



T O W N O F  
S T O N E H A M  
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 OF MEETING**  
**APRIL 12, 2021**  
**REMOTE 7 PM**

**Please join meeting from your computer, tablet or smartphone.**

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**Access Code:** 748-368-485

Ellen McBride, Bob Parsons, Alex Rozycki, Jessica Gerke, Dominick Cimina, Megan Day

Dennis Sheehan, Joel Seeley, Raymie Parker, Brooke Trivas, David Conway, Adrian Poci, Kristy Lyons, John, Barbara Goldberg, Pau Checca, Seana Cedrone, EJ Green, David Warner, David Malaguti, Pamela Pier, Matt Rodriguez, Rosella Noone

**PUBLIC HEARING:**

**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

Restoration plan by Mr. Manuel has planting plan and two year reporting. Ellen McBride appreciates its thoroughness. Alex Rozycki recommends site visit. Motion to approve plans by Alex Rozycki, seconded by Bob Parsons. Roll Call Ellen McBride, Bob Parsons, Alex Rozycki, Jessica Gerke, Dominick Cimina, Megan Day 6/0

**Rear Hillside Ave.**

*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 continued.

Ellen McBride recuses herself. Bob Parsons talks about vernal pool site visit 4/6/21 by Mary Rimmer from Rimmer Environmental and Leah Basbanes from the applicant. Site visit reconvening once we have had a few days of warmer weather and rain to best understand characteristics of vernal pool. Attorney Juliano requested a continuance. Motion to continue to May 10, 2021 made by Alex Rozycki seconded by Dominick Cimina. Roll Call Bob Parsons, Alex Rozycki, Jessica Gerke, Dominick Cimina, Megan Day 5/0

## **1 Tom's Way**

*George Seibold*

Notice of Intent for garage addition.

Mr Seibold states the proposed garage has setback on side of 10 foot, setback of 15 feet in back. 66 feet off brook for garage. House is 56.5 feet off water. Garage is further from wetlands than house. Outside 25 foot non disturb zone. Sewer easement in yard. Proposed dry wall behind garage. 32,875 square feet lot size. Bob Parsons has reviewed plans and comments that drainage system is interesting. Agrees 25 foot no disturb is important, sedimentation and erosion controls such as straw waddles and silt tents during construction.

Dick Cerano 31 Albion Ave behind property, asks for drainage behind garage to be explained. Mr. Seibold explains drywell proposed for runoff from roof outside 15 foot setback below ground. Mr. Cerano claims very high water table, putting in drywell will push water table higher towards Albion Ave. Mr. Seibold says there is no foundation, so doesn't affect water table, garage is on a slab. Bob Parsons states while he doesn't know groundwater conditions, doesn't believe the proposed project needs to provide runoff and doesn't foresee new problems with groundwater runoff. Alex Rozycki negligible increase and drywell is beyond our requirements. Ellen McBride comments that the professional engineers say there will be negligible impact. Drywell may reduce water. Conservation Commission does not require drywell, that's more of a DPW requirement.

Mr. Cerano claims to not have gotten notice, is flying blind. Ellen McBride states he was notified.

Conservation jurisdiction is distance from wetlands to project. Mr. Parsons clarifies Conservation Commission has jurisdiction over resource areas as state requirement of 100 feet, and Town has bylaw which governs 25 feet from top of bank as a resource area is a no construction/no disturb zone. We issue conditions for construction and in perpetuity as necessary. Mr. Cerano asks why it came to Conservation and Bob Parsons explains it is within 100 feet and local Conservation Commissions enforce state regulations. Jessica Gerke mentions there will be an order of conditions issued to protect wetlands. Mr. Cerano asks if Commission can move garage outside 100 foot. Ellen McBride says our role is to judge if project is within 100 feet. Bob Parsons does not see value in pushing this outside of 100 foot, and slab on grade structure with proper controls during construction. Mr. Seibold says he will be more affected than anyone else by the garage construction.

Mr. Cerano said property used to be wetlands, will be trees cut down? Ellen McBride says that is not what we are talking about tonight. Mr. Cerano mentions there was a swale behind property. Bob Parsons directs the question to Public Works. Mr. Cerano wishes Conservation Commission would uphold 100 foot. Mr. Parsons does not see value or necessity to request move to outside 100 foot as it won't better wetlands.

Mr. Cerano asks what other boards will be involved? Bob Parsons mentions a building permit will need to be issued. Mr. Cerano asks if trees can be replanted behind all the neighbors as part of the conditions to absorb water? Ellen McBride responds it is not appropriate to impose on Mr. Seibold as drywell is already an extra step. Alex Rozycki asks if Mr. Seibold will be willing to move drywell? Mr. Seibold said he would consider moving from property line. There is no foundation, water is moving towards brook.

Motion to close public hearing by Bob Parsons seconded by Megan Day. Roll call Ellen McBride, Bob Parsons, Alex Rozycki, Jessica Gerke, Dominick Cimina, Megan Day 6/0

## **7 Aspen Lane**

*Barbara Goldberg*

Request for Determination of Applicability for Tree Removal near wetlands

Two of the trees on the property are 7 Aspen Lane, 7 or 8 of the trees are on 7 Smitty's Way. Barbara Goldberg asks if a letter from neighbor will suffice. Ellen McBride says yes and neighbor must come to meeting to approve. Jim Previte will provide report. 2 trees on property can be removed. Amend RDA. Close public hearing and issue conditions. Three years until certificate of compliance needs to be filed. Bob Parsons says Determination of Applicability can be amended in the future. Alex Rozycki asks about replanting guidelines. Ellen McBride states if trees are taken down within jurisdiction inch by inch replacement. Alex Rozycki states 4 inch is typical for replanting, shrubs may be considered as mitigation or next steps. Motion to close public hearing by Bob Parsons, seconded by Alex Rozycki. Roll call Ellen McBride, Bob Parsons, Alex Rozycki, Jessica Gerke, Dominick Cimina, Megan Day 6/0

