



TOWN OF
STONEHAM
MASSACHUSETTS 02180

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

STONEHAM CONSERVATION COMMISSION
MINUTES OF MEETING
December 16 2024 Virtual 7 PM

Please join meeting from your computer, tablet or smartphone <https://meet.goto.com/175912941>
Phone Access Code: 175-912-941 United States: [+1 \(224\) 501-3412](tel:+12245013412)

Jessica Gerke, Domenick Cimina, Richard Jackson, Jeanne Craigie, William Perry, Megan Day, Rich Kirby, Adam Marchionda, Ian Gasco-Wiggin

Motion to open meeting by Jeanne Craigie seconded by Domenick Cimina Roll call yes Jessica Gerke, Domenick Cimina, Richard Jackson, Jeanne Craigie, William Perry, Megan Day 6/0

PUBLIC HEARING

CERTIFICATE OF COMPLIANCE

188 Franklin St #297-0424

Adam Marchionda

Request for Certificate of Compliance for paving project.

Engineer Adam Marchionda for 188 Franklin St overview talks thru paving project. Previously paved, after rocks removed, no new areas disturbed. Wall was constructed, paving and grading matched existing. Domenick Cimina did site walk and said it looked good. Megan Day asked about paperwork, Jen DeCourcy responds all has been received. Jeanne Craigie asks Domenick Cimina about site visit. Domenick Cimina said haybale line was 25 foot and not encroached.

Motion to approve the request for certificate of compliance by Domenick Cimina seconded by Richard Jackson. Roll call Jessica Gerke, Domenick Cimina, Richard Jackson, Jeanne Craigie, William Perry, Megan Day yes 6/0

DISCUSSION

Brookmeadows

Curb repair completed

Picture sent of curbing repaired. Domenick Cimina commented initial request not met, after site visit sent letter to repair.

Weiss Farm

November Environmental monitor report. Rich Kirby update. Martin Wantman emails regarding stagnant water/pump.

Jessica Gerke clarifies responsibility of the pump maintenance does not need to go through the Conservation Commission. Domenick Cimina said not much rain this summer, the past 2 weeks there has been rain. Daily basis looking at pump, it was running but not pumping well. Domenick Cimina said Mr. Wantman volunteered to put his



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concerns into an email daily from monitoring pump. Pump is not pumping. Today there were multiple people at the pump for maintenance. Domenick Cimina says there is an order of conditions on the pump so we should be sure its operating. Pump is not working. We are waiting to hear from Ian Gasco-Wiggin about findings today, want a pump that works.

Jessica Gerke acknowledges pump inlets will need to be cleared out. If we get an email who is responsible to monitor and fix? It is not the Conservation Commission. Domenick Cimina says the ZBA is responsible too. Domenick Cimina wants to be sure pump is operational so there isn't a problem going forward.

Jessica Gerke once building contractor leaves who is the contact for ongoing maintenance. Property manager phone contact would be helpful.

Megan Day says DEP should be handling this. Superseding order of conditions makes the contractor beholden to DEP and removes Conservation from responsibility. DEP is satisfied with pump and is the authority. If DEP is going to allow this that is on them.

Jessica Gerke is asking who they contact if the pump is not working.

Jeanne Craigie says DEP supersedes all of our authority.

Domenick Cimina says we are the enforcement authority per Bob Galvin. If they are violating order of conditions we have the right to intervene. Abutter complaints should be enforced by Conservation.

Megan Day says we send them to DEP. Megan Day said we have no authority to do so.

Domenick Cimina says were the ones left with it, DEP needs to enforce order of conditions.

Jess Gerke if inputs are clogged and no water is coming out who gets called?

Ian Gasco-Wiggin states Willison pump for the contact, there is a number to call on the panel. Contractor Callahan is onsite that can be contacted. Abutter is in contact during construction. Post-construction Willison pump will hold the management agreement. Onsite maintenance manager lives on site as contact.

