



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  
MARCH 8 2022 REMOTE 7 PM**

**Please join meeting from your computer, tablet or smartphone.** <https://meet.goto.com/982524909>  
**You can also dial in using your phone.** US: [+1 \(408\) 650-3123](tel:+14086503123) Access Code: 982-524-909

Ellen McBride, Bob Parsons, Domenick Cimina, Alex Rozycki, Rob Fotino, Jessica Gerke and Norman L'Esperance  
Charles Houghton, Daniel Dragani, Mike Santullo, Raymie Parker, Tom Mullen, Beaton, Cathy Li, Roger Coviello

**PUBLIC HEARING**

**28 Pine St #297-0400**

*Norse Environmental*

Maureen Herald/Charles Houghton

Notice of Intent, storm water report requested.

Amendment deleting building, and repave and repair fence.

Ellen McBride mentions paving and fence is within 25 feet no disturb, and asks if Roger Coviello would be willing to move out of 25 foot no disturb. Charles Houghton says previously paved. Roger Coviello says resurfacing.

Ellen McBride with previously altered sites encroachment may provide improvement to green space. Fence be on 25 foot, and cut out section of pavement. Roger Coviello says he may lose parking spaces.

Bob Parsons shares his screen. Would like to pitch towards catch basin. Alex Rozycki asks if parking lot is contained by retaining wall. Ellen McBride answers it is not. Granite curbing retaining per Roger Coviello. Alex Rozycki mentions sewer line, Bob Parsons comments it is a drain line.

Bob Parsons would like to protect with edge to control runoff.

Roger Coviello says run off to catch basin and protect edge, stop dumping. Discussion of edge with granite or asphalt berm.

Charles Houghton comments two gates being removed. New chain link fence without gates.

Roger Coviello will grade so there is drainage. Only drain on property is left corner. Existing drain to Pine Street.

Mr. Parsons says opportunity for treatment in basins and manhole.

Alex Rozycki ok paving what is already there instead of repaving to reestablish.

Roger Coviello mentions expense of granite, or asphalt berm. Need over a foot for berm machine.

Fence can be in front of berm per Alex Rozycki. Or find granite instead.

Ellen McBride mentions snow can not be pushed to fence.

Mr. Parsons talks about how it would be plowed.

Roger Coviello mentions not a big area, would like option to use either granite or cement curbing.

Charles Houghton suggests filling in existing pieces of granite and put fence where old fence is, and come back to Commission if he can't find granite.

Alex Rozycki says asphalt curbing or cement are the same.

Raymie Parker 111 Franklin St asks about snow. In order of conditions snow can not be pushed through fence.

Motion to close public hearing by Norman L'Esperance seconded by Bob Parsons. Roll call Ellen McBride, Bob Parsons, Domenick Cimina, Alex Rozycki Jessica Gerke, Robert Fotino and Norman L'Esperance 7/0 yes

Motion to approve 28 Pine St as discussed by Bob Parsons, seconded by Norman L'Esperance Roll call yes 6/1 no.

Bob Parsons, Domenick Cimina, Alex Rozycki, Jessica Gerke, Robert Fotino and Norman L'Esperance, No Ellen McBride

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

*Charles Houghton*

Notice of Intent

Daniel Dragani infiltration system offset to rear property line by 10 feet per DEP. Test pit data as part of order of conditions. Raymie Parker asks if this has to come back before Select board or building department. Charlie Houghton says in his opinion no. Wall locations didn't change, just the infiltration system changed per Daniel Dragani. Change to plan of record should go to building inspector. Has been to Storm water board. Raymie Parker comments order of appearance before boards is critical due to change of plan of record. Snow storage infiltration and storm water management system needs to be maintained and functional over life of project, maintenance reports. Motion to approve 0 Rockville Park by Norman L'Esperance with DEP comments have been addressed, test pit data prior to construction, recorded at registry of deeds and permanent 25 foot boundary markers installed, seconded by Alex Rozycki. Roll call 7/0 yes Ellen McBride, Bob Parsons, Domenick Cimina, Jessica Gerke, Alex Rozycki, Robert Fotino and Norman L'Esperance

**7 Brook St #297-0402**

*Charles Houghton*

Mike Santullo

Notice of Intent

Updated plans sent. Charles Houghton moves new house to comply with zoning setback so it is not on street and is previously disturbed.

Bob Parsons comments infiltration system is extensive in managing roof runoff. Trees proposed to be planted.

Minimal grading on site. Footprint of house is larger. Test pit data seen before construction.

Dan Dragani states grandfathered because it was previously disturbed before 1996. If working within 100 foot zone need mitigation. Site disturbed before 1996, adding drainage system, adding trees to area as mitigation effort. Buffer zone work allowable under Act and not in 25 foot per Ellen McBride.

