



**TOWN OF**  
**STONEHAM**  
MASSACHUSETTS 02180

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

**STONEHAM CONSERVATION COMMISSION**  
**AGENDA and NOTICE OF MEETING**  
**August 11 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://us06web.zoom.us/j/89790152739?pwd=z0bka2GDuaCsMGGCgTnfalUuxLnZbb.1>  
Passcode:857294 Join by phone: (929) 436-2866

Domenick Cimina, Jeanne Craigie, Jessica Gerke, Annalisa Bhatia, Richard Jackson, Megan Day, Rich Kirby, Edward Cotter, Debbie Taylor Smith, Connie Filosi, Karen Sokols, Chris Redfern, Charlie McCabe, Sandy Pascal Jill Geisler, Diane DeMarco, Maddie Morgan, Ashley Petrello, Scott Loring, AJ Jamogchian, Dennis Sheehan

Motion to open meeting Richard Jackson seconded by Jeanne Craigie roll call yes 6/0 Domenick Cimina, Jeanne Craigie, Jessica Gerke, Annalisa Bhatia, Richard Jackson, Megan Day

**PUBLIC HEARING**

**9 Waverly Street**

*Edward Cotter*

RDA to replace porch lally columns

House 100 years old, moved gas meter to outside and lally column exposed, need to replace. Foundation and knee wall to be installed, 48 foot from brook. Underneath footprint of existing house. Wall will be length of house plus 8 feet. Trench towards house, not towards brook. Strengthen building is intention of project. Erosion controls.

Arborist saw trees on bank were cracked, noises when high winds, will come at another time to Commission.

Motion to close public hearing by Jessica Gerke and seconded by Jeanne Craigie roll call yes 6/0 Domenick Cimina, Jeanne Craigie, Jessica Gerke, Annalisa Bhatia, Richard Jackson, Megan Day

Motion to issue negative determination with erosion controls by Jessica Gerke, seconded by Jeanne Craigie roll call yes 6/0 Domenick Cimina, Jeanne Craigie, Jessica Gerke, Annalisa Bhatia, Richard Jackson, Megan Day

**DISCUSSION**

**4 Birch St**

Muhammad Saleem

Wetlands complaint

Boards stacked outside the fence, looks neat. Barrel and wheel may or may not be on his property. Looks like he cleaned up quite a bit. Wood in fence line. Historical item of barrel. Contact homeowner.

**85 Cedar St**

BJs Wholesale: local and corporate offices notified

Wetlands complaint



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Domenick Cimina contacted manager at BJs wholesale who we emailed directly today. Dumping ground. Annalisa Bhatia asks about forwarding to property management company, Domenick Cimina said manager would. Contact board of health. Motion to include board of health per Jessica Gerke seconded by Richard Jackson roll call yes 6/0 Domenick Cimina, Jeanne Craigie, Jessica Gerke, Annalisa Bhatia, Richard Jackson, Megan Day

**Weiss Farm**

July Environmental monitor report. Rich Kirby update.

Rich Kirby shares screen, circulator and pump off due to low water levels. Channel mostly dry including behind Arthur Bennett's house.. Franklin St appears clean, contractor responding to texts, grass starting to germinate. Sean Sabastino from Hancock asked about irrigation and said he would look into it but not in original plans, Rich Kirby has not heard back. No discharges into wetland. Hydroseeding next to walkway, storm water outfalls are not live yet- hopping grass is established before they go live. Weir was not inspected, report that it is leaking. Site contractor Sean Sebastino can be contacted, can also contract erosion control inspector for Hancock.

Domenick Cimina said weir is leaking, not boards, under concrete blocks along bank downhill, shouldn't be leaking. Richard Jackson asks if tongue and groove, Domenick Cimina answers they are.

Jessica Gerke asks that follow up happen, Rich Kirby says he will reach out to David Cowell. Contractor will look towards owners, Domenick Cimina asks if it can be accessed on other side, gate needs to be opened.

Arthur Bennet's backyard dry, no water levels in stream.

