



**TOWN OF**  
**STONEHAM**  
MASSACHUSETTS 02180

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

**STONEHAM CONSERVATION COMMISSION**  
**MINUTES OF MEETING**  
**September 30 2024 Virtual 7 PM**

**Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/420025837>

You can also dial in using your phone.

Access Code: 420-025-837 United States: [+1 \(646\) 749-3122](tel:+16467493122)

Jessica Gerke, Domenick Cimina, Megan Day, Jeremy Zasowski, Brett Gonsalves, Rich Kirby, Martin Wantman

Domenick Cimina motioned to open meeting, Jeremy Zasowski seconded. Roll call yes 4/0 Jessica Gerke, Domenick Cimina, Megan Day, Jeremy Zasowski

**CERTIFICATE OF COMPLIANCE**

**DPW #297-0419**

*Brett Gonsalves*

16 Pine St

DPW Facility MS4 Retrofit to help with storm water compliance. Sweet water brook had direct discharge. Treated system with particle separator and jellyfish to filter storm water runoff, side slopes stone rip raff, area put back to pre-existing conditions, erosion controls intact, no changes after rainstorm. Requesting certificate of compliance to close project. Domenick Cimina inspected and said DPW did a great job.

Motion to grant certificate of compliance by Domenick Cimina seconded by Megan Day. Roll Call yes 4/0 Jessica Gerke, Domenick Cimina, Megan Day, Jeremy Zasowski

**DISCUSSION**

**Weiss Farm**

August Environmental monitor report. Rich Kirby update.

Site visit 10 days ago September 20, 2024. Streets clean, silt sacks reasonably clean, wetland looks similar near Arthur Bennett's property, pump not running and looked like it hadn't been running as water level was below pump level that turns it on. Flag on fence where compost sock needed to be replaced, Fill pile along east of development was brought up by Domenick Cimina last month. Domenick Cimina spoke to Bob Galvin and is setting up meeting with regards to pile, DEP has no intentions of moving against Corcoran and Bob Galvin spoke to DEP legal Heidi Zisch. Special conditions of superseding order violation, Domenick Cimina wants an explanation of why they aren't moving the pile. Rich Kirby could do 8-9am or 4-5pm Thursday with Bob Galvin and Domenick Cimina for a meeting. Enforcement authority of Town off property, we lost all authority on property per Megan Day. Jessica Gerke wants to know why there is an item that they aren't following? Domenick Cimina comments they need to tell us why they aren't enforcing their own order of conditions.



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Megan Day asks about monitoring resource area across the street. Rich Kirby responds yes water levels are drawn down and lack of rain we have had. No change from the prior month noted by Mr. Kirby.

Board of Appeals may be hiring Bob Griffin to discuss pump elevations at Weiss Farm. Domenick Cimina spoke to Bob Griffin about pump elevations 159.5-160.5 and asked if he had anything to do with setting those. Domenick Cimina does not want to be responsible for setting those elevations if they are going to affect residents. Believe they are moving to 160 as it would be lower, leery of agreeing to settings and Bob Griffin did not know where those elevations came from and was not excited about starting up again with Weiss Farm. Megan Day asks if levels aren't impacting resource area than we may not have a say. Megan Day suggests asking Ellen McBride and Bob Parsons, they suggested asking Bob Griffin. Domenick Cimina says elevation is related to pump only and not considering abutters Gerald Rd. Jessica Gerke states other developments may have affected water flow, and pump is not silver bullet to solve water issues. Pump was not intended to solve a problem, it's only a piece of the puzzle. Domenick Cimina states Bob Griffin hiring may help. Gerald Road elevations have not been considered by Peter Mahoney. Correlations may be able to be drawn by Bob Griffin engineering from Andy Brayhill drawings of Gerald Rd per Rich Kirby. DEP has agreed to minor change of elevation to 160.

Descriptive emails from Mr. Wantman have been received regarding water flow on Gerald Rd.

### **Whip Hill**

Update from Subcommittee.

Megan Day recounts we met with Architect, as house is now we are in position to let it be used. Final report will determine suggested numbers. It is a public building not a private residence. Accessibility requirements can be addressed. Architect report will give report on items that need to be addressed and provide roadmaps depending on use.

