



**TOWN OF
STONEHAM**
MASSACHUSETTS 02180

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

**STONEHAM CONSERVATION COMMISSION
MINUTES OF MEETING
January 12, 2026 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/86257089536?pwd=OSDU3VBvj0xtoQnLMVNG9HvL1yzo2N.1>
Passcode:808504 Join by phone: (929) 205-6099 US

Domenick Cimina, Jeanne Craigie, Richard Jackson, Jessica Gerke, Jen Enck, Rich Kirby, Melanie Carr, Kulwant Gill, Megan Day

Motion to open meeting by Jeanne Craigie seconded by Richard Jackson roll call yes 4/0
Domenick Cimina, Jeanne Craigie, Richard Jackson, Jen Enck

PUBLIC HEARING

3 Schiappa Circle

Kulwant Gill

Request for Determination of Applicability

Two 12 inch sonnet tubes 4 feet deep for covered deck. Negative determination of applicability with conditions of haybales.

Motion made by Jeanne Craigie seconded by Richard Jackson to close public hearing and issue negative determination with conditions roll call yes 4/0 Domenick Cimina, Jeanne Craigie, Richard Jackson and Jen Enck

DISCUSSION

Redstone

Dan Hester, Melanie Carr, WS Development

Upcoming project

Melanie Carr apologizes for miscommunication on work within buffer zone. Know where wetlands are and buffer zone and know the process. This situation was miscommunication and contractor moved too fast. Work project handed out, Tropical Smoothie did build out and their space had electrical feeder Suite 81 shared (former weight watchers) wanted to increase service



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side and install new electrical feeder that was dedicated service. Went to building department but didn't file with Conservation Commission. Not daycare project, separate upgrade to electrical. Trench back of building, 150 feet with 60 feet in buffer. No new impervious area, intention to get permanent power and currently on temp power per Melanie Carr.

Jeanne Craigie understands need to be done as soon as possible before snow and ice. Domenick Cimina does not think it's a big impact. Note in the file to let Commission know. Haybale or siltsock to protect wetlands. Melanie Carr to provide letter detailing to Commission.

Motion to approve work for trench with haybales per Richard Jackson seconded by Jeanne Craigie Roll Call yes 4/0 Domenick Cimina, Jen Enck, Jeanne Craigie and Richard Jackson

Weiss Farm

November/December Environmental monitor report. Rich Kirby update.

December 22 2025 before the snow site visit to Whip Hill pictures shown. Pump was working, water flowing in southerly direction. Jeanne Craigie suggests asking for markers on pump, Rich Kirby can ask but he is not sure if they will comply.

Site in reasonable condition, windblown trash an issue, exposed soils by dumpster.

Sunset Rd Arthur Bennet's property inspected. Domenick Cimina asked how pipe looked, pictures shown without standing water and appeared to be clear, water levels a foot below highest point seen.

Jeanne Craigie comments there will need to be a lot of trash removal. Rich Kirby mentions spring cleanup will be critical and will communicate that to contractor.

Rich Kirby will contact Hancock about November and December environmental reports. David Cowell had agreed to slope stabilization for winter, Rich Kirby will reach out.

Whip Hill

Caretakers update, signage update, recap Santa at Whip Hill

Motion to amend agenda to add list of Garden Club donations by Jeanne Craigie, she thanks them and says we need to send to Select Board to accept as gift to Whip Hill.

Ask Garden club what they want to attach plaques to before they affix. Jessica Gerke suggests small size for plaque. Ask for more specifics.

Motion to submit to Select Board for garden club capital gifts by Jeanne Craigie seconded by Richard Jackson roll call yes 6/0 Domenick Cimina, Megan Day, Jen Enck, Jesscia Gerke, Richard Jackson and Jeanne Craigie

AJ Jamogchian reports: Bricks dumped in quarter 4, nothing dumped since then. Tree came down by pond, cut and left there, two other trees came down in September, Brady assessed 5 trees to be removed, will need to revisit. Tree that was over electrical line was removed quickly.

