



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
AUGUST 30, 2021
REMOTE 7 PM**

Please join meeting from your computer, tablet or smartphone.

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Bob Parsons, Jessica Gerke, Norman L'Esperance, Megan Day, Rob Fotino and Alex Rozycki
Brett Gonsalves, Josh, Amanda Sherbow, EJ Green, Raymie Parker, Julianna Bruce, Matt Shirley, Paul Checca,
James Juliano, Charles Houghton, Gary Litchfield, Courtney, Devon, Rob, Steven and Linda Cronin

7:04pm

PUBLIC HEARING:

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.

Unresolved questions from DPW in relation to Storm water report proposal. Brett Gonsalves and Attorney Juliano have been emailing. Attorney Juliano is working on minor discrepancies, will insure design meets Mr. Gonsalves standards as a condition. Brett Gonsalves looking at site plan and property lines regarding grading system. Likely would need larger infiltration system.

Gary Litchfield says engineer is reaching out, upon review soil evaluators 175, confirmed in field was 173.5 with ground water at 170.5 gives 3 feet of separation. Catch basin area can be addressed.

Brett Gonsalves noted 1.5 foot difference in elevation.

Alex Rozycki looking at 10 year storm on page 21 of 4.5 inches proposed discharge into isolated wetlands.

Only treating half of 10 year storm. Has asked where additional water will go and it seems it will go into isolated wetlands frequently. Roof leaders claiming to be tied into system, will there be gutters discharging to isolated wetlands.

Stone trenches not gutters off of roof per Gary Litchfield.

Bob Parsons says there has been ample time to address storm water.

James Juliano prior to issuance of building permit, Mr. Gonsalves issues will have resolution.

Jessica Gerke asks the status of bylaw adjustment based on Attorney Galvin's email..

Mr. Parsons asks for any other questions on storm water report before moving on. Area delineated for water shed is not accurate so we don't know how big of a system is needed. Brett Gonsalves does not know extent of existing watershed. Is amenable to revisiting water shed. Does not know if area will support it, elevation is higher off site.

Mr Parson states Attorney Galvin Town counsel provided an opinion on the applicability of this project to the amended bylaw. Changes are applicable to this project. Town council has provided opinion on amended bylaw.

Attorney Juliano got email from Attorney Galvin today and hasn't had time to react. Is asking commission knowing there is no definitive answer as to whether it is applicable or not. Not a definitive fact whether this applies or not.

Julianna Bruce said its been over a month since Attorney Galvin sent a letter with that opinion.

Megan Day said today was the first time Attorney Juliano saw it. August 18 2021 it was posted by Attorney General.

Paul Checca 4 Ivy Road appreciates all the time the Commission has put into it. Anyone who sees the land, the disruption to the elevation, the trees being removed, knows excess water will be discharged to abutters. No one can say building the house and all the destruction will not have an adverse effect on the abutters' properties.

Mr. Parsons is comfortable closing public hearing.

Raymie Parker asks if there was any clarification on who owns the street, road Rear Hillside.. Would infiltration system be built on road as Town paper Street?

Attorney Juliano says drainage required in roadways like a typical subdivision control laws as approved by the Stoneham Planning Board. Town of Stoneham owns the street.

Brett Gonsalves said there is nothing on the plans referenced that it was owned by the Town of Stoneham.

Paper street doesn't necessarily mean that the Town will accept it. Would have to meet minimum design standards but be handled with privately, discussed with planning board.

Alex Rozycki asks about ownership and maintenance. The Town would not maintain it.

Charles Houghton states there is no evidence the Town of Stoneham owns it. He believes its owned by abutters to the center. Town Counsel has made a ruling that the Commission has to apply the bylaw to this subdivision.

Mr, Houghton believes its time to close.

Mr, Parsons says road ownership is not jurisdictional to Conservation Commission.

Mr ,Rozycki says where snow will be stored could be detrimental to wetlands. Apparent overflow path should have been confirmed. Applicant has not shown that there will be no detriment to abutters.

Mr. Juliano asks if the Commission received revised plan from July 26, 2021.

Alex Rozycki makes a motion to close the public hearing. Norman L'Esperance seconds.

Roll call Megan Day, Rob Fotino, Alex Rozycki, Jessica Gerke, Norman L'Esperance and Bob Parsons yes 6/0

Mr. Parson thanks everyone for professionalism for calls. 21 days from today decision must be made.

Next Meeting Tuesday September 14, 2021 7pm

Alex Rozycki makes a motion to close the meeting, Norman L'Esperance seconded.

Roll call Megan Day, Rob Fotino, Alex Rozycki, Jessica Gerke, Norman L'Esperance and Bob Parsons yes 6/0

Approve minutes from Executive Session 8/16/21

Postponed until next meeting.