



TOWN OF
STONEHAM
MASSACHUSETTS 02180

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

STONEHAM CONSERVATION COMMISSION
MINUTES OF MEETING
July 14 2025 6 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/82561126151?pwd=6AWkg9cuYQtkyJky2Q9bgP9ar5HOBS.1>
Passcode:401805 or Join by phone:(929) 205-6099

Jeanne Craigie, Richard Jackson, Annalisa Bhatia, Domenick Cimina, Jessica Gerke, Megan Day, Jen Enck, Jeremy Zasowski (remote), Rich Kirby (remote), Cassady Santiago/Erickson Production (remote), Tom Crowe, Scott Loring, Ashley Petrello, AJ Jamogchian, Martin Wantman, Jim Markewicz, Jeanne Grieve, Grace McManus

Motion to open meeting by Jeanne Craigie seconded by Jess Gerke Roll call yes 8/0 Jeanne Craigie, Richard Jackson, Annalisa Bhatia, Domenick Cimina, Jessica Gerke, Megan Day, Jen Enck, Jeremy Zasowski

PUBLIC HEARING

11 Gavin Circle #297-0428

Tom Crowe and Cassady Santiago, Erickson Production
Notice of Intent to stabilize foundation

Motion to table until later in meeting by Jeanne Craigie seconded by Jessica Gerke roll call yes 8/0 Jeanne Craigie, Richard Jackson, Annalisa Bhatia, Domenick Cimina, Jessica Gerke, Megan Day, Jen Enck, Jeremy Zasowski

Motion to reopen hearing at 6:53pm by Jeanne Craigie seconded by Jessica Gerke roll call yes 8/0 Jeanne Craigie, Richard Jackson, Annalisa Bhatia, Domenick Cimina, Jessica Gerke, Megan Day, Jen Enck, Jeremy Zasowski

Stabilizing foundation and install piers, ones in back drive into ground with little soil displacement, trench by garage 5 foot deep. Replace supports that are existing. Driven by a machine into soil in back, will dig for garage piers. Trench next to garage is a concern for Domenick Cimina. Digging to bottom of footing comments Cassady Santiago, 3 foot wide trench along side, is material coming out or stockpiled next to trench, is there enough room per Domenick Cimina? Backfilled soil for garage, 5 foot trench on 2 sides of garage affirmed by Cassady Santiago.

Distance from wetland flags to project is represented in pictures submitted to SCC. Plan does not show 25 foot no disturb zone, left side of house no work, just back and garage states Domenick Cimina. All of property is within 100 foot of wetlands states Tom Crowe. One of piers is 15.3 feet from back deck wetlands states Cassady Santiago.

Do they plan on removing concrete asked Domenick Cimina? Sonnet tubes for footing, just replacing replies Cassady Santiago.



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Patio behind retaining wall, deck taken down and rebuilt, wall will stay. Machine desirable but can be hand held per Cassidy Santiago.

Megan Day asks if all the work is replacing what's there. Cassidy Santiago affirms. Standard special conditions will apply.

Sock silts will be installed Cassidy (Cassidy Zangri on zoom) Santiago states along wetlands.

Need to be replaced for safety asks Jeanne Craigie, 25 years old supports per Tom Crowe.

Motion to close public hearing by Jeanne Craigie seconded by Jessica Gerke roll call yes 8/0 Jeanne Craigie, Richard Jackson, Annalisa Bhatia, Domenick Cimina, Jessica Gerke, Megan Day, Jen Enck, Jeremy Zasowski

Motion to approve order of conditions by Jessica Gerke seconded by Jeanne Craigie roll call yes 8/0 Jeanne Craigie, Richard Jackson, Annalisa Bhatia, Domenick Cimina, Jessica Gerke, Megan Day, Jen Enck, Jeremy Zasowski

DISCUSSION

Dike's Pond

Scott Loring and Ashely Petrello from 5 Rockville Park
Solitude lake cleanup proposed

Scott Loring said Dike's Pond has been neglected and in poor health, dead bass seen when kayaking. Proposal to clean it up. Solitude Lake Management can clean up. Hydroraking project to clean trash and dead vegetation on shoreline, crowd fund for proposal, gaged interest of houses around pond, including Moseley park compound. Smell of pond is bad, symptom of poor health. \$30,000 and 9 day process.

Domenick Cimina likes wetland improvement. DPW may be able to help with trash.

Megan Day states would need a plan, notice of intent needed.

Town owns pond, one section is public, perimeter is private ownership. Summit Rd and Rockville are not directly connected. Richard Jackson asks about ownership and why fish were killed. Tires, traffic cones, recycling bins, hockey nets are in pond. Richard Jackson asks about new drainage. Scott Loring thinks its neglect over time.

Jessica Gerke asks if there was an analysis of conditions? Scott Loring said this would be a next step.

