



TOWN OF  
**STONEHAM**  
MASSACHUSETTS  
Town Hall  
35 Central Street  
Stoneham, Massachusetts 02180  
**BOARD OF APPEALS**  
**781-279-2695**

**Stoneham Board of Appeals Minutes**  
**Thursday, July 25, 2024**  
**Town Hall Hearing Room**  
**6:00 PM**

Members of the Board present: Chair Tobin Shulman, R. Michael Dufour and Associate Member William Sullivan who would sit in as a full member.

Also present: Town Clerk Maria Sagarino acting as Clerk to the Board of Appeals, Attorney Charles Houghton, Attorney Patrick Houghton, Ian Gasco-Wiggin of JM Corcoran Company, Conservation Co-Chairs Domenick Cimina, Jess Gerke, Ellen McBride, Richard Jackson, Rich Kirby (remotely) and Nelson Ferreira.

The meeting was called to order at 6:06 PM by Chair Tobin Shulman. Mr. McLaughlin led the Pledge of Allegiance. Mr. Shulman introduced the Board and explained procedure for the public hearing.

The Board confirmed August 22, 2024 as the next meeting date.

Mr. McLaughlin made a motion to approve all of the minutes from June 20, 2024. Mr. Dufour seconded the motion. A roll call vote was taken. All members present voted in favor 4-0.

Mr. Shulman invited Ian Gasco-Wiggin of John M. Corcoran & Company to give an update on the apartments being built at Weiss Farm. Mr. Gasco-Wiggin glossed over the construction thus far and spoke about the townhouse framing and roofing, the clubhouse framing and the second building slab that was due to be put in. He moved on to the pump station update. He stated that the issue discussed at the last meeting with the weeds and clogging had been addressed. He showed before and after pictures of the screening system that had been installed.

Mr. Gasco-Wiggin then began to talk about the lowering of the water as they got the floats set to the 159.5 required per the permit from DEP. He informed the Board that Williams Pump & Motor would do the annual inspection and maintenance. He stated that they plan on purchasing a backup pump.

Mr. Gasco-Wiggin continued to talk about the pump being set at 159.5 and with a rise to 160.5 the pump kicks on until it drops back to 159.5 and shuts off. They have it set to the levels in the permit but that can be discussed if necessary.

Mr. Sullivan asked what happens across the street at 159.5. Mr. Gasco-Wiggin stated that it has been dry on the other side of the street. Mr. Sullivan asked about monitoring. He wants to make sure that we don't just abandon monitoring. Mr. Gasco-Wiggin stated that the Operation &

Maintenance plan accounts for a weekly check of the pump. He stated that they will be doing intensive monitoring during the first wet period. They will also have a remote monitoring device registering off and on and high levels.

Mr. Shulman questioned the monitoring and asked about data tracking. He suggested that data be gathered to look back. The data should be kept for a full cycle to see what the response is for an entire year.

Mr. McLaughlin asked about the picture of the pump station and asked if the blue is the pump chamber. He asked if they planned on building a building around it. Mr. Gasco-Wiggin stated there are no plans to build a building around it. Mr. McLaughlin asked if they would cover it at all to protect it. Mr. Gasco-Wiggin responded they would not be doing so. Mr. McLaughlin expected in that case that the pump would freeze in the winter. Mr. Gasco-Wiggin agreed that it would freeze. Mr. McLaughlin stated that it has to be in a building that's heated. He added that there is always water that needs to be pumped 24/7 365 days a year. Mr. Gasco-Wiggin responded that they could have a conversation about that. Mr. McLaughlin stated that they already had a conversation last month. It was fluffed off like it's being fluffed off right now. He added that the Board wants this to be guaranteed that the pump will be running. Mr. Gasco-Wiggin stated that they intend on complying with the permit. Mr. McLaughlin felt that the pump is the main concern. It needs to work flawlessly. If they can't get it working, they would be shut down. No more building. Mr. Gasco-Wiggin said there was no intent to not have a working pump.

Mr. Dufour agreed that it needs to be heated or have water circulated to avoid freezing. He asked about what is done when a boat is docked to circulate the water. Mr. Shulman suggested a circulator fan would be a typical solution. Water never stands still long enough to freeze. He added that they are not the experts to design the system but the Board wants the pump working flawlessly as Mr. McLaughlin stated. Mr. Gasco-Wiggin acknowledged that they could look into dropping in a bubbler. Mr. Shulman asked if that would be added to the Operation & Maintenance Plan.

Mr. Dufour asked about the second pump because it sounded like they were not planning on having an auxiliary pump in the hole, just a backup stored in a shed. He questioned their intention to have a second pump and the time it would take to pull out the broken pump and install the backup. He asked if they could look into an auxiliary pump that would kick on automatically. Instead of a backup stored in a shed.

Mr. Sullivan brought up Mr. White, the engineer from the original hearings. Mr. Sullivan mentioned that he had asked for a backup already in place with the other pump. You'd have an ancillary pump in place that you can turn on if the other one breaks. Ten years ago that was discussed. He also brought this up at last month's meeting. Mr. Gasco-Wiggin stated they'd have to talk to the engineer about it. To see if it would work logistically.