Domenick Cimina says trough at pump is leaking, Rich Kirby replies water around bank has been seen. More active when moving water across the street per Domenick Cimina. Haven't seen the pump work much because we haven't had much water per Domenick Cimina.

Photographs were taken August 4<sup>th</sup>, water levels are not high per Rich Kirby. Elevation set on concrete, Domenick Cimina says trough is 163. Domenick Cimina asks Rich Kirby for opinion on weir, if eroding it will only get worse, scour control is reply. DEP, Hancock and David Cowell have been notified by Domenick Cimina.

Domenick Cimina mentions vegetation never took, partial certificate of compliance has been issued.

Jeanne Craigie mentions Bennett's property from last meeting, Jessica Gerke says culvert was cleaned out, Domenick Cimina believes Mr. Bennett is pleased. Rich Kirby mentions effect on resources is extremely difficult to conclude what effects weir has had, there isn't enough data and multiple scenarios exist. Massive groundwater presence.

Megan Day asks what Rich Kirby would have to see or look for to know if Weiss is impact wetlands. Rich Kirby mentions changes over long term with higher ground water levels of is it a wetland? Not is it more or less of a wetland. Those are difficult to determine per Rich Kirby, need scientific control data. Last summer rainfall low in drought, may have another year of abnormal rainfall.

Domenick Cimina said cleaning out pipe drained area. Rich Kirby said it may be behaving as it was when pipe was installed. Rich Kirby will go look at weir, go with David Cowell, Domenick Cimina will send video. If there is erosion and scouring there will be evidence of it.

**Dike's Pond**

*Scott Loring and Ashely Petrello from 5 Rockville Park*

Solitude lake cleanup proposed

Rich Kirby talked to Solitude Lake Kyle, Kyle hasn't been there yet, hope to remove accumulated trash and invasives. Next steps are with Solitude Lake Management to submit Notice of Intent with where disposal will be. Good for environment, recommends pursuing. Jeanne Craigie asks if Scott Loring and Ashley Petrello are hiring company? Rich Kirby believes Solitude will help provide support for funding.

**Whip Hill**

Friends of the Fells- Chris Redfern and Charlie McCabe

30 year partner in Stoneham, worked with Fells, tripled staff, more capacity to do work. Four full time employees, leaned into Stoneham partnerships with free programs for students at high school and boys and girls club. Table at farmers market, partner with open parks program over the last 2 years. Rodenticide public program support.



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Pilot projects around Greenwood Park, invasive and plant/trail work, public weigh station installed, 2 page memo outlines capabilities. Caretaker for whip hill property, invasive species, trail maintenance, communication sustainably enjoying spaces, high quality and engaging nature education programs. Attract 100s of volunteers and full time staff. Have been in one bedroom office space on 2<sup>nd</sup> floor of Beebe estate in Melrose. Bursting at the seams, 11 month Terracorp worker, looking for dedicated space and vehicle storage for staff. Looking for long term home. Ready to have more public facing home for activities, need more space for office and programs. Explore partnership of caretaking responsibilities with 3 year one dollar lease of tenancy agreement. Provide free programming to activate space, school field trips, after school programming, understand that they would be tenants. Downstairs area is multiuse area, shared calendar, board meetings there, donor events.

Jeanne Craigie excited, projects to be done, is it good for property and Town. Work to be done, a lot of Stoneham is the Fells, not interested in long term lease, 2 or 3 years for steward. Garden area safety hazards. Wants Whip Hill to come alive. Coverage during the day, events on the weekends.

Jessica Gerke has one caretaker, proposal dovetails nicely.

Megan Day potential partnership exciting, people who acquired property wanted it to be environmental area, intention of property, community based environmental center.

Annalisa Bhatia asks if area would expand program, would they spread out resources or expand budget? Chris Redfern says it will give them more exposure and draw in more people. Try new things, spreading what they are doing into space, can increase after school programming with existing staff. Would love to work with Stoneham schools. Strong partnership with Malden district.

Domenick Cimina mentions Friends of Fells history in Stoneham twenty years ago, Conservation use for property aligns.

