



**TOWN OF
STONEHAM**
MASSACHUSETTS 02180

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

Amended to include Attorney Galvin update*

**STONEHAM CONSERVATION COMMISSION
MINUTES OF MEETING
February 24 2025 7 PM
Hearing Room Town Hall/virtually**

Please join us in person at the Hearing Room 35 Central Street Town Hall or by logging in at

Zoom Meeting <https://us02web.zoom.us/j/86034445164?pwd=5TnrOeGptqolaewy0WcLtVlF4dHbj9.1>
Dial in: (305) 224-1968 Meeting ID: 860 3444 5164 Passcode: 405994

In person: Domenick Cimina, Richard Jackson, Jeanne Craigie, Jessica Gerke, Megan Day, Charles Houghton, Bill Perry, Jeanne Greive

Zoom: Jeremy Zasowski, Rich Kirby, Craig Marchionda, Mary Jirmanus Saba, William Fash, Sandra Riego, Michael Kennedy, Dan Dragani, Daniil Barvitsky, Ian Gasco-Wiggin, AJ Jamogchian

Motion to open meeting by Jeanne Craigie seconded by Jess Gerke

Yes 7/0 Domenick Cimina, Richard Jackson, Jeanne Craigie, Jessica Gerke, Megan Day, Bill Perry, Jeremy Zasowski

PUBLIC HEARING

100 Fallon Rd

Charles Houghton/Maureen Herald

RDA continued, Site Visit

Motion by Jessica Gerke to continue until March 17, 2025 after site visit 2pm March 11, 2025 seconded by Richard Jackson yes 7/0 Domenick Cimina, Richard Jackson, Jeanne Craigie, Jessica Gerke, Megan Day, Bill Perry, Jeremy Zasowski

Rockville Park

Charles Houghton/Dan Dragani

Notice of Intent

Sewer originally off Mauriello Drive near wetlands now up Summit Rd to Glendale to Rockville, grade change on sewer and won't involve wetlands. No major changes per Charles Houghton. 46 unit 1 building (from 16), parking outside and under building. Topography of hill changes (17 feet), less wetland impact. Dan Dragani states issued OOC in 2022, full application because of changes. Project scope Orchard St built before subdivision control law, Glendale and Rockville not built to engineering standards. Project will improve existing ways, sewer line change, water systems connect at Town systems of North Border Rd, Glendale Rd and Rockville Park. Storm water improvements include dry wells and pervious pipe to DCR drainage system. 2 systems proposed, changed grade, removed hillside, tipped land towards systems to control storm water. Resource areas on south and east of site. Weir system controls velocity from Mauriello Drive. Proposing 2:1 mitigation to north for Commission and builders' wetland scientist to determine on site visit as 100 square feet taken.



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Jess Gerke asks about changes in topography will change amount of water to wetlands? Mr. Dragani said reduction of slopes will reduce velocity, test pits were done, borings will be done. Underlying soils will need to be fit for infiltration.

Will Perry will soil be tested by state? Mcp requirements from state will be met Dragani answers. Some soil is fill and will have to be removed per Charles Houghton.

Replication plan asks Domenick Cimina? Dragani answers token locations are shown but can get in to more detail.

Richard Jackson asks if town is responsible for 12 in pipe at weir or is someone else responsible? Developer offered to clean it up, it's a low spot. Will be under project management agreement per Bill Perry. Every catch basin is a dry well per Dragani. Richard Jackson how many are connected to drain? They are all connected per Dan Dragoni. Inverts will have some restriction so it can percolate and drain, there is a lot of ledge.

Domenick Cimina asks about contours lines- will not regrade on 25 foot no disturb answers Dan Dragani. Contours shut off for existing per Dan Dragani, existing grades will remain. 12 inch pipe is only intrusion in to 25 foot no disturb.

Joseph Foley South Marble Street asks about mechanical exist water removal, may make storms more frequent. No provision for a pump, gravity fed, system is designed for infiltration per Domenick Cimina.

