



**TOWN OF
STONEHAM**
MASSACHUSETTS 02180

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

**STONEHAM CONSERVATION COMMISSION
MINUTES OF MEETING
December 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

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/82351566074?pwd=7n3PxmoRalbYhRDAkkzN1ra2rtrHkY.1>

Passcode:405681 Phone: (929) 205-6099

Domenick Cimina, Jeremy Zasowski, Jeanne Craigie, Lauren Dempsey, Megan Day, Jessica Gerke, Jen Enck, Charles Houghton, Patrick Houghton, Paul Finocchio, Lauren Murphy, Brenda Flynn, Tracy Olson, Martin Wantman

Motion to open meeting by Jeanne Craigie seconded by Jeremy Zasowski Roll call Megan Day, Jessica Gerke, Lauren Dempsey Jeanne Craigie Jeremy Zasowski, Jen Enck and Domenick Cimina yes 7/0

PUBLIC HEARING

CERTIFICATE OF COMPLIANCE

25 Penny Lane

Charles Houghton

Request certificates of compliance 297-0373 and 297-0391

Developer planted trees originally, 2019 patio and got another order of conditions. Selling and both orders looking for certificates of compliance. Paul Finocchio and owners Lauren and Paul Taylor. Evergreens along back, meets original order of conditions, trees planted in do not disturb zone, markers not set. House is tied into drainage system. Patio and installation of fences, vinyl and chain link installed according to plan. Fence showing behind evergreen in 25 foot. Charlie Houghton was not involved in original order of conditions. Demarkation line of wetlands as evergreens, does keep wetlands safe. Trees installed 2015. Jessica Gerke has no issue with vegetation planting and fence allows wildlife. Domenick Cimina agrees.

Motion to grant certificates of compliance for 297-0373 and 297-0391 by Jeanne Craigie seconded by Jeremy Zasowski roll call yes 7/0 Domenick Cimina, Jeremy Zasowski, Jeanne Craigie, Lauren Dempsey, Megan Day, Jessica Gerke, Jen Enck

DISCUSSION

Greenway

Lauren Murphy/Brenda Flynn; Keep Stoneham Beautiful

Invasive Species removal

Brenda Flynn invasives on Greenway. Highly disturbed space was home to a lot of invasive species, plantings were not watered in Stoneham and did not survive. Montvale to Maple St have invasive species including poison ivy, stinging nettle but are native species. Info sessions show tree of heaven, Japanese knotweed, invasive oriental



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bittersweet, garlic mustard making stands along Greenway. Change ecosystem, volunteers difficult with poison ivy. Don't want to bulldoze rather plant something more potent and native species. Staghorn sumac is making a play for prime locations. DPW took machine got rid of Japanese knotweed but also took out holly, staghorn sumac, and debris wasn't removed. Oriental knotweed is one problem. Want to coordinate with DPW for tree of heaven, Japanese knotweed disposal, plant new items and grow seeds to plant. Local plants and flora, habitat beavers species and Greenway should be safe for those using it. Chainsaw tree of heaven, cleanup day DPW pickup knotweed safely, not cut down things we plant. Foraging allowed on Greenway, she has made jellies.

Domenick Cimina asks who accepted responsibility for maintenance of trail. Town of Stoneham not excited about maintenance. Public private partnership necessary was answered.

Jeremy Zasowski how do we envision map of where invasives are, Keep Stoneham Beautiful who can identify which plants are to be removed. What is process for DPW: contact Keep Stoneham Beautiful.

Lauren Dempsey asks about other towns? Answer other towns have bigger DPWs. Fells has huge invasive species project. Winchester has bigger budget, Woburn has smaller plantings, Stoneham is deeply problematic at Montvale to Maple. Community garden would be great, good light exposure, but no water access. Lindenwood Cemetery has invasive knotweed per Brenda Flynn.

Jeanne Craigie trees need to be marked, would a joint meeting with DPW and open space recreation be helpful?

Greenway eradication partnership, volunteer efforts coordinate with Keep Stoneham Beautiful.

Megan Day comments Erin Wortman working on Open Space and Recreation plan, codify regular cleanups.

Could work with Friends of the Fells to tackle project or look at state grants.

Domenick Cimina asks if Stoneham has money dedicated to removal. Brenda Flynn is not sure.