Richard Jackson asks about timeframe, Chris Redfern month to month, no lease agreement, not in a hurry. DCR ties strong, independent non profit, work with ecologists for invasive management, DCR has no stake.

Domenick Cimina asks about traffic in office, Chris Redfern responds all hybrid, 4 staffers, downstairs for events, day to day operations would not use downstairs. Utility van likely to purchase stored overnight.

Jeanne Craigie asks if someone will be there every day. Chris Redfern responds they will talk through with team. Meet with town and attorney to determine next steps.

Richard Jackson asks about office hours, m-f and ¾ of weekends have events per Chris Redfern.

Karen Sokols 46 Broadway affinity for house, concerned about offices and historic nature of house.

Chris Redfern looked at tenant apt with 3 bedrooms, living room and kitchen. Would love to see new paint, wall paper cosmetic improvement, floors beautiful, inhabit space as is. Not a public part of house. Caretaker's residence. Impact of historic nature of home minimal, wants to help maintain manor.

Motion to pursue with town counsel and town administrator by Jeanne Craigie seconded by Richard Jackson. Roll call yes 6/0 Domenick Cimina, Jeanne Craigie, Jessica Gerke, Annalisa Bhatia, Richard Jackson, Megan Day  
Capital improvement request

Chimney, dormer should be done before winter, repairs next year to get funding from town.

Jeanne Craigie thinks chimney should be done as its affecting fireplace.

Richard Jackson thinks dormer repair needs to be done first.

Front wall over chimney needs repair per Jeanne Craigie.

AJ Jamogchian said chimney does not leak, chimney is capped over 10 years ago. Dormer repair was done 15 years ago, flashing on roof, siding is rotted, underneath dormer is tieback.

Moss on roof can be put off per Domenick Cimina, wait and see if capital expenditures.

Jeanne Craigie says capital will look at 5 year plan and shuffle through expenses until all distributed.

Motion by Jessica Gerke to submit capital improvement plan seconded by Megan Day roll call yes 6/0 Domenick Cimina, Jeanne Craigie, Jessica Gerke, Annalisa Bhatia, Richard Jackson, Megan Day

Signage update – draft of wording for signage at next meeting. Friends of Fells has waste disposal for dogs. Greenwood park “doody calls” vendor. \$20 every time they come, \$3000 per station. Station \$600. Richard Jackson asks who pays for what. Chris Redfern mentioned it could be part of negotiations.



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Conservation land sign by lower parking lot, Jessica Gerke to determine location by gate or lower parking lot. Jeanne Craigie asked Brett Gonsalves about signs, he has purchase power. Motion to put up sign at Whip Hill at Jess Gerke's discretion by Jeanne Craigie seconded by Richard Jackson roll call yes 6/0 Domenick Cimina, Jeanne Craigie, Jessica Gerke, Annalisa Bhatia, Richard Jackson, Megan Day

300<sup>th</sup> Anniversary Celebration – votes to include Idle Hands approval of alcoholic beverages and script as proposed by Garden Club

Megan Day operating on original guidelines, Bob Galvin inserted language, Idle Hands pop up beer gardens, hosted at Beebe Estate, town common family friendly events. Musician at Whip Hill 3 people, one of many events, garden club tours 10-2pm has 48 people signed up, friends of fells giving afternoon tours, historical tours 3-5pm spot pond with paddle Boston, zoo 5-7pm 8/23/25.

Jessica Gerke states if Conservation is ok than 300<sup>th</sup> will fill out rental form, asks about porta potties, make responsible for cleaning restrooms.

Megan Day says \$1000 to have porta potties. Architects report says plumbing can handle it.

Police detail, town administrator has been informed, going to Select Board 8/12/25.

Jeanne Craigie says son is chair of 300<sup>th</sup>, she can be fair and impartial, she has disclosed.

Jeanne Craigie makes a motion to approve Idle Hands 2-6pm seconded by Annalisa Bhatia subject to Select Board approving roll call yes 4/1/1 Jeanne Craigie, Jessica Gerke, Annalisa Bhatia, Richard Jackson, Megan Day abstains, Domenick Cimina no.