Motion to continue until March 17, 2025 with site visit 3pm March 11, 2025 site visit by Jessica Gerke seconded by Jeanne Craigie Yes 7/0 Domenick Cimina, Richard Jackson, Jeanne Craigie, Jessica Gerke, Megan Day, Bill Perry, Jeremy Zasowski

North Border Rd DCR #297-0388

Charles Houghton
Extension requested

American Legion land, lay down area, restriction on land for Veterans' purposes, collect rent and use on repairs. One year extension to replant area before Rockville begins or two years. Haybales and fencing updated recently, photos were sent. Replanting plan between Legion and contractor Albanese D&S. MWRA still going on in Winchester. 3.8 acres, limit of work, non-buildable.

Motion to approve for 2 years by Jeanne Craigie seconded by Megan Day Yes 7/0 Domenick Cimina, Richard Jackson, Jeanne Craigie, Jessica Gerke, Megan Day, Jeremy Zasowski, Bill Perry

84-92 Marble Street #297-0426

Craig Marchionda
Abbreviated Notice of Resource Area Delineation

Nothing is being proposed at this time. Site visit 1pm March 11, 2025, Craig Marchionda will ask Maureen Herald from Norse Environmental to attend. 100 Marble St and 72 Marble St abutters welcome at site visit.

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



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DISCUSSION

Weiss Farm

*Attorney Galvin update. February Environmental monitor report. Rich Kirby update. Martin Wantman email.

Rich Kirby and Domenick Cimina toured Weiss Farm today. Erosion controls at Weiss Farm looked good, some snow cover. Observed compost sock replacement. Snow stockpiling by storm water outfall will need to keep an eye on as snow melts. Started visit at pump, circulator working based on disturbance of water, no water disturbance in concrete box but water level was low. Water flowed into wetland from slope from around concrete box. Stream flowing towards Franklin St.

Domenick Cimina says pipe behind Arthur Bennett's house will be monitored.

Jessica Gerke asks if there are designated snow stock piling areas on operations and management plan. Ian Gasco-Wiggin will check final order of conditions for direct designated areas.

Jeanne Craigie asks if snow will be trucked away? Ian Gasco-Wiggin does not imagine that will be happening.

Domenick Cimina says they can pile next to wetlands. Jeanne Craigie asks if there will be enough room.

Megan Day comments what happens on Sunset is jurisdictional. Richard Jackson said they need to go deeper to remove silt. Jessica Gerke says dredging is complicated permit wise. Domenick Cimina water is flowing back.

Jeanne Craigie asks how do we find out if we can put a camera in the pipe to see if there's a crack? Richard Jackson says Brett Gonsalves. Domenick Cimina says it behooves us to know why water is coming back next to trough.

Will Perry asks about maintenance of pipe, answer Town owns.

Ian Gasco-Wiggin says there are existing conditions documents that shows grades.

Martin Wantman asks replacement of pipe at Town meeting 3 years ago per Jeanne Craigie, was voted no.

SCC can ask DPW to put camera into pipe to identify problem. Emails received from Mr. Wantman regarding pump operation and leak around trough.

Whip Hill

Stoneham Garden Club Jeanne Grieve tours- 1 Erickson St and Garden Club board, 300th anniversary celebration. Garden and house tour possibility. Historic home tour, meet outside and talk about architecture of house. 16 people, talk about décor of house, gardening/birds/Angie Crockett very progressive, meeting room family history of rubber industry, make artificial flowers out of rubber, as examples. Garden Club would like to work with other groups. In concert with 300th committee hoping for summer or fall. Jeanne Grieve is chairperson from the Garden Club for this committee project.

Megan Day 300th club possibilities, figure out how Garden Club participates. Tea potential, history of high school having tea. Robert DeCoste granddaughter would like to be involved.

Jeanne Craigie says folks are discouraged senior tea gone, Jeanne Craigie's son is involved in 300th in bringing tea to Town. Potential for Victory Garden to raise food for community. Hidden gem of Whip Hill, conservatory that should be seen. Jeanne Craigie photographs flowers, would like to open up to public more.

Pollinator garden in meadow was difficult due to water per Jeanne Grieve. Community garden idea per Jeanne Grieve at high school wasn't able to move forward due to shade.

Jess Gerke asks about 300th next steps- Megan Day says community event, maybe a tea, maybe tours, she has reached out to Girl Scouts, Garden Club and wants to talk to Friends of the Fells.



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Parking is a challenge, house isn't open but garden is open anytime per Jeanne Grieve, Megan Day says its in its infancy. Garden club would be integral party per Jeanne Craigie. 300th anniversary club will work with Megan Day and Garden Club.