Hearing no other questions from the Board, Mr. Shulman thought that might be it for now. He mentioned correspondence that the Board was copied on and asked for reassurance that responses were being given to address concerns from other Town officials about the float elevations. Mr. Shulman understands that they are in line with the order of conditions and the

float pump levels are set by engineers that are the professionals in their fields but there are concerns about the level the wetlands are being drained to. Rather than say its 159.5 to 160.5 and that's just what it is, Mr. Shulman thinks those levels should be reviewed by the DEP and the Conservation Commission to make sure the resource area isn't damaged. Mr. Gasco-Wiggin agrees there should be a conversation and everybody's expectations are met.

Mr. Shulman asked Mr. Gasco-Wiggin to set up a meeting in the next 24 hours to invite the people on the correspondence to a meeting so that all parties may have a discussion together in one room. Mr. Shulman asked that the meeting happen before the Board's next meeting on August 22<sup>nd</sup>. He invited Mr. Gasco-Wiggin for another update on that night. Ellen McBride asked Mr. Shulman if he would take questions or recommendations. Mr. Shulman stated they would not be doing that tonight. Mr. Shulman pointed out the meeting that would be set up for DEP, Conservation and the engineers.

Richard Jackson is concerned and stated that there is damage happening now. He watched frogs and turtles walking around in the mud. The water level is way too low and the vegetation is getting nothing. The damage is happening now.

Martin Wantman, Gerald Road spoke about his property being historically flooded. He showed pictures from 1986 when the area being talked about was a pasture. He thinks composte was pushed forward in 2006 creating that area.

Domenick Cimina, Conservation Co-Chair would like a third party review. As a Board Conservation cannot handle it on a professional level. He'd like the Board to join in with them. He'd like to monitor it more closely. They set the float levels without anyone from the Town present. He thinks it is set too low to protect the wetland.

Mr. Shulman moved onto 72 Central Street, the first public hearing of the evening. He read a letter into the record from Attorney James Juliano requesting that the hearing be continued to the Board's next regularly scheduled meeting. Mr. Sullivan raised concerns about the hearing being continued for a site visit and being continue since then. Mr. Shulman did not sit on the original hearing, so there are only three members present to continue. Mr. McLaughlin made a motion to continue to August 22, 2024 at 6PM that was seconded by Mr. Dufour. All members voted in favor 3-0. Mr. Shulman and Mr. Sullivan stated that Mr. Juliano should expect to move forward on August 22, 2024.

Mr. Shulman moved to the final public hearing of the evening and read the legal notice for 112 Hancock Street into the record as follows:

“You are hereby notified that the Stoneham Board of Appeals will hold a Public Hearing THURSDAY EVENING, July 25<sup>th</sup> 2024 at 6:00 p.m. in the Hearing Room, Town Hall to hear all persons interested in the application by Nelson B. Ferreira and Maria Eugenia Ferreira of 56 Dartmouth Street, Somerville, Massachusetts, for an awning sign at 112 Hancock Street, Stoneham, Massachusetts, 02180 measuring 2 feet in height by 60 inches in length. Section 6.7 Table 2 Business – of the Zoning By-Law states that the Maximum height of an awning sign is 1 foot. The height of the awning sign is 2 feet in violation of Section 6.7”.

Attorney Patrick Houghton appeared before the Board on behalf of his client Nelson Ferreira to discuss the property that sits on the corner of Main & Hancock Street. He explained that 6.7 table 2 requires anything over a foot to seek a variance. The owner replaced the awning unaware of the measurements otherwise he would have tried to do it by right. In replacing the skin over the existing awning he was off by four inches which doesn't really derogate from the intent of the bylaw.

Mr. McLaughlin asked if this was across from Cambridge Tire. Mr. Sullivan stated that it is the same thing that was up there with a new skin. He needs the variance because the bottom lettering is too large.

Mr. Shulman opened the hearing up to the public. Yvonne Hardy, 107 Hancock Street lives across the street. She stated that there used to be one sign right on Main Street and now there are a lot of signs. It's a problem. She mentioned that she doesn't want to see a sign on Hancock Street. It is a commercial/residential area but after his garage there are all houses. The Board Assured Ms. Hardy that it was not a sign. They explained that it is the lettering on the replacement awning that is triggering the need for the variance. After the explanation, Ms. Hardy was satisfied.

With no other members of the public present for comment, Mr. Dufour made a motion to close the public hearing which was seconded by Mr. McLaughlin. All members voted in favor 4-0.

Mr. Dufour made a motion to approve. The awning had already been there and there is a hardship with the setback from Main Street. The lettering needs to be larger to be seen from the street. Mr. McLaughlin seconded the motion. All members voted in favor 4-0.

Mr. Dufour made a motion to adjourn which was seconded by Mr. Sullivan. All members voted in favor 4-0.

The meeting adjourned at 6:54 PM.

Respectfully submitted:

Maria Sagarino  
Town Clerk

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

A plan of 72 Central Street by Boston Survey dated January 26, 2024

A letter dated July 23, 2024 requesting a continuation of 72 Central Street submitted by Attorney James Juliano

Photos of existing awning at 112 Hancock Street.