



**TOWN OF
STONEHAM**
MASSACHUSETTS 02180

Conservation Commission
(781) 279-2696
jdecourcy@stoneham-ma.gov

**STONEHAM CONSERVATION COMMISSION
MINUTES OF MEETING
March 17 2025 7 PM
Hybrid/Hearing Room Town Hall**

Please join us in person at the Hearing Room 35 Central Street Town Hall or by logging in at
<https://us02web.zoom.us/j/88288558813?pwd=KrgsN6snqaBqTHAEYXasl6vi7YAsrL.1>
Meeting ID: 882 8855 8813 Passcode: 817330 Login by phone: (929) 205-6099

Jessica Gerke, Domenick Cimina, Jeremy Zasowski, Megan Day, Richard Jackson, Jeanne Craigie, Bill Perry, Rich Kirby, Charles Houghton, Craig Marchionda, Brett Gonsalves, Charlie McCabe, Bob Galvin, Lauren Valdario, Ian Gasco-Wiggin

Motion to open meeting by Jessica Gerke seconded by Jeanne Craigie Roll call yes 7/0 Jessica Gerke, Domenick Cimina, Jeremy Zasowski, Megan Day, Richard Jackson, Jeanne Craigie, Bill Perry

PUBLIC HEARING

100 Fallon Rd

Charles Houghton/Maureen Herald

RDA continued, Site Visit

Rich Kirby – Fallon Rd report sent. Intermittent or perennial nature of stream. Wetland flags not on plan, USGS shows perennial stream and only way to say otherwise is 4 days within non drought period observed. Unique site, watershed area small, no inlets to stream just storm water catch basin pipe. Stream may dry up, documented not flowing for 5 days in August 2024 before drought declaration 10/11/24 for 9/1/24. Affidavit filled out, field notes provided, positive 2 determination of applicability, 2A “intermittent stream status confirmed” and 2B no other resource areas approved, BVW will need to be flagged, commission may require restoration and removal of pavement within 25 foot buffer zone.

Domenick Cimina states stream was flowing, data qualifies as acceptable while things were dry. Stream stats is USGS program included in RDA that includes stream characteristics- watershed area by acres (small .15 square miles is 4,181,760 square feet) and flow direction. Watershed area includes parking lot, hillside and extends to I-93 overpass, surrounding land where water is funneled to the stream. 5.5 acres Marjam built in mid 1960s per Charles Houghton. If stream is perennial 200 foot riverfront area, if intermittent has 100 foot buffer zone. Motion to close hearing and approve positive 2 determination of applicability intermittent stream by Jessica Gerke seconded by Jeanne Craigie Roll call yes 7/0 Jessica Gerke, Domenick Cimina, Jeremy Zasowski, Megan Day, Richard Jackson, Jeanne Craigie, Bill Perry

Rockville Park

Charles Houghton/Dan Dragoni

Notice of Intent, Site Visit

Domenick Cimina had no issues with site visit, looked at weir and high ground. Bill Perry no major concerns with runoff. Charlie Houghton mentions check is off by \$6 so we are waiting on DEP number. Sewer will come up side



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not middle. Motion to continue to April 14 2025 by Jeanne Craigie seconded by Jessica Gerke roll call yes 7/0 Jessica Gerke, Domenick Cimina, Jeremy Zasowski, Megan Day, Richard Jackson, Jeanne Craigie, Bill Perry

84-92 Marble Street #297-0426

Craig Marchionda

Abbreviated Notice of Resource Area Delineation, Site Visit

Craig Marchionda delineation of resource areas confirmed. Rich Kirby LEC peer review. Norse Environmental submitted environmental report, 2 residential lots, broad flat backyard with stream, stream delineated on plan, 3 foot topographic gradient between Marble St and stream of 150 feet of land, 1.2 acres, flows westerly into 36 inch rcp on adjacent property. Blue flags and aluminum tags for stream contained in channel, soil conditions in lawn adjacent to stream, hydric soil conditions of mucky topsoil, depleted matrix, east does not qualify as hydric soil. Usgs topographic map shows intermittent stream, ran stream stats, 0.096 square miles is contributing watershed, so not perennial. Not jurisdictional as floodplain on FEMA map as it was unshaded on map. Reviewed mass DEP memo and Norse addressed DEP comments, Marchionda Associates submitted revised plan, Norse hung flags. Recommendation to issue order of resource area delineation as depicted on revised plan, if NOI filed Commission may want to consider mitigation of restoration that is currently lawn including relocating shed, removing lawn grass, installing native shrubs and trees and removing historic fill to lower grade within no disturb 25 foot zone. Replant and restore area. Domenick Cimina confirms intermittent. Bill Perry is 84-92 still residence A/residence B so no intent of use, Jessica Gerke responds determining delineation only.