Light source/shade and plant something else in that environment can defeat invasives. Sugar maples could be planted to out compete. Oak makes it difficult for other species to exist by poisoning ground.

Jeremy Zasowski agrees a forum may be helpful. DPW, Open Space & Recreation, Erin Wortman, Keep Stoneham Beautiful to next meeting.

Marking trees may be helpful, identification may be difficult. Expert input should help. Poison Ivy removal is herbicide, some species may require herbicides.

Forest Ridge

Tracy Olson

Winchester Conservation Commission

Tree of heaven you have to kill first before you cut it down.

Chair of Winchester commission, Forest Ridge is potential Conservation area 13.5 acre with small access off Fallon Rd. Target of development for 25 years. Appreciate SCC not providing access through wetlands for 40B.

Winchester would like to permanently restrict and safeguard natural resources by creating Conservation area.

Beautiful property, knolls, cattail marsh, red maple swamp, habitats are notable for few noninvasive plants. Natural habitats high quality index is 22.7 with range between 20-35. Scouts, educational opportunities and can connect to Fells on the south and Fallon Rd to east. Create trails to connect to Middlesex Fells. Boardwalk thru wetlands adjacent to Fells and Fallon Rd. Talking to Horsley Witten as larger project proposition. Leading acquisition effort, plan to use CPA grants and federal grants with Winchester Town funds. Passive recreation, invasive and forest maintenance plan. Educational opportunities, supported by Friends of the Fells. Important area close to Stoneham, recreational opportunity, wetlands parcel access by Fallon Rd. CPA grant spring cycle application due end of January. Is the Commission open to boardwalk thru wetlands in Stoneham parcel?

Jeremy Zasowski asks about location. Could come in from the Fells answers Tracy Olson.

Domenick Cimina glad to see Winchester Conservation will be taking it over.

Megan Day best possible outcome for that property, happy to support.

Jeremy Zasowski anything that can expand the Fells and connected areas as recreation and open space.

Domenick Cimina would not be opposed to boardwalk.

Tracy Olson says land owned by Shannon Family, will need to talk to counsel about ¼ acre that is Stonehams.

Jeanne Craigie doesn't believe we can sell land from Town to Town. Town counsel may need to be involved.



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Megan Day we won't stonewall, before it was traffic would affect Stoneham. This is entirely different. Michael Bettencourt similar to tricomcommunity bikeway. Essential piece to preserve and provide access to Stoneham residents.

Winchester will bring proposal for boardwalk, asking for show of support in form of a letter to include with application. Open to boardwalk through area and we would consider a well written permit.

Motion to support letter for Winchester Conservation Commission by Jeremy Zasowski with support of boardwalk through wetland at end of Fallon Rd connection to parcel seconded by Jeanne Craigie roll call yes 7/0 Domenick Cimina, Jeremy Zasowski, Jeanne Craigie, Lauren Dempsey, Megan Day, Jessica Gerke, Jen Enck

Weiss Farm

November Environmental monitor report.

Do not have environmental report, Rich Kirby will be at January meeting.

Martin Wantman has provided pictures and says pump has not been working for a week.

Domenick Cimina would like to contact Corcoran to ask why water level is so high on abutters property and ask if pump is working. They repaired pump last Tuesday, not functioning since November 18, 2025 was running but not pumping water per Martin Wantman.

Video showed water pumping to other side of street and there were footprints in snow then was running properly last Tuesday. Pump is not running at all now, agitator is functioning so electric is working but no high water warning system notification. Martin Wantman says water is rising without precipitation.

Domenick Cimina says Callahan is not in charge of pump but we should contact Corcoran about pump.

Martin Wantman contacted DEP and asked them to do a compliance inspection. Domenick Cimina also asked for compliance inspection. Would like us to ask again. Martin Wantman believes system was designed wrong, pump has not run due to drought. Ailing condition and was not noticed then repaired and repair did not last a week.

Domenick Cimina will ask for a pump report.

Martin Wantman believes pump is broken.

DPW may need to be contacted about Arthur Bennett's property, believes it was cleaned recently.

Martin Wantman when grate blocked water accumulated across Franklin Street.

Martin Wantman needs pump to run, DEP should be contacted for compliance report and Corcoran.

