



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  
FEBRUARY 7, 2022  
REMOTE 6:30 PM**

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

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Bob Parsons begins the meeting and has a Roll Call vote to move into Executive Session  
Dom Cimina, Rob Fotino, Bob Parsons, Jessica Gerke, Alex Rozycki, and Megan Day yes 6/0

**6:30PM EXECUTIVE SESSION-**

To discuss strategy with respect to pending litigation or litigation that is demonstrably likely where an open meeting may have a detrimental effect on the litigating position of the Stoneham Conservation Commission and the chair so declares pursuant to Mass. Gen. L. c. 30A sec. 21(a)(3).

Roll call to leave Executive Session and enter meeting 6/0 yes Dom Cimina, Rob Fotino, Bob Parsons, Jessica Gerke, Alex Rozycki, and Megan Day

**7pm PUBLIC HEARING**

Beaton, Daniel Dragani, Michael Waterman, David Billo, Norman L'Esperance, Jen James, Allen Orsi, Roger Coviello, Tom Mullen, Thomas Brule, Michael Santullo, Dianne Ewanchuk, Robert Lowell, David Caouette, Robert Lowell

**Ellen McBride opens meeting with welcome.**

**28 Pine St #297-0400**

*Norse Environmental*

Maureen Herald/Charles Houghton

Notice of Intent, storm water report requested.

Charlie Houghton would like to remove plans for building, install fence without gate, hook to Town drain, and pave driveway. Amend notice of intent with letter from Maureen Herald. Can send new plan.

Bob Parsons asks about connecting to Town drain. Brett Gonsalves is not aware. Surface runoff. Storm water management on site? Catch basin with sump is Charlie Houghton's answer. Alex Rozycki mentions you'll have to put it on a plan, Charlie Houghton will provide a report. Repaving what was paved before on 28 Pine Street. State storm water will be met. Will send a copy of this letter and the changed plan.

No new impervious.

Bob Parsons would like to understand where the runoff is flowing.  
Ellen McBride mentions she was standing in driveway with Mr. Gonsalves around a drain.  
Roger Coviello says the existing drain goes to Town drainage system. New drain will help expedite water surface flow. Drain is on 28 Pine and 30 Rear. Put new drain where building was going to go.  
Bob Parsons would like to see plan with grades.  
Roger Coviello can increase grade with asphalt. Secondary drain would connect to existing drain quicker.  
Ellen McBride asks for an amended notice of intent, comments from DEP and plan.  
Bob Parsons ok with not having an amended notice of intent just a letter and plan.  
Alex Rozycki makes a motion to continue until March 8, 2022, seconded by Bob Parsons  
Roll call yes Ellen McBride, Rob Fotino, Bob Parsons, Jessica Gerke, Alex Rozycki, Megan Day and Norman L'Esperance 7/0

### **0 Rockville Park/ 5 Mauriello Drive #297-0401**

*Charles Houghton*

Notice of Intent

Michael Santullo, Daniel Dragani on call.

Ellen McBride mentions Orchard Park is not jurisdictional.

Bob Parsons mentions being on storm water, has reviewed reports, no additional questions.

Alex Rozycki asks about size of infiltration and how do you intend that it won't erode bank at culvert? Dan Dragani answers 100 year storm for Atlans 14, barracuda unit, isolator row and catch basins. Stone head wall down bank discharge. Alex Rozycki mentions water will be ripping out of outfall so may want to slow water down. Dan Dragani proposed riff raff stone, there is 6 foot drive, and woven geotextile fabric to hold earth together.

Maintenance plan in place.

Bob Parsons mentions to include in order of conditions maintenance logs.

Charles Houghton says condominium will be responsible.

Motion to close public hearing and acknowledge longer than 21 days for issuing OOC at March 8, 2022 by Alex Rozycki, seconded by Norman L'Esperance.

