



T O W N O F
S T O N E H A M
M A S S A C H U S E T T S
Town Hall
35 Central Street

Stoneham Conservation Commission
781-279-2696

**STONEHAM CONSERVATION COMMISSION
MINUTES OF MEETING
October 22, 2019
Hearing Room**

7 PM

Moved from Whip Hill so delayed start. 7:09pm.

Attendance: Norm L'Esperance, Ellen McBride, Megan Day, Domenick Cimina, Alex Rozycki, Carolyn Jin, Jessica Gerke

PUBLIC HEARING:

11 South Marble

Adrian Poci

The regulation of the flow of water in backyard, in and out of the channel, by replacing the old pipe and extending it along the entire length of the channel.

Notice of Intent Continued. Mr. Poci requested a continuance via email. Motion made by Norm L'Esperance to continue meeting until 11/12/19, seconded by Alex Rozycki 7/0

Rear Hillside Ave

Jim Juliano/Leah Basbane/Gary Litchfield

Construction of a new single family house with driveway and associated grading in the 100 foot buffer zone.

Notice of Intent continued/Request for Determination of Applicability continued

Set site plan and comment on marked trees in terms of which being removed. Grades listed on spikes

Topography confirmed. Four corners of the house are marked. House is 7-8 feet into 25 foot of isolated wetland. Serving as a recharge area and housing runoff, that won't change. Create infiltration system that will hold more water. Catch more water, treat it as there is more pavement. Engineer will attest water will still go where it needs to go.

Ellen McBride mentions walking the property two and a half years ago and thought the house was going to be moved.

Mr. Juliano talked about the function and value in the isolated wetland

Ellen McBride mentions it would be precedent setting.

1800 square foot house plan

Chris Mellow Engineer from Eastern Land Survey, representing Mr. Litchfield. Has been staking and refreshing, put pole under flags. Staked recharge area and new paving. Staked all trees over 5 inches to be removed. Single family dwelling with storm water from Hillside Ave, 40 feet wide. Infiltration system per DPW standards. Resource area will not be denied water. No change in rate.

Ellen McBride addresses property owner Gary Litchfield. Due diligence is referenced in bylaws. House can't be built in wetlands. Economically feasible. Ellen McBride will pull the minutes to determine what was said before about property. Approved preliminary subdivision. Smaller project, had to decide information with DPW on Facilities. Peer review.

Site Visit set for November 16 2019 at 11am. Mr. Juliano will notify neighbors

Motion to continue 10 Rear Hillside Ave to 12/3/19 made by Alex Rozycki and seconded by Norm L'Esperance 7/0

25 Penny Lane

Paul and Lauren Taylor

Order of Conditions with Notice of Intent file number to be signed. Continued.

DISCUSSION ONLY:

25 Skyewood Drive

Eddy Saad

Enforcement Order issued

Mr. Saad presented a powerpoint explaining his understanding of the Notice of Intent issued to Ms. Bette Biggio in 2011. Conservation Commission has requested Mr. Saad file a Notice of Intent for the project in his backyard. He can also file for a Certificate of Compliance from the 2014 Order of Conditions. Site visit scheduled for Saturday November 2 2019 at 9am.

Whip Hill Usage

Discussion of protocol and procedures for use of Whip Hill. Ellen McBride will speak with town counsel regarding next steps.

Megan Day mentions Santa at Whip Hill seeking Santa. December 14th and 15th 2019 from 2-5pm each day.

Approve Meeting Minutes September 30, 2019 motion made by Norm L'Esperance and seconded by Domenick Cimina 7/0

Jessica Gerke asks about local regulations in Town Code. Ellen McBride mentions Jon Witten said we need to tighten regulations 4 or 5 years ago. Regulations changed without Town Meeting.

Motion to adjourn meeting made by Megan Day and seconded by Norm L'Esperance 7/0 at 8:39pm