



**TOWN OF
STONEHAM**
MASSACHUSETTS 02180

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

**STONEHAM CONSERVATION COMMISSION
AGENDA and NOTICE OF MEETING
August 26 2024 Virtual 7 PM**

Please join meeting from your computer, tablet or smartphone.

<https://meet.goto.com/251992293>

Phone: Access Code: 251-992-293 US: [+1 \(872\) 240-3212](tel:+18722403212)

Megan Day, Domenick Cimina, Jessica Gerke, Richard Jackson, Jeremy Zasowski, Martin Wantman, Eric Doremus (Tighe Bond), Jen and Matt Rodriguez, Adam Marchionda, Steven Cicutelli, Zak Grau, Summer Liu, Rich Kirby, Ian Gasco-Wiggin, Amanda Houle Tighe Bond

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

PUBLIC HEARING

11 Aspen Lane

Jen and Matt Rodriguez

Notice of Intent to build home

Footprint of property, elevations of property and setbacks from wetland flags. Almost entire building in 100 foot. Wetlands have receded since 2009. Resurveyed in 2022. Commission walked property in 2022. Motion to close the public hearing and issue order of conditions made by Richard Jackson and seconded by Domenick Cimina. Roll call Jessica Gerke, Megan Day, Domenick Cimina, Jeremy Zasowski, and Richard Jackson. Yes 5/0 10 day waiting period for appeal mentioned by Jessica Gerke.

188 Franklin St

Linda Dunlop, Adam & Craig Marchionda

Notice of Intent to repave and expand driveway

Adam Marchionda represents owner Linda Dunlop who owns Teachable Moments. Proposing repavement and adding new pavement, outside 25 foot no disturb. Adding new parking area for cars to maneuver through parking lot. Proposing erosion control between proposed work and wetland area. Abutting property Weiss Farm has dead trees that Linda Dunlop would like to prune, wouldn't remove but cut 10 feet up. Letter from Weiss Farm abutter with approval for tree trimming.

Domenick Cimina verifies pavement is outside 25 foot no disturb. Richard Jackson asks how many trees to be trimmed, 4 trees answered, letter from arborist to prove trees are dead. Richard Jackson confirms roots will not be disturbed to keep branches from parking lot. Tree trimming to not disturb wetlands.



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Erosion controls will be on 25 foot line as boundary to work on pavement per Jessica Gerke. For trees we would approve if they are dead and have abutter's permission. Bucket or crane truck from daycare parking lot so there is no equipment in the wetlands.

Martin Wantman says trees are dead and it would be an improvement to remove trees. Ongoing flooding issues that the trees are sitting in water, trees are dying along Gerald Rd. Martin Wantman had tree limb fall and more trees will die unless flooding recedes.

Motion to close public hearing and approve order of conditions with stipulations of height and proper equipment removal not in the wetlands by Jeremy Zasowski seconded by Megan Day. Roll call Megan Day, Domenick Cimina, Jeremy Zasowski, Richard Jackson and Jessica Gerke yes 5/0

CERTIFICATE OF COMPLIANCE

Redstone Shopping Center

Steven Cicatelli, Jeremy Degler

Request for Certificate for DEP # 297-0329

Steven Cicatelli, project engineer Eric Doremus, Amanda Houle, Summer Liu, Zak Grau in attendance. Order of conditions issued in 2000 and expired after extensions. Project was not completed, noted in correspondence that 12,000 square foot behind Marshalls was never constructed. Wanted to have engineers confirm compliance, letter from Eric Doremus. New tenant prospect. Work completed for quite some time. Resource areas on north and south of site.

Domenick Cimina asks if as built was done. Work done in 2008 by him so Mr. Cimina will abstain. As built submitted to Bob Grover. Footprints have not changed since 2000 and Certificate of Occupancies issued. Uses have changed but as built was submitted to prior town engineer, not Brett Gonsalves. Apple door may have done one. Eric Doremus says partial as built were done for certain areas. No salt sodium use please remind contractors per Domenick Cimina. Steven Cicatelli says contractors are given order of conditions.

Motion to approve certificate of compliance by Megan Day seconded by Richard Jackson Roll call Jessica Gerke, Megan Day, Jeremy Zasowski, Richard Jackson yes 4/0/1 Domenick Cimina abstains

Steven Cicatelli mentions in 12834 square foot addition at 11000 square feet with day care facility and playground component. Edge of pavement not affected, building is smaller and with playground less impervious area. Would the commission want a notice of intent? Jessica Gerke asks distance from wetland? Eric Doremus says on 100 foot buffer bottom left corner. Domenick Cimina asks if full foundation? Steven Cicatelli answers yes. Domenick Cimina mentions 25 foot and wetland delineation. Realignment parking spaces, utilities, repaving necessary. Megan Day asks to see what was originally approved. Will require approval from planning board to amend special permit, changing footprint and will require select board approval.