## **DISCUSSION ONLY:**

### **SSBC**

*Dennis Sheehan*

Stoneham High School plans

Site visit to see wetlands. Joel Seeley project manager, Architect Brooke Trivas Perkins & Will, Civil Engineer David Conway, David Warner, Landscaping, Kristy Lyons preconstruction manager Consigli Construction. Powerpoint presentation. Schematic design phase. Synthetic Turf from grass with bordering wetlands. Eliminate existing stadium/bleachers and build natural grass baseball and field hockey field. Emerald Court Street has culvert that flows thru by soccer field that discharges to wetlands. Improvements that circumnavigate complex. New catch basins, different water quality measures taken. Will mitigate flow from site to positively effect downstream neighbors.

Ellen McBride asks if Meetinghouse Brook that is clogged with debris, silt and condo runoff is cleaned out and asks if it would be considered perennial stream. From Franklin Street to stream needs to be cleared by Town. Intermittent stream vs perennial questioned, wetland scientist used terminology, agree to call it a stream for now. How will clearing culvert not affect rate of runoff? Engineer Mr. Conway says designed for decrease in runoff. If culvert is acting as a damn the system will need to be maintained.

Alex Rozycki thinks MVP grants may help with cleanup. Please design for more than 10 years. Designing closer to 100. Restoration of wetland or beautification as its not particularly picturesque now.

Response is hopefully this will be catalyst to help improve wetlands and lesson about stewardship. Diverse planting, remove invasive species, will make it a more attractive natural resource.

Bob Parsons asks about the culvert as there is a lot of trash and debris in wetlands. Buffer can be improved.

Inspection of culvert questioned to know condition. Putting new infrastructure on field may need mitigation to culvert. Response is culvert is 56 years old, precast concrete, so need to come up with a project budget. Does it need to be fixed, spot repaired or replaced in entirety? To do an inspection it needs to be cleaned and scheduled. It is on their radar. Bob Parsons understands it may need to be replaced or lined and best to manage now as opposed to later.

Ellen McBride asks if there is a ballpark figure of what it would cost from other projects? David Conway responded first choice is to repair not replace, doesn't have an exact figure. No limit on life of precast concrete.

Ellen McBride asks if gut feeling is its leaking? Response is fields are tired and not well drained, not necessarily coming thru pipes.

Alex Rozycki asks about low impact design so no salt/sand so culvert doesn't get discharge? Maintenance plan will be part of application, please let them know if Conservation Commission has preferences. Typically talk to DPW. Alex Rozycki suggests we should consider access to culvert for stormwater sampling.

Ellen McBride asks where solar placement will be above? Response is above parking canopies and on roof. Islands to east of parking lot proposed.

Geothermal brought up by Bob Parsons, Dennis Sheehan comments not germane to Conservation.

Bob Parsons mentions resource areas can be improved. Flooding issues should be addressed as much as possible. David Conway inlet to culvert will need to be addressed for protection, and downstream side outlet. There is some erosion on headwall, outlet may need energy dissipator. Ellen McBride asks about neighbors, response is map will need to be extended so neighbors see improvement.

Alex Rozycki asks about connectivity for Whip Hill trails to high school. Currently there is a wellbeaten pathway to back of bleachers and other points on campus. There is a loop going around campus.

Bob Parsons says Doleful Pond and perhaps Spot Pond are to the South, and there is good work happening. LEC delineated wetlands.

### **11 Birch St**

*Charles Houghton*

Plan for backyard

Attorney said plans will be brought to next meeting.

## **2 North Street**

*Tom Mackay*

Bear Hill Golf Course

Discussion of restoring impacted areas and tree plantings.

Time for plantings, if Mr Mackay can not come perhaps Rich Kirby or someone else can.

## **3 Daniel Drive**

*Joseph Penney*

DCR report

## **Whip Hill**

*Jim Previte*

No news.

## **Wetlands Protection Publication**

*Jessica Gerke*

Spring Conservation Flier

Thank you for writing Jessica Gerke, she will send to paper and Town website. Coordinating with Brett Gonsalves to send out with DPW. Can we be included with town mailing? Add a line directing them to website.

## **Dikes Pond**

Letter from Keith Fallon

Request to Clean Up

Resident of South Hillside will be supported to remove trash and debris. Habitat should not be removed. In favor of cleanup of hazardous materials by hand removal.

Pamela Pier potential homebuyer in area. 9 Birch Street has not been determined, Attorney Houghton does not have drawings. Rosella Noone realtor.

Alex Rozycki asks about tree policy. Tree committee in limbo, new chair needs to be appointed.

Raymie Parker 42 Bonad Rd is reelected for another 3 years, and would like to be liason to the Commission again. Very happy to see SSBC discussion.

## **Approve Meeting Minutes March 22, 2021**

Motion to approve minutes by Megan Day, seconded by Dominick Cimina. Roll Call

Ellen McBride, Bob Parsons, Alex Rozycki, Jessica Gerke, Dominick Cimina, Megan Day 6/0

## **Next Meeting May 10, 2021**

Motion to adjourn by Dominick Cimina, seconded by Alex Rozycki Roll call Ellen McBride, Bob Parsons, Alex Rozycki, Jessica Gerke, Dominick Cimina, Megan Day 6/0