William Perry is this monitored remotely and tied to internet? Yes it is monitored remotely when pump is on/off and levels of water, if there is an alarm and goes to onsite team and then will go to maintenance team per Ian Gasco-Wiggin.

Jeanne Craigie asks if there is a record of when its working and not working. Ian Gasco-Wiggin says notified when pump is active and not active. Pump is always working, may be on or off.

William Perry asks if monitoring is on record. Ian Gasco-Wiggin replies yes it is.

Jeanne Craigie asks if we can get the records. Ian Gasco Wiggins replies yes.

Ian Gasco-Wiggin multiple inlets, large screen blocked from pump chamber to stop branches and large cattails, there are three inlets into the pump that have screens that are getting blocked by grass and sediment. Looking at new bubbler that can have small airbubbles. Will Perry asks if there is a grinder? Ian Gasco-Wiggin says it can handle small solids but trying to mitigate to prolong life of pump. Goal is not to have any solids going in. Domenick Cimina says they need a grinder pump. Ian Gasco-Wiggin says that is not in order of conditions. Pump is operating, pump has been active for weeks with rain and addition of bubbler churning up debris and muck. Debris sticking to cage and decreasing flow of water into pump, can only pump water that can get in. Units get cleaned it pumps more water when water is not above 160.

159.5 and 160 is when pump is active. Ian Gasco-Wiggin thinks abutters is not understanding their elevations.

Water at pump station at tolerance of permit. Ongoing maintenance and talking about remedies, remove screens to allow additional flow and allow more water in to remove water from chamber. Six inch holes in pump chamber roughly 12 inches lower than current inlets to allow more water to flow in. More water needs to get into chamber.

Ian Gasco-Wiggin understands it will be observed over time for maintenance monitoring.

Domenick Cimina asks about pump level reaching 160, pump shuts off when it hits 159.5 per Ian Gasco-Wiggin.

Today is at 159.9, Domenick Cimina asks if it's possible to see elevation from street. Ian Gasco-Wiggin says issue is emails and going rogue and not going through the proper channels is a major communication failure. Water is not above 160.

William Perry is there a delta in the controls before 159.5-160? Ian Gasco-Wiggin says it could be plus or minus an inch. Every tenth is an inch.



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Jeanne Craigie asks if the pump is the right pump for that area? Ian Gasco-Wiggin answers it's a 500 gallon per minute pump that moves water extremely fast. As soon as the water gets into the chamber it moves, pump isn't getting the amount of water in that it should be when it's activated.

Domenick Cimina says pump is working, the surrounding screens are restricting water into pump and needs to be addressed. Rain recent, need to get on top of this now, Callahan has been responsive. Domenick Cimina wants to get this right before the winter. Tim from Callahan has been very responsive.

Jessica Gerke asks if pump will run through out winter? Ian Gasco-Wiggin responds the float will shut off at 159.5 Pump would kick back on if pump reaches 160.

Ian Gasco-Wiggin states he will drill holes this week and provide a follow up so impacts are known.

Rich Kirby has pump questions for Ian Gasco-Wiggin; water is churning on north side of franklin, across street outflow from pipe has very little movement. Powerful pump should have water on south side, why is there not more water moving on the south side of franklin? Ian Gasco-Wiggin answers the way the pump works is water goes into the trough to build head pressure to push water to Franklin street side of pump. Culvert when installed 30-40 years ago inverted so pumping uphill. 161.3 elevation until middle of street then flows by gravity. 8 Inch culvert. Head pressure within trough needs to be significant. Build up a foot of water to have pressure to push it across the street through the culvert, will not be gushing.

Rich Kirby slow moving, pump puts water into the trough but needs to be pushed above that elevation. . If there isn't enough pressure it won't force water across culvert. By end of this week the additional holes inlets will help the pump work.