DISCUSSION

Weiss Farm

Rich Kirby update. Recap meeting from 8/8/24. Emails shared from Wantman. Stockpile status. BOA recap from 8/22/24.



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Rich Kirby shares photo update from last site visit. 8/20/24 Domenick Cimina and Rich Kirby went to Weiss and Mr. Bennett's property. In decent shape, erosion controls obscured by vegetation. Torn compost socks reviewed with on site manager Sean at construction trailer, maintenance of biodegradable netting constant. Some evidence of flooding at privacy fence on Mr. Bennett's property. Question if it is possible for a 4 inch pump to overwhelm 15 inch culvert, this was jetted out and cleaned up. Water moves downhill to Doleful Pond.

Megan Day appreciates looking at resource area beyond Weiss property, want to makes sure there are not negative impacts. Rich Kirby can continue to view Sunset while he is there.

Meeting 8/8/24 from Ian Gasco-Wiggin with DEP, Engineer and Conservation and talked about next steps on pump station how it's currently operating and recommendations from ZBA and Conservation. Four main items, levels of the floats and what they are setup, low level 159.5 and recommend bringing high level to 160 instead of 160.5. Second pump on site for maintenance contractor. Third item was temporary dewatering pump in event current pump fails maintenance can be done and temporary pump will be held on site. Fourth item de-icer device to be in trough to keep movement of the water so it doesn't freeze and device will be onsite. Hancock will be submitting insubstantial changes to ZBA after DEP approval.

Domenick Cimina adds the float elevations were discussed and original concern of wetland being drained, Rich Kirby said wetland could survive at 159.5 Domenick Cimina was uncomfortable submitting changes as they are part of permit with DEP and didn't want Town to have liability if Conservation agrees to 160. Domenick Cimina would like to see floats lowered to help Martin Wantman on his property. BOA will vote on changes, notification of pump disabled and telephone number of who will be contacted, per Domenick Cimina. Better for abutter to lower levels. Ian Gasco Wiggin will submit to DEP as a minor modification and then ZBA as unsubstantial change in Operations Manual.

Domenick Cimina spoke to chairman at BOA to potentially contact Bob Griffin with any concerns. Domenick Cimina states we can bring him on as necessary. Megan Day asks in what context would we bring Bob Griffin back for? Domenick Cimina uncomfortable with float elevations as levels from 10 years ago, he mentioned to Jill Provencal wetland was altered. DEP ok with increasing wetland. Bob Griffin may be able to help based on previous knowledge and experience with project. Drainage study possibility per Domenick Cimina asked for, would like to see ANRAD or full blown drainage study. Megan Day agrees Bob Griffin has historic knowledge.

Rich Kirby does Bob Griffin have data from 2013 or before on pump elevations.

Domenick Cimina mentions stockpile, Bob Galvin's letter to DEP and response from Corcoran attorney.

Ian Gasco-Wiggin says nothing has been done in the last week. Domenick Cimina has call into Bob Galvin to determine next steps.

Emails from Mr. Wantman regarding flooding on his property have been received.

Whip Hill

Update from Subcommittee- Contracts. Review conservation definition in conjunction with Uses document. Garden club requested dates Sept 2024-June 2025. Sandra Hatch new Garden club liaison.

Jessica Gerke mentions questions from contracts from caretakers. Town had no obligation other than snow plowing was discussed, tree removal and pruning and projects beyond scope of caretakers. The Town may provide with ability and availability, assistance with those projects that are beyond the scope of the caretakers.



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Megan Day says contracts are signed. We have done everything we can to mimic what is happening there. Changes came after deadline, would have appreciated contracts being turned in on time. They can attend meetings if they have comments. One year contract with no substantial changes.
Domenick Cimina says we don't expect heavy tree removal.

Megan Day suggests next subcommittee dissolve and discuss uses at next meeting.

Garden Club has sent dates, approved. Motion by Domenick Cimina to accept seconded by Megan Day
Roll call Domenick Cimina, Richard Jackson, Jeremy Zasowski, Jessica Gerke and Megan Day roll call yes
5/0

Matters not anticipated

Approve Meeting Minutes from August 5, 2024

Motion to approve minutes by Domenick Cimina seconded by Jeremy Zasowski roll call 4/0 yes Jessica Gerke, Megan Day, Domenick Cimina and Jeremy Zasowski

Motion to adjourn Domenick Cimina, seconded by Richard Jackson roll call 5/0 yes Richard Jackson, Domenick Cimina, Jessica Gerke, Jeremy Zasowski and Megan Day

Next Meeting September 30, 2024