Quarterly talk about Whip Hill, decision rather by full commission or subcommittee? Megan Day thinks subcommittee was founded to keep it in the forefront, option to meet quarterly at meetings or via subcommittee. Domenick Cimina is for bringing back to Commission. Caretakers agreement is in place. Megan Day said members can attend subcommittee meetings. Decision if Whip Hill should be discussed in full meeting or not. Benefits of talking to Bob Galvin and Dennis Sheehan and be part of the discussion per Domenick Cimina. Megan Day vibrant wildlife center that we manage, concerned that Whip Hill won't get the attention it deserves because of enforcement piece. Jeremy Zasowski would like to be part of the discussion. Jeremy Zasowski asks if there is a work list where we are tracking what needs to happen. Jessica Gerke is working on a master document to work off of. Megan Day subcommittee came out of being called out by Select Board because we didn't have documentation of how we managed property. Vision of property different than what is happening right now. Megan Day guidelines for use, contracts, can use property in certain capacities. Still need plan for vision. Domenick Cimina isn't convinced conservation use has been defined. Megan Day states Conservation determines what Conservation use is, we are not going to lose the property. Trust won't be dissolved because 300<sup>th</sup> is having an event there. Jeremy Zasowski states nature conservancy aspect to Whip Hill Bob Galvin mentioned with cultural historic aspect. Maintain historic sense of house, maintained grounds and gardens and how we define Conservation guidelines and make a Town resource people can take advantage of. Domenick Cimina states house is costing us money so as long as Trust funds its less of a burden. Case by case basis. Megan Day asks what is Domenick Cimina's concern about conservation definition use? Definition by legal counsel is compliance per Megan Day. Trust could be dissolved and given to charity, but we won't lose the house. We can't find trustees, it's a bank that Ellen McBride has access too. Bob Galvin can't find person who manages trust or handles portfolio. Bank Mellon has trust, disbursements at Bank of America. Don't want to be arbitrary in who uses Whip hill per Megan Day. Domenick Cimina states Commission has to vote on use of property. Garden Club discussed vs 300<sup>th</sup> club.



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Jessica Gerke guidelines for use if group falls into the guidelines than we don't have to vote, but if the group doesn't fit into the guidelines than we have a vote. Share guidelines again with full commission, could we get to a point where we don't have to vote on each per Jeremy Zasowski. Megan Day says form exists that could be put on website. Reoccurring uses Garden Club, Friends of the Fells and DCR. Low usage currently at Whip Hill.

Jeremy Zasowski asks do we want to promote or make available? Jessica Gerke says those are questions on the decision road map. House is a municipal building per Jessica Gerke. How do we want to manage Jeremy Zasowski asks, how many days are we interested in having groups at Whip Hill? Jessica Gerke says a bit more use is ok, but if we have a lot more use do we need a dedicated staff?

Megan Day says everyone on Commission needs to review document on Guidelines Use. Gray area would go to Conservation Commission.

Maintenance request form for caretakers will be sent to Commission. Maintenance log will also be sent to Commission for review, decide whether daily or weekly. Caretakers will come to meeting quarterly per job descriptions.

Jessica Gerke makes motion to dissolve subcommittee, Domenick Cimina seconds. Roll call yes Jessica Gerke, Domenick Cimina and Jeremy Zasowski 3/1 Megan Day no

Thanks to Mystic River Watershed Association, Erin Wortman and Alex Rozycki for Stoneham Municipal Vulnerability Preparedness grant for wetland restoration project act received further money.

Town budgeting process is coming up, town workload document provided prior to meeting, would like commission support to increase office administrator pay due to increase in responsibilities and negotiating with union. Staffing needs around Conservation Commission, office administrator for Wetlands Protection Act and Whip Hill and rely on outside contractors for identifying wetlands by Agent. More fairly compensate office administrator per Jessica Gerke. Thoughts welcome to be sent.

**Matters not anticipated**

**Approve Meeting Minutes from August 26, 2024**

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

Motion to adjourn by Domenick Cimina, seconded by Jeremy Zasowski Roll call yes 4/0 Jessica Gerke, Domenick Cimina, Megan Day, Jeremy Zasowski

Town Meeting is Monday October 21, 2024

Next Stoneham Conservation Commission Meeting October 28, 2024