



**TOWN OF
STONEHAM**
MASSACHUSETTS 02180

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

*amended 9/4/25

**STONEHAM CONSERVATION COMMISSION
MINUTES OF MEETING
September 8 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/83491927595?pwd=bH5IIA2MFoOOtGE5yhlbfOuCJyp8Xq.1>

Passcode:607597

Join by phone: (929) 436-2866

Domenick Cimina, Jeanne Craigie, Richard Jackson, Annalisa Bhatia, Jess Gerke, Jeremy Zasowski, Jen Enck, Megan Day, Charlie Houghton, Rich Kirby, Michael Stiller, Grace McManus, Ellen McBride, Emily Blair Wolf, Bette Biggio, Debbie Taylor-Smith, Susan Walker, Connie Filosi, Bette Mulford, Darryl Forgione

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

PUBLIC HEARING

DCR 4 North Border Rd

Michael Stiller

Notice of Intent for Hall Memorial Pool

Darryl Forgione DCR owner. Hall Memorial pool project AECOM is designer and engineer of record, replace existing leaking aged pool. Accessibility improvements for ADA, storm water improvements. Pool constructed 1949 concrete, 5.5 foot depth. BVW, portion of pool in 100 foot, smaller portion in 25 foot. Footprint not changing, impervious area same, fence line same, replacing in kind. Bathhouse remains. Heavy equipment, new pool drains and piping to filter room in basement. Adding stairs which will bump out deck outside wetland buffer zone. 7 trees being cut down beyond 100 foot buffer, some trimming of trees in buffer zone. Access for fencing and deck work will be temporary brush clearing to facilitate access. Storm water report attached to Notice of Intent.

Richard Jackson asks about construction, online for summer of 2026 if approvals and bid move forward. Asks if trees will be replaced, answered no trees are not removing stumps, safety concerns.



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Domenick Cimina asks how far beyond fence to get trees? Michael Stiller responds will come in from pool side. Construction entrance by paved parking lot. Erosion controls in place in buffer zone. Fence in 25 foot temporary disturbance, heavy equipment will be poolside. No plans for parking lot, MWRA has been using heavily. DCR permit with MWRA for use of parking lot and should be restored per Darryl Forgione. Will let chair know about parking lot plans.

Roof leaking, hope to paint this fall, building is in tough shape per Darryl Forgione.

Michael Stiller from a pool perspective don't want leaves.

Jess Gerke water area expanding stairs and ramp could apron shrink to move out of 25 foot no disturb zone. Rock at corner of pool per Michael Stiller so reluctant to shift. Bottom lifted 6 inches so don't foresee significant excavation.

Richard Jackson asks about reusing filter system, 6-7 years ago replaced answered.

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

DISCUSSION

***Skyewood Drive Extension Certificates of Compliance**

Charlie Houghton

Represents Bette Biggio who is selling house needs 2 certificates of compliance. Eddy Saad will be recorded. Subdivision order of conditions partial certificate of compliance issued. LEC and Griffin engineering reports in 2009 talk about necessary herbicide application in wetland replication area. Purple loosestrife in fall with herbicide, cut plants bagged on site and invasive species removed. Sun Co bills show done and paid for 16 years ago. Need certificate of compliance to be complete.

Jessica Gerke asks if the wetland replication was the only outstanding, Charlie Houghton answers Griffin represented Conservation Commission, LEC represented Biggios. Road was not jurisdictional.

Motion to grant a certificate of compliance on Skyewood Drive Extension Richard Jackson seconded roll call 7/0 1 abstains. Domenick Cimina abstains, Jeanne Craigie, Richard Jackson, Annalisa Bhatia, Jess Gerke, Jeremy Zasowski, Jen Enck, Megan Day

BJs 85 Cedar St

Deanna St Croix

Wetlands complaint

Follow up if they have complied to be determined. If not send letter that we will approach legal.



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Weiss Farm

August Environmental monitor report. Rich Kirby update. Mr. Wantman comments. Hancock report referenced Rich Kirby's 9/2/25 site visit. Looked at weir, water levels low, 2 inches of rain this past weekend. Catch basins silt sacks recommended to be replaced. Hydroseed needed until areas are stabilized. Asked about pipe in weir and if it can be removed. Weir is functioning as supposed to, overall function of weir is not affected Rich Kirby concerned about erosion at top of blocks but didn't see evidence of erosion along banks. Slideshow. Are trees in lieu of vegetation around weir asks Domenick Cimina? Rich Kirby suggested 5 sapling trees 6 feet tall 2 inch caliper established in area wouldn't get overgrown by vegetation. Domenick Cimina said no shrubs planted, ground cover only. Jeanne Craigie asked what they said to tree request? David Cowell recommended in his letter as well. Hydroseeding around perimeter questioned by Jeanne Craigie. Rich Kirby recommends stabilizing sooner rather than later and before a certificate of compliance is issued. We will send letter asking for their intentions as follow up. Richard Jackson on weir washout no longer a concern per Rich Kirby. Appears to be one piece of wood in the weir that is either in or out, should it be adjustable asks Richard Jackson. Engineer may have to answer that question per Rich Kirby. Richard Jackson said edges will be compromised. Domenick Cimina said no one will adjust it, most of the water goes through the bottom of it. Richard Jackson said someone onsite is to be watching pump station. Leakage is not impacting intent of weir. Richard Jackson asks about site perimeter fence removed, Rich Kirby thinks fence is up for insurance purposes. Ellen McBride 3 Stonehill Drive did order of conditions require storm drain cleaning? Domenick Cimina says there is a maintenance understanding. Rich Kirby difference between storm water management system with catch basins and outfalls in long term pollution prevention plan, separate from weir and pump maintenance program. Jeanne Craigie two weeks ago street sweeper on Franklin Street could have affected catch basins.