Megan Day mentions Weiss Farm approval, Richard Jackson mentions cleanup of senior center. Richard Jackson said DPW would need to be involved, DPW directed couple to Commission.

Permissions and legality, Town administrator Dennis Sheehan can be consulted per Jeanne Craigie.

Scott Loring mentions Rockville property project, would like to leave better than they found it, Environmental scientist and Eagle scout doing community effort.

Notice from DPW about their perspective states Jessica Gerke.

Long term vision from plan, stewardship approach to maintenance asks Annalisa Bhatia.

Pond is only 4 feet deep and doesn't freeze. Jessica Gerke asks about flow. Culvert from a brook of conservation land answers Scott Loring. Richard Jackson said may have springs.

Concrete only visible from kayak in pond.

Plan will be sent to commission.

Pam Perry 6 Glendale, above pond, neighbors Scott/Ashley and does own a piece of the edge of the pond. Fish are dying because it's not property aerated, junk in pond, signatures door to door supporting improvement, Pat Larkin getting ready to build on hillside- he's interested in participating in cleanup around land edge of Pond. Cleanup would be good, nasty algae bloom in years past. Henry lives on edge of pond and is interested too. Jessica Gerke



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asks surface area of pond, is 2 acres, shallow pond, naturally fills in, trash and invasive removal would be great, natural filling. Jeanne Craigie thinks there are springs.
Christian Murno 224 Park resident at Moseley park condos. Stunned never see children at back of complex because it is smelly, mosquito problem, tragic pond.
Local high schooler called police because of dead bass. Sunfish fine, no catfish or carp per Scott Loring.
Next steps are to meet with Town Administrator and DPW to be arranged by Jen DeCourcy.

Weiss Farm

May/June Environmental monitor reports. Rich Kirby update.
Jess Gerke asks about contact with Hancock. Rich Kirby says not lately, has seen their monthly reports. Rich Kirby texts contractor directly, last month erosion controls were taken care of.
Inspection done July 7, 2025 at Weiss Farm with Domenick Cimina. Stream across the street is dry, pump not pumping. Street is clean, replaced catch basins. Presentation shown. Installing trees around perimeter. Sean Sebastian is hydro seeding topsoil this week. No evidence of runoff, some minimal erosion. Storm water is not online yet. Arthur Bennett's property is dry. Intermittent stream, little rain in June, cause for concern asks Megan Day. Drought last summer, will compare photographs from last summer. Stream might be flowing more efficiently after it was cleaned out. Pipe beneath Franklin St is pitched the wrong way, there is ground water and water flows from Weiss Farm. Megan Day asking when we are to be concerned about water not coming from Weiss. Rich Kirby responds from a science perspective you need data to compare, stream water levels and ground water data for 5 years before and after pump was installed. Megan Day wants to insure project isn't negatively impacting property affected by Weiss Farm. Pipe now fully exposed per Domenick Cimina, Weiss Farm feeding stream.
Annalisa Bhatia asks about pictures from last year, Domenick Cimina responds it's never been this low.
Rich Kirby says streams are drying up. Richard Jackson asks about ecosystem at Weiss farm in place, now new ecosystem, new pump, pipe being cleaned out, new ecosystem is created. Rich Kirby responds time will tell.
Cattail at site, native plant, provides habitat, will be less dry and woody vegetation based on hydrology.
Drought lifted a few months ago.

Whip Hill

Quarterly Report Caretaker – Stoneham CAN meeting Sunday in April, tree planted for Norman, June Fells meeting, Jim moved out in June, dumping at park of brush. Normally goes into Jim's truck, DPW will come by per Domenick Cimina after AJ pushes aside. Jess Gerke asks about once a month or as needed with DPW schedule.
Trash is taken to Perkins Street. Jessica Gerke asks how are the trails- yellow/red/green are good per AJ Jamogchian. A couple random things are still at Whip Hill of the Prevites.
Domenick Cimina thinks Commission should go up, may need paint job, floors are great. Jeanne Craigie suggests going on visit on July 2, 2025. Domenick Cimina has a key, police station and office should have a key per Megan Day. AJ Jamogchian can look into changing locks proposal.
Domenick Cimina asks about Jackson proposal, we don't have it yet. Domenick Cimina wants to meet with Gerrior and come back with recommendation to Commission.
Motion for Domenick Cimina to meet with contractor Jeanne Craigie seconded by Jessica Gerke Roll Call yes 8/0
Jeanne Craigie, Richard Jackson, Annalisa Bhatia, Domenick Cimina, Jessica Gerke, Megan Day, Jen Enck, Jeremy Zasowski

Capital request per Domenick Cimina, can reimbursement be retroactive? Can we repay trust per Jeanne Craigie.
Domenick Cimina mentions \$90,000 in account. Jeanne Craigie mentions neglect and wants to prevent more water damage.

Jessica Gerke asks if chimney is non functioning interiorally. AJ Jamogchian mentions it is not functioning.

Signage update – vendor quote per Brett Gonsalves.



