



T O W N O F  
**STONEHAM**  
M A S S A C H U S E T T S  
Town Hall  
35 Central Street

Stoneham Conservation Commission  
781-279-2696

**STONEHAM CONSERVATION COMMISSION**  
**MINUTES**  
**September 10, 2019**  
**Hearing Room**

**7 PM**  
**PUBLIC HEARING:**

**Doherty's Lane**

*Charles Houghton*

Homeowners Association formed

Certificate of Completion discussion

Elected trustees and interested in certificate of compliance. As built as condition of submittal. Engineer's statement can be obtained.

**16-23 Dapper Darby**

*Charles Houghton*

Extension of permit requested

Asking for one more year. Both sides of the road involved. Nearing the end of the project. Dominic Cimina recuses himself. Motion by Bob Parsons to extend to 9/14/20, seconded by Alex Rozycki 6/0

**11 South Marble**

*Adrian Poci*

The regulation of the flow of water in backyard, in and out of the channel, by replacing the old pipe and extending it along the entire length of the channel.

Notice of Intent Continued

Ellen McBride will schedule Mary Rimmer an appointment with Mr Poci. 774-253-0739

Motion to continue until 9/30/19 by Alex Rozycki, Bob Parsons seconded. 7/0

**100-300 Park Terrace**

*Ryan Bianchetto*

Modernization and repair of the existing vehicular site entry to include redesign of paved access drive, grading, landscape, lighting and storm water improvements.

Notice of Intent Continued

Allen and Major Associates representative Ryan Bianchetto mentions site walk requests. Consulted with DPW director and has plan changes. Added swale below tennis courts. Truck turning moved per neighbors' request. There will be a sign saying no U turns to discourage truck turning. Net reduction in impervious. Contractor to clean culvert, stream and wetlands to improve flow. Ends of West Wyoming will be cleaned. Plan reduces storm water generated and is an improvement to what is there now. Basins on West Wyoming daisy chained together outlets to the brook. DCR owns that roadway. DPW can not clean it out, needs to be permitted through DCR. Bob Parsons suggest DCR clear those basins and offers Ryan Bianchetto support if needed. Bob Parsons mention long term state legislature may need to be involved. Alex Rozycki encourages Ryan Bianchetto to uncover outlet. Ground water is high. Start to define the channel. Grass will be between swale and wetland. By drawing water away to swale other areas should benefit and be drier. Storm water standards as part of Notice of Intent.

Motion to approve waiver of working within 25 foot buffer to improve wetlands and close public hearing made by Bob Parsons, seconded by Alex Rozycki 7/0

### **Rear 10 Hillside Ave**

*Leah Basbane/Gary Litchfield/Jim Juliano*

Construction of a new single family house with driveway and associated grading in the 100 foot buffer zone.

Notice of Intent continued/Request for Determination of Applicability submitted

Jim Juliano on behalf of Goldstar Homes. Leah Basbanes is wetland scientist in attendance. Filed under local bylaw for single family home. DEP requested a RDA. Opening the public hearing for the RDA. Continuing the Notice of Intent hearing. Between 6-10 Hillside Ave that is a dirt road. October 9, 2019 subdivision plan. Single lot developing. Because the road is not developed have to go before the Planning board as a subdivision.

No frontage on a public road. Planning Board did not like the ANR idea so an official subdivision plan has been submitted. Will meet with Board of Health, Fire, and Police. Before Conservation as a resource area.

Site visit in the early spring, isolated wetland area. Construction of single family house outside 25 foot no disturb zone. Proposing roadway/driveway that will be common driveway. Add 12 foot wide extension to 6 Hillside and not develop 40 foot roadway. Grading sloped towards back of road, proposing infiltration system into a catch basin. It will purify and outlet to the resource area. The volume should not increase.

Leah Basbane RDA stating that it is not an isolated wetland subject to flooding. ¼ acre volume and hold a depth of water to 6 inches. 10,890 cubic feet of water qualifies as isolated land subject to flooding.

2900 square feet is Rear Hillside. Lot is 9100 square feet. Looking for negative determination #6 is not jurisdictional under state but local bylaw.

Ellen McBride asking about isolated wetland versus wetland, doesn't border stream, pond, or water. Leah Basbane offers a bordering vegetated wetland in state criteria has to touch water. Hydrology and dominance of wetlands vegetation are indication of wetlands. Leah Basbanes has not seen water. Ellen McBride has seen water on this site.