100 Marble Lauren Valdario stated where is wetland? Jessica Gerke shows wetland toward west end of property and along stream. Megan Day explains where developer can build, mitigation is only if future filing.

Motion to close public hearing and approve wetland boundaries by Jessica Gerke seconded by Jeremy Zasowski roll call yes 7/0 Jessica Gerke, Domenick Cimina, Jeremy Zasowski, Megan Day, Richard Jackson, Jeanne Craigie, Bill Perry

DISCUSSION

Friends of the Fells

Chris Redfern

Second-generation anticoagulant rodenticides public lecture event

Charlie McCabe Melrose resident from Conservation Commission, works with Friends of the Fells on programming. Concerned about SGARs so proposing educational forum with speaker in summer or fall, many commercial alternatives. Save Massachusetts Wildlife as speaker, Anthony Chui potentially to come to panel to answer questions, educational opportunity, related to Conservation land and wildlife that lives in it. Domenick Cimina asks if homeowner use? Charlie McCabe says some black boxes and alternatives that are blue tooth enabled traps, other non toxic forms of managing rat populations. Seen mostly on commercial properties. Jessica Gerke asks about involving Stoneham Conservation- Charlie Mc Cabe responds Spot Pond Residences off Woodland Rd this came up, bald eagles died from ingesting poisoned animals.

Jeanne Craigie believes education is good.

Jeremy Zasowski asks if mostly from larger prey eating smaller rodents? Yes, hawks/eagles ingesting rodents.

Jeremy Zasowski asks target audience? Homeowners, property owners, education is extension of charter, food chain circle of life in 23 acre Fells. Guessing 50-75 people would be interested per Charlie McCabe.

Jeremy Zasowski asks if stand alone event or broader subject? Charlie McCabe responds open to ideas.

Will Perry education is worthwhile. Jessica Gerke would be willing to be contact, Jeanne Craigie has friend who is wildlife photographer, help protect resources in broader educational level.



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Weiss Farm

DPW Update Brett Gonsalves. February Environmental monitor report. Rich Kirby update. Email Marty Wantman.

Rich Kirby did site walk 3/12/25 and photographed erosion controls, saw pump and other side of Franklin Street. Wind blown trash noted and brought to contractor's attention, sent photo of work being done today. Catch basins and silt sacs clean, pump did not appear to be pumping. Other side of Franklin water flowing towards wetlands.

Ian Gasco-Wiggin on site today and there were no issues with the pump. Floats set per permit, regularly operating today. Water is flowing towards Sunset. Jessica Gerke claims water is high on Sunset.

Brett Gonsalves jetted line behind Sunset last week, water is free flowing. Water coming into stream is greater than water leaving. Basins are free flowing.

Jeanne Craigie asks if pump is biggest size? Ian Gasco-Wiggin replies pump installed via the permit. Brett Gonsalves said it's a match from what was in the old pump. In 1960 there was a proposal to create relief line behind Sunset that was denied, 18 inch drain line was proposed to be larger. Challenge is the pipe has been there a long time, sheds/pools/fences are over pipe. Would need to design and create a new relief line and would need easements from multiple abutters per Brett Gonsalves. Dredging possibility dictates permit from Army Corps of Engineers, this is 400 or more feet. Its specialized equipment to do dredging, any dredging removed could be considered hazardous that would have to be properly disposed.

Domenick Cimina asks if the pipe behind Arthur Bennet's house is lower than Franklin Street? Brett Gonsalves says negative pitch of pipe from Franklin Street, Sunset Rd is 1/10 higher. It will flow but there is negative pitch. Pipe at Weiss Farm is higher than Franklin Street.

Domenick Cimina asks about leak at trough? Brett Gonsalves said not observed. If Weiss can check detriment or undermining on Weiss side. Ian Gasco-Wiggin has authority only to do what is in permit.

Whip Hill

Signage update Jeanne Craigie. Green signs to delineate park area, no dogs allowed at cemetery as example. Will Perry asks about signage requirements? Jeanne Craigie says private entity. Jessica Gerke says zoning may apply.

