

TOWN OF
STONEHAM
MASSACHUSETTS
Town Hall
35 Central Street

Stoneham Conservation Commission
781-279-2696

STONEHAM CONSERVATION COMMISSION
MINUTES OF MEETING
SEPTEMBER 19 2022 REMOTE 7 PM

Please join meeting from your computer, tablet or smartphone.

<https://meet.goto.com/703807437>

Or dial in. **US: [+1 \(408\) 650-3123](tel:+14086503123)** Access Code: **703-807-437**

Ellen McBride, Bob Parsons, Rob Fotino, Jessica Gerke, Megan Day and Norman L'Esperance Brett Gonsalves, Stephen Glowacki, Tom Liddy, Scott Green, Steve Dazzo

PUBLIC HEARING

95 Maple Street

Thomas Liddy/Lucas Environmental/Charles Houghton

Notice of Intent

Wetland Scientist joined by Steve Glowacki is design engineer from RJ O'Connell. Redevelopment and construction of single multi family residential building and parking garage. Project within 200 feet of Riverfront, parcels subject to flooding and 100 foot buffer zone of Sweetwater Brook.

ZBA, Planning Board, Select Board, Storm Water Board have reviewed. Looking for order of conditions as permitting effort. Aerial image shown on screen. Montvale Ave to North, Maple to West and South, multiuse pathway on southern limit. Existing conditions have one story commercial building and parking lot. One drainage line bisecting property to Sweetwater Brook. Catch basins along stretch, little or no storm water treatment currently. Sweetwater Brook northern property line. 100 foot buffer zone. 200 foot riverfront shown of river bank. 25 foot no disturb zone on plan. MWRA easement shown. 50 foot shown as well. Grading and drainage plan sheet C2. Redevelopment project brings site to storm water standards compliance by using low impact development strategies and conventional storm water techniques like rain garden, subsurface filtration facilities, runoff from garage to hydro dynamic water quality treatment unit, 50% of phosphorous removed from site and 90% TSS removal. Less impervious surface from removal of parking spaces to meadow.

No new buildings in 25 foot or 50 foot. Work in flood plain. RG O'Connell Steve Glowacki states parking structure is at grade, lifted so it doesn't run the risk of flooding.

Site visit per Ellen McBride, after 9/26/22 so Mr. Houghton can be included. 9/28/22 at 12 noon at 95 Maple Street. Procedure to hire peer review via wetlands delineation and conservation jurisdiction that applicant pays. Storm water design has been vetted.

Motion to continue to 10/11/22 made by Norman L'Esperance seconded by Megan Day.
Roll call Ellen McBride, Bob Parsons, Rob Fotino, Megan Day, Jessica Gerke and Norman
L'Esperance yes 6/0

DISCUSSION

11 Birch Street #297-0395

Charles Houghton/Scott Green

Response from Mr. Parson's comments

Commission voted to approve plan based on Scott Green's resubmittal, Conservation
Commission would like to inspect upon completion of swale. Ellen McBride mentions
Mr Green will need to come back to Conservation for a certificate of compliance.

Veterans Lane #297-0407

Brett Gonsalves

Update

Brett Gonsalves said contractor typically doesn't bid municipal projects, bonding he wasn't aware
of procedure and it's taken weeks to get their headquarters to fill out paperwork. Once
procurement department has paperwork they are cleared to start. Once they are cleared to start
Brett Gonsalves will reach out to LEC and Conservation Commission, and renotify neighbors.

Miscellaneous

Bylaw Review

Summit meeting of Conservation Commission attended by Ellen McBride, Bob Parsons, Rob
Fotino and Megan Day attending, Planning Board, Zoning Board, Storm Water and Select Board
to talk about communication facilitated by Bob Galvin. There will be a bylaw review by outside
company, hasn't happened in 36 years. New system eliminates duplicates, makes bylaws
searchable. Select Board would like to have a committee of bylaw review to determine with
appointed commissioners and representatives from boards and resident.

Megan Day said zoning is an issue that constantly needs to be reviewed and tweaked.

Ellen McBride hopes it will happen every 5 years.

Master plan is another exciting development per Megan Day.

Ellen McBride gives Raymie Parker kudos for organizing summit.

Ellen McBride volunteers to be on as Conservation representative.

Megan Day would like commercial property owner involved.

Approve Meeting Minutes August 29, 2022

Motion by Bob Parsons seconded by Norman L'Esperance Roll Call Ellen McBride, Bob Parsons,
Rob Fotino, Megan Day, Jessica Gerke and Norman L'Esperance yes 6/0

Next Meeting Tuesday October 11, 2022

Motion to adjourn by Norman L'Esperance seconded by Jessica Gerke. Roll Call Ellen McBride,
Rob Fotino, Megan Day, Jessica Gerke and Norman L'Esperance yes 5/0