Megan Day would love to have Conservation volunteer presence at the event.

Script from garden club tours- thorough well written.

Motion by Jeanne Craigie seconded by Megan Day approved yes 6/0 Domenick Cimina, Jeanne Craigie, Jessica Gerke, Annalisa Bhatia, Richard Jackson, Megan Day

Clean rug request- thank you extended to Garden Club.

Repair quotes update- O'Neil Construction dormer repair. Newer construction. Motion by Jeanne Craigie to accept O'Neil construction seconded by Jessica Gerke to be reimbursed through trust roll call yes 6/0 Domenick Cimina, Jeanne Craigie, Jessica Gerke, Annalisa Bhatia, Richard Jackson, Megan Day

Locks update – Domenick Cimina says locks have been changed. Jeanne Craigie thought keys would be non duplicate, met with Dennis Sheehan about fire department, police and sign out keys. Domenick Cimina had keys made, keys can be replicated. Payment has been authorized up to \$300 for caretaker lawn mower per Domenick Cimina. No duplication keys are \$500 per door per AJ Jamogchian. Can get do not duplicate on it per key.

Domenick Cimina we now know who has keys, people we trust with keys, there has not been a problem historically. Jeanne Craigie things need to be done at a board meeting. Domenick Cimina said Whip Hill operated between chair and admin, if we want to change method we can. Minor day to day operations have to be handled daily.

Richard Jackson does not think the system is broken, we need to trust each other, long list that need to be done immediately. Branch falls on walkway needs to be addressed immediately. Let's not change things that have been working, lots of changes coming at Whip Hill.

Jeanne Craigie needs to each be involved as commissioner, email to let people know, communication better.

Jeanne Craigie wants to be more involved day to day, accessible by phone, keep Whip Hill alive as Stoneham's house. Trust just pays bill.

Domenick Cimina thinks place has held up well for the last 45 years. Not going to look for approval but will notify.

Megan Day thinks emergency conditions for decisions outside the meeting, bound by open meeting law.

Group email is fine per Domenick Cimina, up to \$500 can be authorized outside commission. AJ Jamogchian lawn mower reimbursement \$300.

Jeanne Craigie we don't have a list of what was in the house.



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Motion to amend agenda to add lawn mower reimbursement per Jeanne Craigie seconded by Annalisa Bhatia roll call yes 6/0 Domenick Cimina, Jeanne Craigie, Jessica Gerke, Annalisa Bhatia, Richard Jackson, Megan Day

Motion to reimburse AJ Jamogchian by Megan Day seconded by Jessica Gerke roll call yes 6/0 Domenick Cimina, Jeanne Craigie, Jessica Gerke, Annalisa Bhatia, Richard Jackson, Megan Day

Conservation Steward update previously discussed

Subcommittee Formation brought up in part for interview process which may be suspended pending Friends of Fells discussion.

Recap Norman L'Esperance event

Jeanne Craigie says well attended, due to rain moved to manor, L'Esperance family grateful, intimate nice event. Brings community together. Jeanne Craigie sent to Stoneham Independent.

**Commission Board procedures and policies**

Domenick Cimina states more information in emails.

**Matters not anticipated**

Debbie Taylor Smith asks about skeleton key, thanks Commission for cleaning conservatory. AJ Jamogchian mentions Ellen McBride cleaned windows.

**Approve Meeting Minutes from July 14, 2025**

Motion to approve by Jessica Gerke seconded by Jeanne Craigie roll call yes 6/0 Domenick Cimina, Jeanne Craigie, Jessica Gerke, Annalisa Bhatia, Richard Jackson, Megan Day

Next Meeting September 8, 2025

Motion to adjourn by Jeanne Craigie seconded by Richard Jackson roll call yes 6/0 Domenick Cimina, Jeanne Craigie, Jessica Gerke, Annalisa Bhatia, Richard Jackson, Megan Day