Whip Hill

Subcommittee update- first subcommittee meeting Mondays at 4pm, level setting, identifying questions we need to enter, what is our charter, current proposal with Friends of Fells to take on role of resident conservation steward and use residence as their office. Organization fulfill roles and would that arrangement work. Better understanding from Friends of Fells, is house suitable to use, questions for Town Counsel as contract/lease and questions for Friends of Fells proposal how do they attend to use. Bob Galvin and Chris Redfern invited to attend next meeting. Dennis Sheehan attended and stated this has to make sense for all involved. Annalisa Bhatia states plenty of opportunity to discuss with full Commission. Continuation of previous subcommittee work.

Signage update – sign language draft for kiosk. 3 types of signs about the park, history info, Rules of park. Remove or add comma and decapitalize P in please. Add vaping next to smoking. Add Dan Towse sentence to history section. Jeanne Craigie will reach out to SHS for drone map update. Jessica Gerke to reach out to Voke for kiosk work.



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Jeanne Craigie qr code for history of property possible. Add to kiosk, tours possibly.
Pamphlets – need more for house. Photocopy in color.

Tree branch fell across driveway, trapped 2 cars in parking lot, DPW cutting tree in dark. Fell around 6:30pm, before parking lot. Town cleaned up. Tree left is huge and Tom Brady can assess and determine if others need to be taken down for safety.

Small expenditures proposal

Town of Stoneham can only charge accepted vendors, small purchases can come directly from Trust. Jeanne Craigie asks Ellen McBride about \$10,000 from trust fund for routine bills.

Receipts can be sent to Trust fund directly. Jim Previte was very frugal.

Richard Jackson asks about Jim Previte's salary four years ago, it did not go back to Whip Hill, was paid by Town. DPW employee 3 days and 2 days at Whip Hill. Waiting on bank trustees to respond to respond to Ellen McBride about who are the 3 trustees, original who have died so bank is default. Jeremy Zasowski says bank with no interest in Stoneham should not be involved. Trustee does not write check without Conservation's approval.

No succession plan for Trustees, Dan Towse was told to pick successor and Ellen McBride assumes she will pick her successor. Ellen McBride says original will in Woburn is gone, we only have copies, bank claimed someone took it.

Up to \$300 authorized for small expenses. Emergency action with Chair approval.

Ellen McBride mostly writes checks for Santa at Whip Hill.

Motion to accept small expenditures proposal with reasonably added by Jeanne Craigie seconded by Annalisa Bhatia roll call yes 8/0 Domenick Cimina, Jeanne Craigie, Richard Jackson, Annalisa Bhatia, Jess Gerke, Jeremy Zasowski, Jen Enck, Megan Day

Repair quotes update- Domenick Cimina meeting with Tom Oneil. Dormer repair and rotted wood. Garage doors have hornet's nest per Jeanne Craigie.

300th Anniversary Celebration recap – good day, Friends of Fells and Garden Club helped.

Garden Club dates for 2025-26

For 50 years have been meeting at Whip Hill. 47 members, 10 inactive says Grace McManus.

Motion to approve garden club dates by Megan Day seconded by Jeanne Craigie roll call yes 8/0 Domenick Cimina, Jeanne Craigie, Richard Jackson, Annalisa Bhatia, Jess Gerke, Jeremy Zasowski, Jen Enck, Megan Day

Jeanne Craigie says whatever is donated needs to be accepted as committee then given to select board to accept so there is liability coverage. Grace McManus Garden Club purchased items but never voted to donate. Because 501c3 non profit have to go to board and then present to Conservation Commission.



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Annalisa Bhatia asks if there has been conversation about garden club property can be kept at whip hill? Donation would have to be a vote, but what if we left alone.
Jeanne Craigie gifts need to be accepted by Town, rules need to be followed.
Domenick Cimina asks if Garden club is coming up with a list.
Statue in garden, called scholar was donated many years ago by first president.
Jessica Gerke proposes we accept all items in house as Town property.
List of what was given to Whip Hill to be provided by Garden club.

Jeanne Craigie we need to know what is in the house, inventory that is accurate. Garden club has china and silver in the house.
Richard Jackson suggests inventorying house, both in and out, by taking pictures. Domenick Cimina has pictures of outdoor supplies.

Historical society pictures fading, want to make copies and archive. Historical commission given permission by motion by Richard Jackson seconded by Annalisa Bhatia. Roll call yes 8/0 Domenick Cimina, Jeanne Craigie, Richard Jackson, Annalisa Bhatia, Jess Gerke, Jeremy Zasowski, Jen Enck, Megan Day

Jeanne Craigie will take pictures of what is in house now.

Approve Meeting Minutes from August 11, 2025 and August 25, 2025

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

Next Meeting October 1, 2025 6pm

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