



**TOWN OF
STONEHAM**
MASSACHUSETTS 02180

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

**STONEHAM CONSERVATION COMMISSION
MINUTES OF MEETING
October 1 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/86416044764?pwd=7YNdgg3fXe45k5PeHx7RCSaYHfal8S.1>
Passcode:664206

Join by phone: (929) 436-2866

Jeremy Zasowski, Jeanne Craigie, Megan Day, Jessica Gerke, Jen Enck, Annalisa Bhatia, Richard Jackson, Rich Kirby, AJ Jamogchian

Motion to open meeting by Jeanne Craigie seconded by Jessica Gerke Roll call yes 5/0 Jeremy Zasowski, Megan Day, Jessica Gerke, Richard Jackson, Jeanne Craigie

PUBLIC HEARING

DISCUSSION

Weiss Farm

September Environmental monitor report pending. Rich Kirby update.

Rich Kirby shares screen to show report from site visit today. Silt sacks and catch basins on Franklin St replaced. Concrete area in walk land reviewed. Pump not active and no flow in stream across street. Pile of soil and brush in northwestern corner brought to contractor and Hancock's attention to be removed. Concrete area needs attention. Jeanne Craigie asks about catch basins, Rich Kirby does think they look new and there is very little in grate. White tubes compost socks stay until project is completed, then sliced open and rake out into landscape. Some of the netting is biodegradable and decomposes, synthetic netting is disposed of.

Richard Jackson asks about grass not growing areas are they irrigated? Rich Kirby didn't see irrigation active. Veterans Lane can be added to next hearing agenda.

Zoning Code Update

Jessica Gerke

Zoning code hasn't been overhauled since 1984, consultants engaged by Town to make it more user friendly and update glossary of terms, add use table to information, give guidance and options based on other Towns to update code. October 22, 2025 at 6pm there will be a presentation from consultants on zoning then small group breakouts to get from public areas of concern. Commercial development opportunities explored at public engagement session. Jeanne Craigie Planning Board is presenting development impact assessment for October 20, 2025.

Jessica Gerke anything open space or covered by wetlands protection act jurisdictional to Conservation.

Whip Hill

Quarterly report caretaker- AJ Jamogchian memorial for Norman L'Esperance, tree watered regularly, wedding on grounds, Keene Fire inspection, Stoneham Superintendent meeting 30 people for 3 days, not much parking for public. 300th celebration event, new signs installed, large branch fell early September, thanks to DPW for removal



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of both trees. Friends of Fells meeting. Jeanne Craigie states we should have fine or repercussion if someone breaks rules. Jeremy Zasowski asks about a 10 kid birthday party? Jeanne Craigie says we will look at each case. Megan Day outdoors parking is limited for events, will look at like venues for policy. AJ Jamogchian looking forward to Saturday site visit.

Subcommittee update- Jeremy Zasowski storage, parking, space outside manor has been brought up with Friends of Fells discussion. Status, cleanup, walk through upstairs because of possibility of change of use. Jeanne Craigie took down pictures and historical society is trying to save pictures. Jeanne Craigie asked AJ Jamogchian to put together screwdriver, pliers, hammer for anyone that needs them. Jeanne Craigie would like historical tools reviewed, everything in Whip Hill is part of Whip Hill manor. Should make motion once it's reviewed that what is at Whip Hill belongs there and is owned by Conservation Commission.

Jeremy Zasowski states memo from Friends of Fells outline, points of clarification and created draft of lease for Whip Hill apartment lease. This is a working draft, there are additional amendments needed. Subcommittee met with AJ Jamogchian and reviewed tasks, what would a division of responsibilities look like and subcommittee is working through that.

Met with George O'Neil who is architect who did review and asked about change of use from residential to commercial. Fire sprinkler requirements, painting, updating, ventilation in attic, windows and costs associated.

Met with Friends of the Fells Chris Redfern and Charlie McCabe agreed in concept, currently in constricted space, good alignment, ok with timeline. Are there deal breakers for them or the manor being reviewed.

Benefits to Town need to be reviewed and part of proposal. Jeanne Craigie refreshing to have new people involved, people have long memories. Chris Redfern reaches out to community, not old Friends of the Fells. Not arborists, no chain saw usage, evaluation process, who is contact and in charge of Whip Hill states Jeanne Craigie.

Richard Jackson asks if greenhouse is used by Garden Club, AJ Jamogchian responds yes. Under garage is boiler and sump pump. AJ Jamogchian says heavy rain it gets wet, its damp, spiral staircase to get down. Shed space may be a better option. Garage has space for 2 cars, one for AJ Jamogchian and one potentially for Friends of Fells truck. Solarium will have plants in winter and be used as storage during Christmas at Whip Hill.

Jeanne Craigie says job descriptions are exactly the same. Megan Day said split tasks and caretakers both involved. Jeremy Zasowski states caretakers work together on tasks.

Jeremy Zasowski has 4 full time staff, Terracorps 11 months a year, not there every day, work remotely. Office upstairs, downstairs would need to be scheduled with all other community groups. Community engagement and environmental education with area groups. Potentially 3 year lease with opt outs.

Annalisa Bhatia Friends of Fells shared vision of building relationships such as after school program in time.

Jeremy Zasowski programs at Whip Hill would be Stoneham centered.

Jeanne Craigie working with orienteering SHS Science teachers and scouts on kiosk for Greenwood Park. Friends of Fells has large volunteer group.

Richard Jackson asks about truck storage. Jeremy Zasowski responds yes to some tool storage. Richard Jackson says greenhouse could use some work, multiple sheds for storage being reviewed. Root cellar too damp for storage. AJ Jamogchian says shed behind wall, another behind propane and long shed storage. AJ Jamogchian webers are his property. Private space for caretaker outside designated shared space.



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Signage update

Jessica Gerke speaking with Northeast Metro Tech and scheduling a date for kiosk design and wording. Jeanne Craigie will talk to Stoneham high school for mapping.

Repair quotes update- O'Neil construction will be contacted this week by AJ Jamogchian for dormer repair.

Capital committee recommendation

\$65,000 was approved by Capital Committee. Town meeting per Jeanne Craigie, may be good to have representation.

Jeremy Zasowski top priority dormer, wooden sills per AJ Jamogchian repair. Treating roof with moss by spring per AJ Jamogchian.

Jeanne Craigie Article 8 capital projects will be at Town meeting. Dennis Sheehan, finance board or someone from Conservation can speak if there are questions.

Discussion of fire place, roof moss, no current leak from fireplace per AJ Jamogchian.

Jeremy Zasowski can we certify house is acceptable, house inspector Friends of the Fells. Megan Day architect's report specifies needs.

Megan Day bring building up to maintenance standards to prepare for caretaker within the \$65,000, consistent treatment of space both apartments. Jeremy Zasowski states a new caretaker needs updates and building inspector approvals.

Jeanne Craigie states can not use Stoneham building inspector we will need to hire someone.

Matters not anticipated

6 Skyewood tree partially cut down, Town tree cut. Gould street trees removed and Conservation requested more trees planted. Ask Brett Gonsalves for update. Richard Jackson said there are 100 trees in town that need to be taken down.

Approve Meeting Minutes from September 8, 2025

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

Next Meeting October 27, 2025 6pm

Motion to close meeting by Megan Day seconded by Jeanne Craigie. Roll call yes 6/0 Jeremy Zasowski, Jeanne Craigie, Megan Day, Jessica Gerke, Annalisa Bhatia, Richard Jackson