



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

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

**Amended to add Executive Session 11:45am 11/13/24**

**STONEHAM CONSERVATION COMMISSION**  
**MINUTES OF MEETING**  
**November 18 2024 Virtual 7 PM**

Please join meeting <https://meet.goto.com/736746141>  
Phone Access Code: 736-746-141 United States: [+1 \(224\) 501-3412](tel:+12245013412)

Jessica Gerke, Richard Jackson, Norman L'Esperance, Domenick Cimina, Jeremy Zasowski, Steven Cicatelli, Megan Shave, B Hayman, Sierra W, Summer Liu, Ian Gasco-Wiggin, Mark Esperti, Eric Doremus, Amanda Houle, Maddie Morgan, Ken Crouse, Juliane Agcaoli

Motion to open meeting by Domenick Cimina, seconded by Norman L'Esperance. Roll call yes 5/0 Jessica Gerke, Richard Jackson, Norman L'Esperance, Domenick Cimina, Jeremy Zasowski

**PUBLIC HEARING**

**Redstone Shopping Center #297-0425**

*Steven Cicatelli*  
Notice of Intent

Project engineers from Tighe Bond, Eric Doremus, Amanda Houle, Summer Liu, Dan and Zac Brow from WS Development.

Proposed addition of 11,000 square feet behind Marshalls building a daycare facility instead of retail which was original proposal in the 1980s. Resource centers on north and south of site, this is northwest corner. Edge of pavement not changing, no change to grade, footprint of buildings remains except for this addition. Slightly smaller than original order of conditions. Sodium products not used for de-icing, new contract snow removal states it.

Amanda Houle shares screen to show plans. Some of work area falls in 100 foot buffer area. 19,725 square feet occur in buffer, but already disturbed. Vegetated medians, reduction of 5000 square feet of impervious surface.

Jessica Gerke asks about parking lot repaving, Eric Doremus site engineer answers some pavement reconstruction to alter grades. Existing curb line boundary remains. Jessica Gerke asks if infiltration is to south of building for storm water? Eric Doremus says building hasn't been fully designed, trunk line existing that they'll tie into south of area.

Domenick Cimina questions if full depth paving doesn't extend to rear entrance? Eric Doremus answers shading represents overlay or reconstruction. Haybales behind curve.

Steven Cicatelli mentions planning board approved special permit, going to select board for amendment to site plan.

Norman L'Esperance comments looks well done as drainage is away from wetlands.



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Bob Hayman 40 Bonad Rd asks if back entrance to Marshalls will exist. Door will remain per Eric Doremus. Asks about traffic next to Dunkin Donuts, fire access only and deliveries per Steven Ciatelli. Cameras and safety officer issuing citations from video evidence helped address traffic issues. Summer Liu changing snow storage so it's off site, small amount of equipment will be onsite but snow storage will be reduced. North side of corner will have snow equipment storage.

Motion to close public hearing by Domenick Cimina seconded by Norman L'Esperance Roll call yes 5/0 Jessica Gerke, Richard Jackson, Norman L'Esperance, Domenick Cimina, Jeremy Zasowski

Motion to approve order of conditions by Domenick Cimina seconded by Norman L'Esperance roll call yes 5/0 Jessica Gerke, Richard Jackson, Norman L'Esperance, Domenick Cimina, Jeremy Zasowski

**Bear Hill Rd**

*Megan Shave*

RDA for Volunteer Invasive Plant Management Proposal

Senior Ecologist Megan Shave from DCR from Friends of Middlesex Fells volunteer effort Maddie Morgan who talks about invasive plant removals over the next 2 years. Ken Crouse talks project specifics, south side of Bear Hill Rd that found natural community area had invasives. Volunteers to pull and control invasives over 3 years.

Jessica Gerke asks where removed vegetation will go? Ken Crouse said it will depend, DCR has designated area to decompose. Jessica Gerke doesn't believe a notice of intent will need to be filed. Megan Shave proposes some of the plants removed will be in the buffer zone but low disturbance with no impact to resource areas. Negative 3 for minor buffer zone impacts. Jeremy Zasowski asks about sites compared to roads and trails. Megan Shave shares her screen to show north side of Fells between highway and one of the ponds. Jeremy Zasowski mentions off beaten path. Ken Crouse says adjacent to maintenance road. Domenick Cimina welcomes effort to remove invasives and thanks Friends of the Fells and DCR.

Motion to close public hearing on Bear Hill Rd project by Domenick Cimina seconded by Norman L'Esperance roll call yes 5/0 Jessica Gerke, Richard Jackson, Norman L'Esperance, Domenick Cimina, Jeremy Zasowski

Motion to issue a negative determination of applicability by Domenick Cimina seconded by Norman L'Esperance roll call yes 5/0 Jessica Gerke, Richard Jackson, Norman L'Esperance, Domenick Cimina, Jeremy Zasowski

Jessica Gerke asks for copies of reports to Conservation Commission.

**DISCUSSION**

**12 Cottage Street**

*Mark Esperti*

Shed Demo discussion

Renovating house remodel and demolition of shed structure. Brook is across rail trail. Process to remove dilapidated structure on a loosely done concrete form, Mark Esperti is surprised it's still standing. No footings, no excavation, removing walls and posts retain ground underneath as parking area. Jessica Gerke asks if pavement will be pulled out, Mark Esperti replies no. Jessica Gerke does not believe it will be impactful to riverfront. Domenick Cimina says over 160 feet away from brook, minor impact. Norman L'Esperance says minimal impact, dumpster disposal no migration off site. Building permit will be signed.



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**Brookmeadows 131 Franklin St**

*Paul DeAndrade*

Update from site visit.

Domenick Cimina, Jeremy Zasowski, and Richard Jackson were at site visit. Corrected curb issue. Crushed stone at end of drain pipe Paul DeAndrade said he would remove. Brett Gonsalves sent pictures from site visit. Tree warden gave approval for tree removal.

**Weiss Farm**

October Environmental monitor report. Rich Kirby update. Enforcement Order follow up.

Erosion controls to be maintained per Rich Kirby's site visit. Domenick Cimina went to site visit today with Rich Kirby. Superintendent Sean on the job was attentive. Catch basins were filled with debris, they plan to address on site per Domenick Cimina.

**Whip Hill**

Update- Leash and pet pickup signage.

Jessica Gerke will be in touch with caretakers about maintenance log. DPW installed new leash and pet pickup signage. Garden Club will be decorating for Santa at Whip Hill.

**Open Meeting Law**

Review requested by Megan Day. Clarification of voting.

Bob Galvin clarified alternates don't vote, learning position per Jessica Gerke. Stoneham Conservation Commission would have to decide if they want to make the change to allow alternates to vote in the spring at Town Meeting.

Vote to change from 7 full time members to 5 with 2 alternates by Jessica Gerke seconded by Richard Jackson. Roll call yes 5/0 Jessica Gerke, Richard Jackson, Norman L'Esperance, Domenick Cimina, Jeremy Zasowski

**Matters not anticipated**

**Approve Meeting Minutes from October 28, 2024**

Motion to approve minutes by Jeremy Zasowski seconded by Domenick Cimina Roll call yes 4/0 Jessica Gerke, Richard Jackson, Domenick Cimina, Jeremy Zasowski

Next Meeting December 16, 2024

Motion to end regular meeting and enter executive session and not return by Jessica Gerke seconded by Domenick Cimina roll call 5/0 yes Jessica Gerke, Richard Jackson, Norman L'Esperance, Domenick Cimina, Jeremy Zasowski