



TOWN OF
STONEHAM
MASSACHUSETTS 02180

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

STONEHAM CONSERVATION COMMISSION
MINUTES OF MEETING
November 17 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/89737051759?pwd=EWJ65qk14ffrkv9w9OMBrfmS0gz3JE.1>
Passcode:878288 or Join by phone:(929) 205-6099 Brian

Domenick Cimina, Jessica Gerke, Jeremy Zasowski, Richard Jackson, Jen Enck, Annalisa Bhatia, Lauren Dempsey, Rich Kirby, Steve Glowacki, Connor McGuire, Michael Martelli

Motion to open meeting by Jeremy Zasowski seconded by Richard Jackson roll call yes 5/0 Domenick Cimina, Jeremy Zasowski, Richard Jackson, Jen Enck, Lauren Dempsey

PUBLIC HEARING

CERTIFICATE OF COMPLIANCE

95 Maple St

April Ferraro/Steve Glowacki

Request a certificate of compliance for 297-0411

Steve Glowacki civil engineer representing Hanover for November 2, 2022 order of conditions for 95 Maple St, now request a certificate of compliance requested for 270 units plan. 10/17/25 as built plans, timber wall constructed along edge in July 2025 helped with erosion control, permanent boundary markers at no disturb zones across pavement deviation, Hanover removes invasives species along perimeter. Some material migrates up slope, invasives have been removed around property line. Issue of wash out of stone, Hanover rectified with larger stone.

Motion to grant certificate of compliance by Jessica Gerke seconded by Richard Jackson roll call yes 7/0 Domenick Cimina, Jessica Gerke, Jeremy Zasowski, Richard Jackson, Jen Enck, Annalisa Bhatia, Lauren Dempsey

32 Dapper Darby

Michael Sorabella

Request a certificate of compliance for 297-64

Jessica Gerke states Brett Gonsalves did inspection, this is from 1987, they are selling property. Domenick Cimina is familiar with property.

Motion to grant certificate of compliance by Jessica Gerke seconded by Richard Jackson roll call yes 7/0 Domenick Cimina, Jessica Gerke, Jeremy Zasowski, Richard Jackson, Jen Enck, Annalisa Bhatia, Lauren Dempsey

DISCUSSION

Weiss Farm



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October Environmental monitor report. Rich Kirby update.

Rich Kirby was at Weiss Farm 11/13/25 and site in good condition. Putting down topsoil and hydroseeding. Pump was not on at time on inspection. Asked Sean Sabastino about pump who said owner is operating pump. Water in stream is flowing north into culvert. Rich Kirby comments would be ok to remove grate covers. Rich Kirby spoke to landscape contractor about seeding and stabilization. Site supervisor also spoke with Rich Kirby. Weir had some flow, upstream side significantly higher than downstream side. Arthur Bennett's house showed saturated with less standing water with lower water levels 10/24/25.

Jessica Gerke asks about concrete wash cleanups, Rich Kirby said it was sloppy but not egregious.

Domenick Cimina asks about new curbing, Rich Kirby says yes it will be more contained within pavement and less pressure on slope. Weiss Farm should be running on their onsite drainage system. Good size infiltration system on site.

Richard Jackson asks about silt sack removal on Franklin St? Contractor should remove answers Rich Kirby before winter. Rich Kirby will communicate that to contractor. Height of weir stabilized asks Rich Jackson, Rich Kirby says some water flows under wood not intended to be water tight. Richard Jackson asks about foundation of pump box is water still running in, Rich Kirby answers there is a gated chain linked fence but without leaves there was some rippling moving water next to blocks. Minor amount of water flowing through aggregate, Richard Jackson asks if there is a natural stream there, Rich Kirby answers stone surrounds drainage pipe and it's the path of least resistance the water will go.

Domenick Cimina asks if the pump is working? Rich Kirby says he does not know. Water levels may not have tripped action of pump. Trash grate by Bennett's may need to be cleaned out, Domenick Cimina asks if whole pipe was visible? Pipe is submerged per picture. Needs to be cleaned out again per Richard Jackson. Domenick Cimina asks who is new contact for pump- is it Ian Gasco Wiggin? Rich Kirby says he will ask Hancock Associates who new contact is. Richard Jackson will talk to DPW about cleaning grate.