Jeanne Craigie believes if product is not conducive then it should be addressed.

Megan Day concern that it is not jurisdictional, DEP is authority on property.

Domenick Cimina suggests Martin Wantman can contact DEP as well. Alarm should be going off at high water mark. Corcoran last said alarm was operational.

Martin Wantman DEP needs to be told it's a continuous problem, aggrieved abutter, appreciates it if Commission talks to DEP and Corcoran.

Martin Wantman says float is set incorrectly. Jill Provencal says it is in compliance. Domenick Cimina says they did not confer with us on partial certificate of compliance. DEP says float elevations must stay the same.

Martin Wantman 1947 rules against flooding per board of health, Corcoran should be held responsible.

Whip Hill

Signage update – if anyone has signage wording notes please be in touch with Jessica Gerke.

Approval of Santa at Whip Hill expenses – Megan Day will be reimbursed before Christmas. Jeanne Craigie motions that chairs will examine bills and costs and authorize check for Santa expenses seconded by Jeremy Zasowski roll call yes 7/0 Domenick Cimina, Jeremy Zasowski, Jeanne Craigie, Lauren Dempsey, Megan Day, Jessica Gerke, Jen Enck

Pictures with Historical Society from Whip Hill will be conserved. They are starting to fade, they will put copies on walls and originals will be kept by Historical Society. Cost of up to \$1000 for trust for picture preservation.



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Jeremy Zasowski pictures will be preserved long term. Motion by Jeanne Craigie seconded by Jeremy Zasowski roll call yes 7/0 Domenick Cimina, Jeremy Zasowski, Jeanne Craigie, Lauren Dempsey, Megan Day, Jessica Gerke, Jen Enck

Interest in vegetable garden space, Jeremy Zasowski has talked to CAN, Farmers Market, Keep Stoneham Beautiful would like to dedicate time to gardening. Central location around Town, Whip Hill used to have vegetable gardens. What would it take for Friends of Whip Hill to have vegetable garden? Donate food pantry or sell to Farmers market. Jeremy Zasowski may put together proposal to bring to Commission. Asks for thoughts and comments. Domenick Cimina asks if there is open area? Response off of solarium, now a bit overgrown. Rose garden around, vegetables in middle. South of septic tank area by house. Vegetables on the right, raised beds suggested. No one is opposed on Commission.

Jeremy Zasowski asks about funding. Megan Day says Whole Foods has grants for community funding. Jeanne Craigie says can charge for box.

Domenick Cimina says land clearing is only concern, the viability of it.

Jeanne Craigie says rhodendrons ate up all the roses, space was about as big as this room. She will take pictures Friday.

Jeremy Zasowski mentions seems lower vegetation has grown in at Whip Hill.

Matters not anticipated

3 Schiappa Circle request.

Jeremy Zasowski reads roof shelter for Jacuzzi not enclosed, requests waiver for building permit. 2016 filed original order of conditions. 2 sonnet tubes 80 feet away from wetlands, underground filtration approved by DPW, attached covered roof.

Megan Day what if a neighbor does feel its invasive, not listed as an agenda item. File a determination of applicability suggested.

Jessica Gerke agrees a RDA is appropriate. Notify abutters and post in paper, small fee could apply in the future.

Megan Day we could put it on the warrant so its not so onerous on the homeowner.

Domenick Cimina thinks minor impact and 2 sonnet tubes with haybales may suffice.

Jessica Gerke make agenda item for next meeting and file a RDA.

Motion to file a RDA for 3 Schiappa Circle by Jessica Gerke seconded by Jeremy Zasowski roll call 7/0 yes Domenick Cimina, Jeremy Zasowski, Jeanne Craigie, Lauren Dempsey, Megan Day, Jessica Gerke, Jen Enck

Approve Meeting Minutes from November 17, 2025

Motion to approve by Jeremy Zasowski seconded by Jessica Gerke roll call yes 5/0 Jeremy Zasowski, Jessica Gerke, Lauren Dempsey, Domenick Cimina, Jen Enck

Next Meeting January 12, 2026

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 by Jeanne Craigie seconded by Jeremy Zasowski roll call yes 7/0 Megan Day, Domenick Cimina, Jeremy Zasowski, Jeanne Craigie, Jessica Gerke, Lauren Dempsey, Jen Enck