Megan Day asks about signage depicting Conservation land- Isabella, Pond St. Questions of what signs we want at Whip Hill. Richard Jackson said there is a new sign by parking lot. Site visit on next agenda. Jeremy Zasowski states no signage saying Fells and what's Whip Hill. Trail signs with arrows, signage of carry in/carry out, improve signage. Megan Day mentions not currently being policed. Megan Day mentions QR codes possible. Jessica Gerke mentions medallion on tree possible.

Comprehensive Document Jessica Gerke work through one section at a time. Currently working on signage. Jeremy Zasowski asks about Whip Hill history. Would be great to build out on website with pictures and maps. Guidelines be added to website. Garden Club should have boiler plate language and change existing brochure. House is usable, per Megan Day. Article to Independent possible per Megan Day. Would it make sense to have Whip Hill open a few hours a day each week asks Megan Day. Jeanne Craigie believes septic is fine per architects report. Will Perry would be great to walk through Whip Hill. Permitted for special use per Megan Day. Jeremy Zasowski land is environmental conservation, is manor allowed for social community conservation. Bill Perry tie in history. Bob Galvin gave us broad definition of conservation. Parking and setup prevents large groups from being there per Megan Day. Jeanne Craigie says Stoneham should be using space. Megan Day it's a Town property not a private residence. Jeanne Craigie mentions Reading charges \$100 for Victory Box. (article states \$50 per Independent) Megan Day suggests Friends group for Whip Hill. Jeanne Craigie would like to have a meeting about Whip Hill.

300th Anniversary Celebration Megan Day no updates.

Insurance requirements response from Bob Galvin. Mulberry School request for outdoor box. Jeanne Craigie was surprised by letter, slippery slope we can end up with boxes everywhere. Domenick Cimina not for a structure or



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box. Jessica Gerke concerned about vandalism. Give this time and possibly revisit later. Megan Day wants to treat everyone equally, likes a lot of the ideas, would entertain if it's very cold use indoor allowance. Access to bathrooms should be considered, navigating something new. Jeremy Zasowski likes supporting program but doesn't want to appear preferential. Garden Club may store on property. Carry in and carry out with program policy. Jeanne Craigie thinks we take baby steps. Clarification on when would use house would be possible for next year. Caretaker needs to allow access when directed by Commission.

Zoning Review

Update from Jessica Gerke

Zoning bylaw review committee and conservation has a seat on committee, previously Ellen McBride. Cleanup of code, definitions, inconsistencies identified, use table created. Consulting group report reviewed. Recommended changes, permitting uses in zones, locations of zones through out Town and create updated draft map to improve visibility. Town planner hopes to have new code for October meeting, hasn't been updated since 1984. Any changes to code do not affect other laws like Article 97 or Wetlands Protection Act. After public meetings will go back to subcommittee. Anything under Parks and Recreation falls under Conservation, Golf course follows Article 97.

Matters not anticipated

Lauren Murphy Stoneham CAN 4 hours 4/13/25 Sunday 9 people- retreat. Would like to understand purpose. Community events. Keep Stoneham beautiful, supports Town. Motion to approve retreat made by Jeanne Craigie seconded by Jessica Gerke roll call yes 7/0 Jessica Gerke, Domenick Cimina, Jeremy Zasowski, Megan Day, Richard Jackson, Jeanne Craigie, Bill Perry

Approve Meeting Minutes from February 24, 2025

Motion to approve Jeanne Craigie seconded by Jessica Gerke roll call 7/0 Jessica Gerke, Domenick Cimina, Jeremy Zasowski, Megan Day, Richard Jackson, Jeanne Craigie, Bill Perry

Next Meeting April 14, 2025

Motion to close public meeting and move into executive session not to return by Jeanne Craigie seconded by Jessica Gerke roll call 7/0 Jessica Gerke, Domenick Cimina, Jeremy Zasowski, Megan Day, Richard Jackson, Jeanne Craigie, Bill Perry

Executive Session

To discuss strategy with respect to all pending litigation where an open meeting may have a detrimental effect on the bargaining or litigating position of the Town and the chair so declares pursuant to Mass. Gen. L. c. 30A sec. 21(a)(3) to wit: Weiss Farm Apartments LLC v. Stoneham Conservation Commission