Mary Jirmanus Saba Mulberry Forest School

Frequent user of Whip Hill, resident of Malden, PhD in Geography, educator and artist who started playgroup in 2022 for small group meeting at Whip Hill Park with land stewardship and conservation. Runs small school outside in park, liability insurance, has coordinated with Town's lawyer. Jessica Gerke asks if any details have changed? Mary Saba says still 3-11 year olds, under 10 kids, respectful of parking lot, has been going in and out for 3 years, cleaned out vernal pool of Halloween trash, never leave trash.

Jessica Gerke mentions insurance questions from Bob Galvin, Mary Saba will respond with correct information. Jeanne Craigie asks if a for profit entity? Mary Saba answers non-profit, operate at cost, mass cultural council funding, under Access cultural, free outdoor concerts. Megan Day in full support. Jeanne Craigie asks how long they are there? Can be 3-5 hours answers Mary Saba. Never used indoor toilets, allow outdoor school with biodegradable soap and water and portable toileting.

Jessica Gerke believes a yearly check in would be a good idea.

Mary Saba states future plans to become Montessori program. Assumed can not use indoor space. If Whip Hill would be open to using indoor space when cold and a space for storage that would be great.

Megan Day thinks this is great for the property.

Jeanne Craigie asks if its 1 day a week all year? Mary Saba states outdoor all year long, has been 3 days a week, moving towards 5 days a week, small program that convenes with nature.

Bill Perry asks about mission statement, Mary Saba reads from presentation she will send commission.

Domenick Cimina asks how many children, Mary Saba replies 5 children or less. Would like to become as many as 15. Montessori does age grouping, focuses on off screens and landscape connection.

Megan Day says we would be hesitant to commit to 3-5 days when we're so new to this. Permitting outdoors is different than indoors.

Jeanne Craigie has no issue with outdoor use. Commission will look at insurance yearly. Motion to use outdoor space if insurance is accurate per Town Attorney by Jeanne Craigie seconded by Megan Day Yes 7/0 Domenick Cimina, Richard Jackson, Jeanne Craigie, Jessica Gerke, Megan Day, Bill Perry, Jeremy Zasowski

Domenick Cimina asks Mary Saba to send schedule of when they will be at Whip Hill. Megan Day mentions Botume House may be an option for Mary Saba. Jeanne Craigie mentions dome possibility, Mary Saba would consider that especially if an option at Whip Hill.

Signage for spring

Jeanne Craigie found coordinated signs in Melrose, DPW director stated not in his budget but he could get quotes from vendors, signs should be updated, currently disgraceful. Sign on house could be brass polished. Signage plan would be helpful per Jessica Gerke. Trail markers to delineate would be desirable per Jeanne Craigie. Jeremy Zasowski says no clear sign of on Whip Hill property. Megan Day asks why we need liability insurance if insured by Town. Jeanne Craigie says maybe because they are there as an entity and from out of town. Megan Day will follow up for more clarification.

Whip Hill comprehensive document- authority and responsibilities of the Commission.

Jessica Gerke states subcommittee began task of outlining procedures and policies and the comprehensive document to include deed, trust, property documents, allow future changes, commonly asked questions, responsibilities of house and Commission was started. Document to guide decisions so they are not arbitrary.



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Fee Schedule A

Review surrounding Towns' RDA fees

Looked at average for Towns at \$75, removed Andovers and average changed to \$70.

October town meeting can change bylaw. Bylaw requires abutter notification and posting in paper. Paper costs \$150 and is a requirement from state. Discussion involves posting in paper as cost, but abutter notice is required under our bylaw only. Total cost to applicant should be considered.

Matters not anticipated

Approve Meeting Minutes from January 27, 2025

Motion to approve minutes by Jeanne Craigie seconded by Megan Day

Yes 6/0/ Jeremy Zasowski abstains. Domenick Cimina, Richard Jackson, Jeanne Craigie, Jessica Gerke, Megan Day, Bill Perry

Motion to adjourn meeting by Jeanne Craigie seconded by Richard Jackson

Yes 7/0 Domenick Cimina, Richard Jackson, Jeanne Craigie, Jessica Gerke, Megan Day, Bill Perry, Jeremy Zasowski

Next Meeting March 17, 2025