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300th Anniversary Celebration – Garden Club week of August 18th prep
Garden Club prep time coordinated with AJ Jamogchian. Access to house if needed.
Grace McManus co-president of garden club and in charge of gardens, gardens will be labeled, someone will be at step to help remind folks to be careful. 10am-2pm event 8/23/25.
Jeanne Grieve is in charge of 300th tours
Garden club donations are significant to house and gardens. Electrical work was done. Cost of running the building should be recorded per Jeanne Craigie.
Carpet replaced, curtains twice replaced, table in dining room, kitchen dishwasher/refridgerator/stove, chairs.
Grace McManus said garden club 40 members love Whip Hill, have adopted the building.
Jeanne Craigie pavers in garden need to be corrected.
Grace McManus working on grant for design of garden to have plan to work towards. Handicapped accessibilities need to be addressed.
Motion to allow use of property by Jeanne Craigie seconded by Richard Jackson 7/0 yes roll call Jeanne Craigie, Richard Jackson, Annalisa Bhatia, Domenick Cimina, Jessica Gerke, Jen Enck, Jeremy Zasowski

Overwhelming property per Grace McManus-would like new tree with lights, tree is falling apart.
Conservatory needs to be cleaned out to garage. Conservatory used for plants on patio, will grow and make pots pleasant and cleaned out. Caretakers need to clean Conservatory per Jeanne Craigie. Old pictures and documents can go to historical society. Richard Jackson mentions DPW stores sleigh.

Approved property for event, Idle Hands pop up beer garden August 23, 2025 on property instead of Greenwood Park due to DCR complications. DPW, Town Administrator and chief of police approve. Select Board determines if beer garden is allowed per Megan Day. Trolley will bring people. Encourage people to walk to Whip Hill. Friends of Fells giving tours of property. Zoo open, paddle Boston, Garden club tours of house, music, outdoors in Stoneham. Jessica Gerke asks about flow of people. Signage at Grimsby's encouraging people to walk.

Review repair quotes- chimney has 3 quotes. Jeanne Craigie asks about repair of inside chimney. AJ Jamogchian mentions plaster of Paris repair. Domenick Cimina asks if anything is leaking in dormer, AJ Jamogchian ice damage year was hardest.

Review Caretaker contract for AJ Jamogchian,
Annalisa Bhatia mentions use and purpose of 1 person plus 1 guest, reflect limitation of law.
Maintenance repair 2nd paragraph sole responsibility landscaping, should it be reworded to shared with other caretaker in shared space. Lose word sole from description.
Licensee shall have chimneys inspected and cleaned- chimney not in use. Chimney is exhaust for heating system and needs to be inspected/cleaned per original trust document per Jessica Gerke.
14 days wording on page 4 last paragraph amended if employee is off premise more than 24 hours commission needs to be notified. Jessica Gerke mentions if property vacant for more than 72 hours notice should be given to commission more than 24 hours ahead if non emergency or as soon as possible.
Pets added to contract possibly in the future.
Jess Gerke motion to accept Richard Jackson seconds Roll call yes 7/0 Jeanne Craigie, Richard Jackson, Annalisa Bhatia, Domenick Cimina, Jessica Gerke, Jen Enck, Jeremy Zasowski

Norman L'Esperance event 7/27/25 at 1pm till 3pm. Family and others invited. Megan Day bringing paper goods, Jeanne Craigie will bring cookies, program, meet at tree, walk up to house and have iced tea and water. Take tour of house. Invited Thistles, daughter of original caretaker. Selectman bringing award.

Review Conservation Steward Job Description
Annalisa Bhatia asks about 20 hours a week mention.



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Judgement needs an E
Minimum qualifications sooner on list
Pets not mentioned in job description, may include in discussion at contract time in the future.

Motion to accept as amended by Richard Jackson seconded by Annalisa Bhatia yes 7/0. Jeanne Craigie, Richard Jackson, Annalisa Bhatia, Domenick Cimina, Jessica Gerke, Jen Enck, Jeremy Zasowski

Matters not anticipated

Approve Meeting Minutes from June 9 and June 17, 2025

Motion Jeanne Craigie and seconded Richard Jackson yes 5/0/2 Richard Jackson and Jess Gerke abstain yes Jeanne Craigie, Annalisa Bhatia, Domenick Cimina, Jen Enck, Jeremy Zasowski

Motion Jessica Gerke seconded by Annalisa Bhatia yes 6/0/2 abstains Jeanne Craigie, Richard Jackson, yes Annalisa Bhatia, Domenick Cimina, Jessica Gerke, Jen Enck, Jeremy Zasowski

Next Meeting August 11, 2025

Motion to adjourn Richard Jackson seconded Jessica Gerke roll call yes 7/0 Jeanne Craigie, Richard Jackson, Annalisa Bhatia, Domenick Cimina, Jessica Gerke, Jen Enck, Jeremy Zasowski