Rich Kirby erosion controls after 2 inches of rain, site held up well. No sediment discharge noticed, compost sock noted that needed attention. Wind blown debris needed to be removed. Silt sacks in street were replaced in the fall. Domenick Cimina would like to see pipe working and asks Ian Gasco-Wiggin for a site visit update.

Richard Jackson asks if pipe has a backflow valve? Ian Gasco-Wiggin doesn't believe so. Richard Jackson once pump shuts off there's nothing to stop it from coming back and refilling? Ian Gasco-Wiggin wetland has dropped over a foot and a half. Pump works so culvert is inverted till middle of street then flows to Franklin Street so water won't come back into wetlands, there is no pressure to move water uphill. Richard Jackson says if area on other side floods water would go back into Northside of Franklin. Backflow usually on pipes not culverts per Ian Gasco-Wiggin.

Jessica Gerke says looking at 2015 pump and weir dam said anything over 160.3 water would flow naturally thru gravity feed towards Pond.

Martin Wantman said boards have to be removed to be working properly to flow by gravity.

Martin Wantman says pump company doesn't respond on weekends. Pump is not functioning properly and you are being lied to.

Whip Hill

Frank Capone landscaping acknowledgment- thank you for removal of excess brush from Fall cleanup.

Jeanne Craigie asks if Capone is paid, Jessica Gerke responds Mr. Previte coordinated and the Commission did not employ them. If anyone is hurt on property what happens asks Jeanne Craigie. Jessica Gerke responds Town has insurance as does landscaping companies. Jeanne Craigie asks who is responsible party?

Santa at Whip Hill Sat. Dec. 14 and Sun. Dec. 15: 2-5pm review. Great crew of volunteers, few hundred families cycle through, 1156 pictures were taken over the 2 days. Trolley first day. Saturday was very busy, Sunday was a little slower. Beautiful piece of property. \$400 for Trust with donations. Megan Day thanked Garden Club, Arts and Crafts Society did the tree and Girl Scouts helped with crafts.

Update from caretakers regarding maintenance.



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Jessica Gerke talks about flow of work and in discussions with AJ Jamogchian the caretakers will present quarterly list of usual projects and new needs. January 6, 2025 will talk about work that has been going on for maintenance. Jessica Gerke states we are building Whip Hill documentation. Jeanne Craigie says inside of the house is dirty and

needs a thorough going over, it is very dirty. Paint is peeling by stove, cobwebs, general cleaning, pipe exposed over stove as examples. Trails seems to be fine. House needs cleaning or maintenance service. Jessica Gerke says job description has been built, cleaning regularly inside house can be reiterated. Architectural firm is creating report to build out a roadmap for Whip Hill. Jeanne Craigie states Whip Hill is a huge asset for the Town. Sink picture was appalling per Jeanne Craigie. Architect reports structure is sound.

Commission Alternates Roles

Chapter 95 Act from 1996 voting rights
Alternates can vote, we currently have 1 alternate.

Matters not anticipated

Jeanne Craigie would like to meet Domenick Cimina. Jeanne Craigie would like to meet twice a year in a board room not online. Domenick Cimina says maybe we could meet in Town Hall. Jeanne Craigie says Governor may stop in March. Hybrid might work per Jeanne Craigie. Jeanne Craigie says after 43 years of meetings there is a better sense of subject matter in person. Richard Jackson said we could meet at Whip Hill. Megan Day said we could meet 4-5 meetings at Whip Hill. It is challenging for Stoneham TV. Bill Perry said hello and thank you for having him on the Commission. Jessica Gerke is fine in person or on zoom. Megan Day said hybrid might work.

Approve Meeting Minutes from November 18, 2024

Next Meeting January 6, 2025

Motion to end regular meeting and enter Executive Session by Jeanne Craigie seconded by Richard Jackson roll call Jessica Gerke, Domenick Cimina, Richard Jackson, Jeanne Craigie, William Perry, Megan Day yes 6/0