



TOWN OF
STONEHAM
MASSACHUSETTS

PLANNING BOARD
781-279-2695

STONEHAM PLANNING BOARD MINUTES

(in accordance with provision of M.G.L. c.30A, §§ 18-25)

Wednesday, September 11, 2024

Town Hall Hearing Room

7:00 PM

Members Present: Chair Frank Vallarelli, Vice Chair Kevin Dolan, Marcia Wengen and Daniel Moynihan Jr.

Also present at the meeting: Attorney Charles Houghton, Jeff Rhuda of Symes Associates and Town Clerk Maria Sagarino acting as Clerk for the Planning Board.

The Chair brought the meeting to order at 7:03 PM and introduced the members of the Board. He stated that there were a few agenda items for discussion but no public hearings scheduled for this meeting.

Mr. Vallarelli asked for a motion to approve the minutes for June 12th and July 10th. Mr. K. Dolan made a motion to table the minutes as Mr. T. Dolan wasn't present at the meeting. Mr. Moynihan seconded the motion. All members present voted to table the minutes 4-0.

Mr. Vallarelli stated that he had a conflict with the scheduled October meeting date of October 9th and asked the Board to change the date to October 16th. Mr. Moynihan stated that he would be away and would also have a conflict with October 9th. The Board agreed to change the next meeting date to October 16th.

62 High Street/Isola Lane runoff issue

Mr. Vallarelli turned the gavel over to Mr. K. Dolan for the 62 High Street matter as he has been recused on the matter due to a professional conflict after he explained that Mr. Havican of 22 Bear Hill Road had sent an email expressing some concerns about runoff on the site. Ms. Sagarino explained to the Board that she had sent the draft letter that Mr. K. Dolan had written after the last meeting to Brett Gonsalves. Mr. Gonsalves has submitted a memo to the Board on this matter. Mr. K. Dolan asked if it is the memo dated August 26th and Mr. Moynihan responded that it was. The Board took a few moments to read over the memo.

Mr. K. Dolan mentions that he took some pictures at the site visit the Board recently made. He explained that there is a significant runoff between where the wall is and the abutters' lots on Bear Hill Road. Mr. K. Dolan then showed the pictures on his phone to Jeff Rhuda who was present representing Symes Associates, the developer of the subdivision. The pictures showed the retaining wall, silt fencing and a lot of large gravel. Mr. K. Dolan further explained that

everything looks great but the abutters on Bear Hill Road are concerned that gravel will runoff onto their property. He asked Mr. Rhuda if they could do something about it. Mr. Rhuda stated that they were doing something right now.

Mr. Rhuda explained to the Board that they have pulled all of the stone in the picture. Mr. Moynihan clarified that the stone is no longer there. Mr. Rhuda stated that it is not. They realized that the diffuser pipe had been placed at the wrong elevation. He said that when they go back in they will put some landscaping where the silt fence is so that it should hold the stone back. Mr. Rhuda indicated that Landers Symes had even gone down and indicated they needed to have that to keep anything from the neighbors' yards. Mr. Rhuda that in the picture there is too much stone. They had put down 12" of stone when looking at the plans there should have only been 6" to cover the pipe. Mr. Moynihan asked if the stone would stay or would they put earth instead. Mr. Rhuda stated they will build a small wall to hold the stone back but there will be less stone.

Mr. Moynihan asked why stone instead of earth. Mr. Rhuda and Mr. K. Dolan responded at the same time that it was for water diffusion. Ms. Wengen asked if anyone has told the neighbors to get their blood pressure down. Mr. Rhuda indicated that Meninno, the site manager had been in contact with the abutters. Mr. Rhuda also stated that they will literally see what has been done. They have taken the stone out, moved some of the pipe and Groundmasters, their landscaper has been out to the site. Mr. Rhuda continued to say that they will start installing a wall and the silt fence won't be necessary.

Mr. K. Dolan indicated that the draft letter should be given to Mr. Houghton for his file. He also stated that it is a minor problem which the developer seems to have addressed.

62 High St/Isola Lane Bond Reduction

Mr. K. Dolan moved onto the requested bond reduction. The Board received a memo from Brett Gonsalves who agreed with the requested bond reduction amount which included a 10% contingency. Mr. Moynihan had been concerned last time that when Brett didn't agree. Mr. Rhuda learned his lesson and built in the 10% contingency.

Mr. K. Dolan asked Ms. Wengen if she had any questions. She stated that she didn't understand the numbers, but Mr. Rhuda agreed to a Zoom call to explain it to her.

Mr. Moynihan made a motion to approve the bond reduction which Ms. Wengen seconded. All members voted in favor of the bond reduction 3-0.

Ms. Wengen then asked about the Japanese Knotweed. She explained that they can't keep it out of Lindenwood Cemetery. Mr. Rhuda stated that they paid a lot of money to get rid of it on this property. One of the neighbors is growing it to eat. It is a highly invasive plant. Mr. Rhuda said it took them three years to get rid of it at a project in Ipswich. They rip it from the root but seedlings fly in the process. He explained that here in Stoneham, they may have to put a membrane because the neighbor on the Broadway side is cultivating eat. Ms. Wengen mentioned a study in the United Kingdom that is looking at a bug that kills the knotweed. Mr. Rhuda stated it is a serious problem.

Skyewood Drive Subdivision roadway/sidewalk discussion

Mr. Vallarelli moved onto the last agenda item. Mr. Houghton explained that this is at the far end of Skyewood Drive. There is one lot that still hasn't had a house built. There is a lot of ledge in front of it. Brett Gonsalves didn't like the ledge. There was a problem with building a sidewalk on that part of the roadway. They need to take out the sidewalk in front of one of the lots so that the fire truck can turn around. They would like to amend the subdivision plan and take out the sidewalk.

Mr. K. Dolan clarified that the approved plan calls for a sidewalk and Mr. Houghton is asking for the sidewalk to be waived because they ran out of room to turn the fire truck around on the street. Mr. Houghton agreed that is the case. Mr. Moynihan asked if the Board signed this. Mr. Houghton stated that it was an approved subdivision done probably 15 years ago. Mr. Vallarelli asked if it was Frank Pesci's subdivision. Mr. Houghton indicated that it was Pesci and Betty Biggio. Mr. Houghton added that this is the Extension.

Ms. Wengen asked if they would build beyond the ledge or will it remain a vacant lot. Mr. Houghton stated they will build a house on the lot. He describes the area of Skyewood Extension but mentions that a site visit might be a good idea. Ms. Wengen thinks she needs a site visit. Mr. K. Dolan said maybe on a Saturday. Mr. Houghton showed the Board a sketch. He stated that Mr. Gonsalves said the fire truck cannot turn without making a three point turn.

Mr. Vallarelli asked what the Board would like to do. They agreed on Tuesday, October 1st at 4:30. They also asked that Brett Gonsalves be invited. They asked that he bring a set of plans with him.

Mr. K. Dolan made a motion to adjourn which was seconded by Mr. Moynihan.

The meeting adjourned at 7:28PM.

Respectfully Submitted:

Maria Sagarino
Town Clerk

Documents and other exhibits used by the Planning Board during this meeting to be made part of the official record but not attached to these minutes:

Memo from Brett Gonsalves concerning the runoff at 62 High Street/Isola Lane subdivision

Memo from Brett Gonsalves agreeing to bond reduction for 62 High Street/Isola Lane