December power went out for a few hours, generator kicked in.



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Santa at Whip Hill went well. AJ Jamogchian calling DPW to have sleigh removed. Decorations are still up. Sometimes up by house hasn't been plowed. Joe Sarno said to call police if not plowed. Decorations from Garden Club in boxes need to be removed. Tree, chair can stay. Attic is invitation for critters, solarium not viable option. Jeanne Craigie motions to remove decorations from Whip Hill seconded by Jessica Gerke
Roll call yes 5/0 Domenick Cimina, Richard Jackson, Jen Enck, Jessica Gerke, Jeanne Craigie

Dormer repaired and was paid this past Friday. Sash and window above solarium repaired.

Richard Jackson asks about trimming by road way, AJ Jamogchian will address.

Jeanne Craigie asks about tree trunks by road way, along road way should be removed per AJ Jamogchain. Richard Jackson says its on a list to be removed. There is a large brush pile to be removed as well.

Domenick Cimina asks AJ Jamogchian to contact metal vendor. Tony Ventresca will take it per Jeanne Craigie.

Hazardous day Richard Jackson may be able to get rid of paint. Jeanne Craigie thinks Garden Club storage should be contacted to let AJ Jamogchian what is trash.

Second plug to right of sink blew per Jeanne Craigie – AJ Jamogchian will check but he believes it is working. If it is not working please put sign on it.

Jessica Gerke hasn't heard from NE Metrotech, waiting on estimate. Jessica Gerke has reworked language and will send for people to review.

Santa at Whip Hill 2 day event, 1600 pictures, 3-5 per family around 400 people, came on trolley. Next year may add trains in the solarium. Cleaned up and went well.

Capital Request

Due January 15, 2026 for consideration at Town Meeting

Jeanne Craigie architects report itemizes needs at Whip Hill.

Jessica Gerke asks what the money for this year is covering?

Fire suppression/alarm system, electrical system, pick next items of need for priority.

General maintenance requests per Jeanne Craigie, roof, chimney, security cameras. Fireplace restoration.

Megan Day asks about building department priorities- fire alarm system and electrical answers Jeanne Craigie.

ADA compliance for entrances, capital expense example, better ramp/railing/door.

Richard Jackson believes roof should be a priority.



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Jeanne Craigie says issue is having a tenant living in building. Need to do what's right for property.

Jeanne Craigie motions \$50,000 using priority list, Jen Enck seconds. Roll call yes 5/0 Domenick Cimina, Megan Day, .

Megan Day list all priority 1s and as many 2s as possible.

Domenick Cimina asks about energy audit for attic? Jeanne Craigie mentions its not great for storage. Richard Jackson mentions insulating may be worthwhile. Jen Enck asks about roof vents. Jessica Gerke isn't sure how it interacts with HVAC energy recovery system. Domenick Cimina says a split air system would be applicable.

Annual Report

Vote to approve

Jess Gerke "Notably several events of the 300th celebration took place at Whip Hill."

3 Notices of Intent changed wording

Richard Jackson makes motion to accept seconded by Jen Enck roll call yes 6/0 Domenick Cimina, Jen Enck, Jess Gerke, Megan Day, Richard Jackson, Jeanne Craigie

Matters not anticipated

Approve Meeting Minutes from December 8, 2025 regular and Executive Sessions

Motion to approve minutes by Richard Jackson seconded by Jessica Gerke roll call yes 5/0 Domenick Cimina, Jess Gerke, Megan Day, Richard Jackson, Jeanne Craigie

Next Meeting February 9, 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 to close public hearing not to return to move into executive session made by Jeanne Craigie seconded by Jessica Gerke roll call yes 6/0 Domenick Cimina, Jessica Gerke, Jen Enck, Megan Day, Jessica Gerke, Richard Jackson