Appeal of RDA 10 day period is uncommon.

Bob Parsons has never had a filing under the bylaw only. Asks about infiltration system and Jim Juliano will bring Engineer to next meeting. Sized for 100 year storm.

Alex Rozycki suggests modification to improve basin and prevent damage or drainage to other properties.

Jim Juliano suggests post and rail at 25 foot. Ellen McBride says permanent markers would be necessary.

Charles Barone 65 High Street asked about soil samples testing. Original site visit grading did not match architectural drawing. Planning board process includes peer review of DPW, Fire, and Engineer. Spring pictures taken showing water. 2009 everyone in neighborhood was under water. Densely foliated, water there right now.

Nancy Donlon. 9 Aricia Lane. One street North. Downhill from Hillside. Property floods every year. Sink hole in front yard. Area is subject to flooding, concern is builder is gone and their properties are affected. Protect the neighborhood. Have a bond.

Patty Barr 19 Hillside Ave lives across the street. How many trees will be removed that take water? Affects wildlife. Noise level increased. Wondering about a second opinion and how water flows through neighborhood. Engineers to minimize disruption.

Maureen Costantino, 10 Aricia Lane sees water outside her door, it floods and it does depend on time of year. Has lived there 30 years. Her kids ice skated and it is deeper than 6 inches at parts of the year. Does get water in her cellar, but worried it will get worse.

Alex Rozycki we are no where near the end. Engineering, Conservation, and others will review plans. Infiltration system should help water situation.

Bob Parsons mentions we have denied projects that we view as detrimental but the State can file a superseding order and move the project forward, we can insure due diligence.

Set site visit Saturday 9/21/19 8:30am, public is welcome to attend. Trees proposed to be removed marked and wetland has been flagged, corners of the house will be marked.

Motion to continue Rear Hillside Ave to 9/30/19 both NOI and RDA by Bob Parsons, seconded by Robert Fotino 7/0

### **28 Murdock Rd**

*Christopher Capone/Kevin DeSano*

Removal of existing family room and deck to build two story addition, deck and porch.

RDA with Conditions to be signed.

Motion to issue a negative determination of applicability to 28 Murdock with conditions by Alex Rozycki, seconded by Robert Fotino 7/0

### **25 Penny Lane**

*Paul and Lauren Taylor*

Notice of Intent filed to install vinyl coated black chain link fence in backyard of property running north south abutting designated wetlands line(within 25 feet); the installation of white vinyl fencing encompassing the remainder of the rear of the property(partially within 25 feet buffer zone of Wetlands): the installation of a stone patio under the second floor deck (partially within 25 feet buffer zone of Wetlands)

PDF visual presentation of handout to Conservation Commission. Markers difficult to determine in weather. Bob Parsons states a fence is not going to change wetlands. Manual digging of posts. Wildlife migration affected. Previously disturbed area.

Grail Mortillaro mentions the Bishop household has fence in the wetlands.

Motion to close public hearing and approve Notice of Intent and issue an order of conditions by Bob Parsons, seconded by Alex Rozycki. 7/0

Invasive weeds from wetlands including poison ivy. Invasive removal is an option. It does grow back, is a multi year process. No mechanical equipment, removal by hand, replant which native species.

## **DISCUSSION ONLY:**

### **9 Emerald Court**

JC Raso

Follow up from Restoration Plan.

Overall went well. JC Raso ran into yellow jacket nest. Mr Raso tried to remove in an ecofriendly way and they didn't leave so they are waiting for winter. It is flowering now. Japanese knotweed is growing. Going to plant white pine. Mr Raso asks if someone should check species? Jessica Gerke will connect with JC Raso. Wetlands were used as trash dump. Will apply for a certificate of compliance in a year's time.

### **Whip Hill Usage**

Discussion of protocol and procedures for use of Whip Hill.

Ellen McBride would like to talk to Bob Galvin.

Continued until next meeting.

**Approve Meeting Minutes August 20, 2019**

Motion to approve minutes by Bob Parsons, seconded by Robert Fotino 6/0

Planning board submitted approval to Conservation Commission 5 Gracewood Rd, will be added to agenda.

Meetings will be 9/30/19 Monday and 10/22/19 Tuesday at Whip Hill. Move 9/30/19 meeting to Whip Hill.

Motion to adjourn Bob Parson, seconded Domenick Cimina 7/0