Roll call yes 8/0 Ellen McBride, Dom Cimina, Rob Fotino, Bob Parsons, Jessica Gerke, Alex Rozycki, Megan Day and Norman L'Esperance

### **7 Brook St**

*Charles Houghton*

Notice of Intent with Mike Santullo

Site visit, would like to remove house, brook nearby. Pine tree to be removed. Commission agrees it should be removed. Charles Houghton mentions garage be removed, house is not inhabitable. Will replace with new single family dwelling. Will be within 100 foot but not 25 foot no disturb.

Mike Santullo says existing house does not conform with setbacks, new house does.

Dan Dragani talks about plans, retaining wall in front of lot to get house outside groundwater table. Propose to replace sewer line. Stream is on rear part of plan.

Survey discrepancy with pond per Jessica Gerke.

Bob Parsons asks about garage being raised and new footprint is larger and relocated on site but not within 25 foot no disturb. Infiltration chamber for roof runoff. Test pit will be done per Dan Dragani. Dead end streets sewer is usually close to high water table. House will be raised.

Bob Parsons asks about significant regrading. Answer from Dan Dragani-2 feet in the back and about a foot elsewhere, some existing.

Garage will be part of house, front left on plan, from street front right per Dan Dragani answering Ellen McBride.

Alex Rozycki asks about storm water standards and if they can capture the back half of the house. Dan Dragani answers Town standards for single family house recently changed. Incorporate roof into plan to grab more by adding pvc per Alex Rozycki.

Bob Parsons asks if test pit data will change plan. Dan Dragani says yes it may change depending on test pits. Mike Santullo says fairly soon to test pits being done, early spring.

Tom Mullen 506 Fellsway- tight area that is being demolished. Concern about water they will encounter when they dig. Ellen McBride answers test pits will show where water is. Bob Parsons talks about concerns about resource areas. Process is we review proposal and issue order of conditions. Soil erosion, ground water management, construction details on plan set. Daniel Dragani said concerned with storm water, will use straw waddles and siltation fencing. Existing grade and basement elevation to not go into ground water table. Mitigate off site storm water. Erosion controls beyond 25 foot buffer zone. Straw waddles staked in ground with siltation fence. Alex Rozycki says Conservation Commission will not allow direct discharge to stream, will have to have test pit data. Bob Parsons says test pit data will be helpful, sedimentation basins to treat in advance of discharge and can include in conditions.

Jessica Gerke 5 Brook St house setback on east border is at least 25 feet, confirmed by Dragani. Raising level of house, are you anticipating fill? Dragani says the grade will go up 2 feet and blends to 1 foot. No additional fill. Bob Parsons asks whatever regrading is done please do not grade to neighbors' properties. Santullo says they will not discharge any of their water.

Jim Crowther 500 Fellsway East. Neighborhood with children, concerned with trucks and digging in the street. Ellen McBride suggests taking concerns to building department. Trees are enjoyed by birds. They will be required to replace trees. Historic value of neighborhood is not a conservation issue. Mr. Crowther asks how he will be informed, Ellen McBride says he can contact office to stay informed.

Joe Beaton 11 Brook St relocating house further east, Pond takes up east side of property 8 feet away. Ellen McBride asks Dan Dragani to show Spot Pond Brook and runs behind houses on Philips Rd under West Wyoming. Would like to make sure its outside jurisdiction. Ed Farrell located edge of brook and pond per Michael Santullo, and put 25 foot buffer. Bob Parsons is asking if it can be shown on plan. Alex Rozycki says it is not in 25 foot buffer. House is 61 feet per Michael Santullo. Mr. Beaton says lot is 100 feet. Private street that was recently paved. Michael Santullo says any pavement that is disturbed will be repaired.

