaza/54 Montvale Ave, Long Run, Inc. d/b/a Sato II Restaurant/147 Main St  
Asiana Grille House, Inc. d/b/a U-Me Restaurant/19 Franklin St, Angelo's Pizzeria & Ristorante Inc., Moon Glow Restaurant d/b/a China Moon, Liquid Investments d/b/a Bacci's Restaurant, R & W DiNunzio Corp., d/b/a Taste of Siam, Jagat Enterprise, Inc., d/b/a Rang Indian Bistro, Kromel's LLC d/b/a Melissa's Main Street Bistro, Zheng Restaurant Inc., d/b/a Tulip Asian Cuisine, RCM Group, Inc., d/b/a J.J. Grimsby Co. Restaurant, Felicias' Inc., d/b/a Felicia's, Gaetano Inc., d/b/a Gaetano's Restaurant  
BJ's Wholesale Club, Mastoran Corp., d/b/a Burger King, Red Plaza Donuts, LLC d/b/a Dunkin Donuts, Liberty Bell Roastbeef & Seafood, Inc., Oliveira Parisotto Corp., d/b/a Pizzamia, Lefter Spiro d/b/a Stoneham Pizza, Friendly's #227, JZM LLC d/b/a Amore Pizza, Sunnyhurst Donuts, Inc., d/b/a Dunkin Donuts, 128 Franklin Street Donuts LLC d/b/a Dunkin Donuts, Dairy Dome LLC, Three Amigos, Inc., Papa Ginos Inc., Kuen Luck, Inc., d/b/a Hong Kong City, Capi Donuts, Inc., d/b/a Dunkin Donuts, McShane Inc., d/b/a Pignone's Café, Mass Burgers Stoneham LLC d/b/a Five Guys Burger & Fries Leonard Collins d/b/a Arielles Café and Pizzeria, JK Stoneham Inc., d/b/a Honey Dew Donuts, Johnny's Famous Roastbeef & Pizza, c/k Andrea's Pizza Inc., d/b/a Andrea's Pizza, Anthony Piccoli d/b/a Anthony Italian Specialties, Bart 33 Ice Cream, Inc. d/b/a The Daily Scoop, Tsakmakis, Inc. d/b/a Deliworks & Pizzeria, KM Cleo, LLC d/b/a Royal Roastbeef, Fortune House, 196 Main Street, LLC d/b/a Sal's Pizza Park Drive Subway, LLC d/b/a Subway, Portugal Donuts, LLC d/b/a Dunkin Donuts  
Richu W.Y., Inc. d/b/a Kyotoya Japanese Restaurant. **Motion was unanimously voted (4-0)**

**Approve Class I Renewals**

Selectman DePinto moved approval of the Class I License renewals for Kelly Nissan, Inc., 95 Cedar Street and Stoneham Motor Company, 185 Main Street. Motion was seconded by Selectman Gregorio and **unanimously voted (4-0)**.

**Approve Class II Renewals**

Selectman DePinto moved approval of the Class II License renewals for COV Motors, Inc./28 Pine St, Edward A. Fedele and Francis X. Fedele d/b/a/ Fedele Auto Sales/263 Main St, Franklin Street Truck & Auto, Inc./41 Franklin St, Pine Street Motors/45 Pine Street, Rotondi Motors/140 Franklin Street, Marek's Automotive/450 Main Street. Motion was seconded by Selectman Gregorio and **unanimously voted (4-0)**.

**Approve Entertainment License Renewals**

Selectman DePinto moved approval of the Entertainment License Renewals for Marty's Caterers, Inc. d/b/a Montvale Plaza/54 Montvale Ave, Stoneham Theatre Corp. d/b/a Stoneham Theatre/393 Main St, Long Run, Inc. d/b/a Sato II Restaurant/147 Main St  
Asiana Grille House, Inc. d/b/a U-Me Restaurant/19 Franklin St, Felicia's Inc., Liquid Investments Inc., d/b/a Bacci's Restaurant, RCM Group, Inc. d/b/a J.J. Grimsby & Co.  
Motion was seconded by Selectman Boussy and **unanimously voted (4-0)**.

**Approve Auto Amusement License Renewals**

Selectman DePinto moved approval of the Auto Amusement License Renewals for American Legion Stoneham Post #115/11 Common Street, B.P.O.E. Lodge 2211 Stoneham/471 Main Street, The Marconi Club of Stoneham/47 Pine Street, Improved Order of Redmen Wamscott Tribe #39/11 Franklin Street. Motion was seconded by Selectman Gregorio and **unanimously voted (4-0)**.

**Liquor Licensing Authority**

Selectman DePinto moved to go into Liquor Licensing Authority and return to the Board of Selectman, seconded by Selectman Gregoire. A roll call vote was taken.

Voting in Favor:

Selectman Boussy  
Selectman DePinto  
Selectman Gregorio  
Chairman Vallarelli

**Meeting recessed at 8:15 p.m. to go into Liquor Licensing Authority.**

**Meeting reconvened at 8:39 p.m.**

**Comcast Cable License Renewal Approval & Execution**

Town Counsel Solomon recommends approval and execution of the Comcast Cable License Renewal. Selectman DePinto moves to approve subject to the side letters, Selectman Gregorio and **unanimously voted (4-0)**.

**Miscellaneous Correspondence**

Selectman Boussy states there was a question whether the CPA was 27% we received a letter back and it is still at 40% Town Administrator confirms. Selectman Boussy would like to wish everyone a Merry Christmas.

**Town Administrator Reports**

Mr. Ragucci said he was contacted by DCR stating that they are again looking at closing the public pool. DCR is looking for someone to take over the pool. Mr. Ragucci advises the town not take over the pool. Mr. Ragucci would like to advise the Board that is someone doesn't opt to take over and run the pool it will close next summer. Mr. Ragucci states that we passed on the sale of the north school last week. The North School will be used as the construction trailer and will save the Town about \$5,000.00 in insurance costs. This Christmas Eve your Office Manager Erin Sinclair is putting together a Vigil for the victims of the CT shooting 6:30-7:30 at the town common.

Mr. Ragucci handed out the fiscal guidelines final draft. He planning on Jan 8<sup>th</sup> bi board meeting to discuss the guidelines and accept them as well as the new amended version of the guidelines. He requests that the Board get familiar and see him with any questions or concerns.

Chairman Vallarelli would like to thank everyone for joining us and wishes everyone a Merry Christmas, Happy Hanukah, Happy New Year and be safe over the holiday season if you are traveling.

**Executive Session**

Selectman DePinto moved to go into executive session, pursuant to Chapter 30 of the General Laws to discuss contract negotiations, grievances and Stockwell Trust, and not to return as the Board of Selectmen. Motion was seconded by Selectman Gregorio and was **unanimously voted (4-0)**.

Voting in Favor:

Selectman Boussy  
Selectman DePinto  
Selectman Gregorio  
Chairman Vallarelli

**Meeting adjourned at 9:00 p.m.**

Respectfully submitted,

Erin Sinclair