Martin Wantman Gerald Rd inlets are too high and they bored inlets under water, what is in the picture is a flood. Wantman visited Bennett's house this evening and there is a massive amount of water on Sunset side of street. Water is heading towards parking lot and Bennett's backyard, pipe totally occluded. No flow on sunset side. Water is going north, should be going south. Blocked and needs to be maintained better than bars over inlet. Wantman has been struggling and asked Town to open westerly outflow so water could go behind high school. Massive amount of water that should not be there. Flooding on Sunset and there hasn't been adequate rainfall. Drainage system flows north along Franklin St to Gerald Rd north and east when it's supposed to go west. Town can address by unblocking Sunset and redouble efforts to open westerly ditches. Corcoran donated \$30,000 to clean out ditch, blockage was not addressed. Town Administrator said they will approach it again this summer. Town of Stoneham has resolved major flooding at Kindercare and this is the last major flooding that has been on going for a quarter of a century. Water should not be on his property, Weiss or Sunset states Wantman.

Whip Hill

Signage update

Jessica Gerke sending project to Metrotech for estimate for kiosk. Anyone coming from Fells should see signage per Jeremy Zasowski, you are entering Whip Hill Park Town of Stoneham. Quote will be forthcoming for kiosk. If anyone has suggestions on wording let Jessica Gerke know. Richard Jackson asks if rules will be posted. Jessica Gerke says brief history, rules, welcome to Whip Hill Park and map. Leave no trace, ticks flyer laminated. Jeremy Zasowski asked if one sided or not. Richard Jackson asks about bike riding on trails, do we need bike rack in lower parking lot? Not glass printed on laminate. Possibly small sign by house breezeway to be considered.

Repair quotes update

Domenick Cimina dormer is repaired, rotten sill also repaired which added \$500.

Order of Conditions



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Temporary markers be placed at or outside of the 25 foot no disturb line, or at limit of work.
Jessica Gerke erosion controls #12 and #24 special conditions talk about erosion controls but should we add they should be placed at whichever is further from the wetland the 25 foot no disturb or line of work.
Motion to add to #12 OOC for temporary erosion controls or at the limit of work whichever is further by Jessica Gerke seconded by Jeremy Zasowski roll call yes 6/0 Domenick Cimina, Jessica Gerke, Jeremy Zasowski, Richard Jackson, Jen Enck, Annalisa Bhatia (Lauren Dempsey has left)

Matters not anticipated

4 Laurie Lane

Slope of wetland area filled without Conservation Commission approval per Domenick Cimina. Connor McGuire, renovation landscaping cleaned hill. 35 bags of trash, dishwasher removed, no idea it was Conservation or wetlands. Planning to redo pool deck, drainage existing repaired leads downhill, hill eroding so made repairs with erosion control mix. Stopped work when asked to on Friday November 14, 2025. Front yard within 100 foot buffer zone? Didn't know and will rectify and receive appropriate approval. Straw waddles done today. Half sodded, half hydroseeded, just starting to germinate.

Domenick Cimina says proper procedure to come before Commission. Wetland boundaries with 25 foot boundary, survey and plan that has been engineered. Fill has been there for almost 40 years when they did that development. Not going to ask you to remove, does not like sod should be jute matted, straw mat to cover seed. Burlap jute netting per Connor McGuire. Root system isn't going to take states Domenick Cimina.

Slope cracking at top, loom is settling, sod is unrolling to bottom of hill. Control of whether this will take in the spring. Needs to be stabilized, won't germinate with root base. Connor McGuire offers to remove sod, hydroseed with slope mix and covered with jute hay mat, straw mix that disintegrates and holds it on slope. Notice of intent for project required. Within 10 feet of wetlands, chain link fence has easement to the left for sewer that feeds Dapper Darby. Stabilize bank, show plan and show wetland boundaries. Loom, hydroseed, cover with mat suggests Domenick Cimina. Reconstruction plan with drainage update and engineer with geotech system. Notice of intent with plan for slope stabilization, drainage, pool work without wetland marking would be acceptable per Jessica Gerke. Engineer stamped plan and waddles are good per Domenick Cimina. Slope is cracking at top, fill was not compacted right side filled out and by pool loose material will sink down slope states Domenick Cimina. Bushes in front can be planted, drainage out back may need to have slope work done. Slope will need touch up in the spring. Plan for stabilizing with consultant sign off on plan. Notice of intent information will be sent.

Approve Meeting Minutes from October 27, 2025

Motion to approve minutes by Jeremy Zasowski seconded by Jessica Gerke roll call yes 6/0 Domenick Cimina, Jessica Gerke, Jeremy Zasowski, Richard Jackson, Jen Enck, Annalisa Bhatia

Next Meeting December 8, 2025

Close Open Meeting

Move into Executive Session to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body pursuant to Mass. Gen. L. c. 30A sec. 21(a)(6) to wit: Lease of Portion of Whip Hill Manor.

Motion to close open meeting not to return and move to executive session by Jeremy Zasowski seconded by Jessica Gerke roll call yes 6/0 Domenick Cimina, Jessica Gerke, Jeremy Zasowski, Richard Jackson, Jen Enck, Annalisa Bhatia