Motion to continue to March 8 2022 at 7pm by Bob Parsons, seconded by Norman L'Esperance. Roll call 6/0 yes Ellen McBride, Dom Cimina, Rob Fotino, Bob Parsons, Alex Rozycki, and Norman L'Esperance

## **DISCUSSION**

### **9 Birch St**

*Cathy Li*

Site visit recap

Engineer who built and provided plans will be asked purpose of basin. Motion to continue by Bob Parsons, seconded by Norman L'Esperance Roll call 7/0 yes Ellen McBride, Dom Cimina, Rob Fotino, Bob Parsons, Jessica Gerke, Alex Rozycki, and Norman L'Esperance

### **Middle Pond Dam**

RAM Report

Diann Ewenchuk/ David Billo

Sovereign Consulting and Robert Lowell from DCR Deputy of Engineering. Virginia Wood Middle Pond Dam part of historic village needs work to restore for DCR. Sediment collection found petroleum. Permitting for notice of intent intended. Ellen McBride asks how petroleum got up there? Looking for single source, drainage comes off roadway from Woodland Rd. As part of DEP response collected samples elsewhere in Virginia Woods, may be typical background in the area.

Robert Lowell says Pare Corporation will restore trail system and dam. Allen Orsi from Pare Corporation to facilitate repair. Doesn't provide any fish package. Historically 1830s a rubber mill, Stoneham has active historic group. Robert Lowell does not have plans to remove dam.

Alex Rozycki asks why only 200 yards need to be removed? Volume to restore basin, consider it the upper limit of what would come out.

### **188 Franklin Street**

*Joe Cunningham*

Enforcement order, will file Notice of Intent

### **3 Daniel Drive**

*Joseph Penney*

DCR report

Michael Waterman DCR Northeast forester, supervisor Tom Brule on call as well. 700 miles and 30,000 acres. March 2020 35 trees were removed. Mike Bruce from DCR was involved, and Michael Waterman and Thomas Brule sent report. Trees were not hazardous, homeowner was clearing for view of pond. Inventory of trees, measured diameters of stumps and did species removal list. Monumentation is set by surveyor. Plan on file with Registry of Deeds. Because of dumping they are easily disturbed and hard to find. Some debris left in wetlands. Ellen McBride mentions tree cutter was chipping stumps that he was lifting out, said he was cleaning up wood. Ellen McBride returned two hours later with enforcement order and tree company was gone. Michael Waterman said though tops were removed, trees will come back, some have sprouted.

Bob Parsons appreciates partnership, is the plan to let things come back naturally, or is there a planting plan? What would be the best resolution?

Michael Waterman believes invasive plant management is critical. They handle hazard trees daily.

Ellen McBride mentions site visit at high school went to Daniel Drive. If Town property solution would be to replant trees (inch for inch) or monetary donation. Wetland consultant puts together rehabilitation plan.

Tom Brule would like to see a restoration plan to address invasives and tree replacement plan.

Violator pays for restoration plan.

LEC or Rimmer Environmental. Dennis Sheehan and Attorney Galvin need to be brought up to speed.

Told to ask council if tree cutter has liability.

Bob Parsons mentions correspondence come with DCR and/or DEP partnership.

### **Storm Water Wetlands Restoration Project**

*Alex Rozycki*

DPW Conservation survey update

Applied for MVP grant thru Hoarsley Whitten per Dennis Sheehan during Executive Session.

### **Wetland Resource Flyer**

*Jessica Gerke*

### **Tree Policy**

*Ellen McBride*

### **Approve Meeting Minutes January 10, 2022.**

Motion to approve by Norman L'Esperance, seconded by Alex Rozycki Roll call to approve yes 6/0  
Ellen McBride, Rob Fotino, Bob Parsons, Jessica Gerke, Alex Rozycki, and Norman L'Esperance

Motion to adjourn by Alex Rozycki, seconded by Norman L'Esperance Roll call yes 7/0

Ellen McBride, Dom Cimina, Rob Fotino, Bob Parsons, Jessica Gerke, Alex Rozycki, and Norman L'Esperance

**Next Meeting March 8, 2022**