

TOWN OF
STONEHAM
MASSACHUSETTS
Town Hall
35 Central Street

Stoneham Conservation Commission
781-279-2696

STONEHAM CONSERVATION COMMISSION
MINUTES OF MEETING
April 8 2024 Virtual 7 PM

Please join meeting from computer, tablet or smartphone

<https://meet.goto.com/273804453>

Phone Access Code: 273-804-453 US [+1 \(408\) 650-3123](tel:+14086503123)

Jessica Gerke, Megan Day, Domenick Cimina, Richard Jackson, Kevin Ponder, Martin Wantman, Muhammad Saleem, Liam Spratt, Matthew M.

Motion to open Domenick Cimina seconded by Megan Day roll call yes 4/0 Jessica Gerke, Megan Day, Domenick Cimina and Richard Jackson

PUBLIC HEARING

4 Birch St #297-0418

Muhammad Saleem

Notice of Intent for house renovation

Mr. Saleem provided addition architectural plans, project within 100 foot buffer.

Motion to close public hearing by Jessica Gerke, Richard Jackson seconded Roll Call yes 4/0 Jessica Gerke, Megan Day, Domenick Cimina and Richard Jackson

Motion to approve order of conditions by Jessica Gerke, seconded by Richard Jackson Roll Call yes 4/0 Jessica Gerke, Megan Day, Domenick Cimina and Richard Jackson

5 Birch St

Kevin Ponder and Kim Ramos

RDA for addition for in law apartment.

Accessory dwelling within 100 foot buffer, outside 25 foot no disturb zone. One story, utilities to main house, on sewer, shares copy of plot plan. Domenick Cimina asks how close corner is to 25 foot buffer? It's 9 inches replied by Kevin Ponder. 4 feet down for foundation, ledge outcrop, can move 2 feet from 25 foot. Siltation fencing needs to be outside 25 foot. Soil scientist delineated wetlands. Foundation can not end up in 25 foot. Domenick Cimina mentions as built plans when project is completed.

Richard Jackson and Megan Day agree that house needs to be moved further from no disturb 25 foot.

Notice of intent for tracking and accountability needed. Motion for a positive determination of applicability by Jessica Gerke seconded by Domenick Cimina Roll call yes 4/0 Jessica Gerke, Megan Day, Domenick Cimina and Richard Jackson

DISCUSSION

Weiss Farm

Update from Rich Kirby, Mr. Kirby unable to attend.

March report from David Cowell has not been received.

Jessica Gerke states pump is progressing, but no new information to report. Richard Jackson asks if we will be told when pump is turned on? Jessica Gerke replies yes we are supposed to be. Richard Jackson said lumber has been delivered, but should not go up on foundations until pump is turned on.

Whip Hill

Update from Subcommittee

Megan Day proposed regulations for when groups approach us. Can strike the no groups shall exceed, no group shall reserve whip hill manor certain number of times struck. Overtaxing caretaker's line is that those using space clean, caretakers only do setup. Groups that can use the space as listed out. Jessica Gerke mentions not just Stoneham, Megan Day edits to conservation focused groups. This is to have something in place, not permanent, uses of property captured. Keeps groups small. Acknowledgement is formalized to be signed per Bob Galvin. Property is insured through Town.

Jessica Gerke interim temporary plan this works. Change dogs to pets.

Domenick Cimina mentions original intent Conservation use only. Megan Day states Bob Galvin said we decide what Conservation is, broad use if fundraiser for Conservation acceptable. Park isn't restricted, house to be used for youth groups per original caretaker's widow. Language in trust is vague about Mrs. Crockett's intentions per Megan Day.

Guidelines for use are acceptable per Bob Galvin. Domenick Cimina states used for Conservation purposes, need to be careful about what's Conservation purposes. Megan Day said property is for community use, not detrimental to property, very broad acceptable uses. Domenick Cimina wants to make sure it's Angie Crockett's intent.

Megan Day suggests we vote on this and update as needed. Requests must be made 30 days prior so Conservation Commission can vote on use. Jessica Gerke says we can update changes as needed. Domenick Cimina says this is per our own approval and for every use of property. Megan Day says purpose is to set up guidelines.

Megan Day makes motion to approve Whip Hill Estate Guidelines for Use seconded by Domenick Cimina Roll call yes Megan Day, Domenick Cimina, Jessica Gerke 3/1 Richard Jackson abstains

Jessica Gerke contract references checklist, that hasn't been built yet. Megan Day one year contract so that caretaker can be contracted. Richard Jackson is ok with moving forward. Domenick Cimina asks if Bob Galvin suggested contract, Jessica Gerke affirms. Motion to approve caretaker contract and job description by Megan Day seconded by Domenick Cimina Roll call yes 4/0 Jessica Gerke, Megan Day, Domenick Cimina and Richard Jackson

Memorandum of agreement with Trust – agenda item with subcommittee for 4/22/24. Ellen McBride's feedback requested. Relationship between Trust and Whip Hill should be understood. Explanation of the Trust agreement per Domenick Cimina, with expectations from both sides per Megan Day. Ellen McBride has best understanding of Trust side and her input should be included.

Topics not reasonable anticipated 48 hours before the meeting

Pump turned on 4/11/24 at 1pm. Jessica Gerke would like Rich Kirby to attend. Richard Jackson asked if there will be a building on top of pump, Jessica Gerke says they can ask Thursday. Richard Jackson, Domenick Cimina and Jessica Gerke plan to attend. Domenick Cimina is concerned about flooding downstream. Megan Day mentions streams cleanup has not occurred. MAACP told Megan Day said water does become jurisdictional if resource area is altered significantly. Megan Day was hoping DPW would have a chance to clean before pump is turned on. Domenick Cimina mentions Brett Gonsalves should be attending. Richard Jackson mentions drainage problems in Town. Domenick Cimina states drainage behind Mr. Bennett's could be an issue.

Approve Meeting Minutes from March 18, 2024 and March 25, 2024

Motion to approve March 18, 2024 Megan Day by seconded by Richard Jackson 3/0 yes Roll call Jessica Gerke, Megan Day and Richard Jackson

Motion to approve March 25, 2024 minutes by Megan Day, seconded by Domenick Cimina yes 4/0 Roll call Jessica Gerke, Megan Day, Domenick Cimina and Richard Jackson

Next Meeting April 29, 2024

Motion to adjourn by Domenick Cimina seconded by Megan Day and Richard Jackson Roll call 4/0 yes Jessica Gerke, Megan Day, Domenick Cimina and Richard Jackson