Alex Rozycki unclear if DEP ruling yes site is disturbed but can house be moved closer to riverfront. Garage is being eliminated is an improvement per Charles Houghton, Alex Rozycki agrees. Sum of project is improvement per Ellen McBride as it moves further from stream.

Tom Mullen 506 Fellsway house is along creek, house is grandfathered and plotted to upper left corner to stay away from wetlands. Garage is on slab, trees being removed are substantial, doubling size of roof, runoff to neighbors creates erosion. Remove stump and giant pine removal is extreme per Mr. Mullen. Please direct water away from neighbors. Neighbors discouraged as it is a very wet area. Wondering why tank is going where it is to disturb area. Ellen McBride explains jurisdiction and tree removal is for protection.

Dan Dragani explains rationale of where infiltration system is minor amount of grading that can not be in buffer zone to insure ground water separation.

Tom Mullen mentions how big house is, don't need to build a McMansion. Impact of large home.

Bob Parsons says protecting resource area is our purview, walls in need of repair perhaps. Created bylaw to limit construction within 25 feet of resource area. Managing storm water thru infiltration system with roof leaders. Buffer zone work but protection of neighborhood is intention. Arborist thought removing tree was a good decision. Flooding runoff managed. Resource area is brook has been previously disturbed and channelized. Pond doesn't have vegetated buffer to protect it. Limits to what we can do.

Ellen McBride mentions Mike Santullo and Daniel Dragani are both great to work with and encourages everyone to speak out.

Joe Beaton 11 Brook St next door neighbor, wildlife should be checked for before removal of tree, owl in proximity. Pond is tied to brook and is spring fed and has fish, turtle, frogs, wild birds live their year round. Has lived there 38 years because there is open land and wildlife. Against moving house closer to pond. Concerned he will flood more because of this project. Repercussions years down the road. Private street paved, park their cars on street. Single family homes do not go before Planning Board per Mr. Houghton.

Bob Parsons mentions sedimentation and erosion control during construction. Access from Brook Street. Existing grade, driveway ties into street. Impermeable driveway.

Ellen McBride states circumstances can not be worse legally than they are now.

Alex Rozycki says last house didn't have roof leaders or gutters, this is an improvement. Ground water should not be discharged without proper sedimentation controls to resource areas.

Ellen McBride says standard in our conditions.

Only half of roof goes to street, per Mr. Beaton, Ellen McBride says now all of the runoff will be captured.

Motion to close public hearing by Alex Rozycki contingent upon no comments from DEP before 4/4/22 seconded by Norman L'Esperance. Roll call yes Ellen McBride, Bob Parsons, Domenick Cimina, Alex Rozycki, Robert Fotino and Norman L'Esperance 6/0 Jessica Gerke abstained

## **DISCUSSION**

### **9 Birch St**

*Cathy Li*

Site visit recap

Jack Sullivan Engineer brought in after the fact, basins were to handle roof runoff. Homeowner can submit proposal that modifies catch basins. Ellen McBride suggests to come up with plan for 4/4/22 meeting.

### **188 Franklin Street**

*Joe Cunningham*

Enforcement order, will file Notice of Intent. Dirt has been removed.

### **3 Daniel Drive**

*Joseph Penney*

DCR report

### **Whip Hill**

Space usage: Jill Geisler Friends of Middlesex Fells 4/1/22 from 1-4pm, table and chairs. Approved.

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

*Alex Rozycki*

DPW Conservation survey

MVP grant application from Town of Stoneham in the works. Includes Weiss Farm hydraulic study and high school.

Dennis Sheehan reached out to Ellen McBride about covid relief and what would we want to use, Ellen McBride suggested money be used for Conservation Commission purposes. Clean streams out and full watershed study of area, tree inventory of Town. Megan Day suggested drafting as Commission to speak to Town on environment.

Alex Rozycki has heard of Towns using it for storm water, is fan of MVP project. First step is to buy catch basin cleaning truck from DPW to prevent from getting into streams, capital expense to buy something to clean streets.

Dredging rivers and streams is expensive and involves Army Corps of Engineers.

Bob Parsons thinks it can be used for storm water infrastructure.

Raymie Parker states \$10 million or less fewer restrictions. Drainage and senior support.

Letter from Conservation Commission should go to Dennis Sheehan and Select Board, Ellen McBride will draft and send to Commission. April 5, 2022 local election then will determine how to use funding.

Alex Rozycki mentions storm water on Montvale Ave, Eversource rebuilding culvert.

### **Wetland Resource Flyer**

*Jessica Gerke*

Asked for other ideas, Ellen McBride mentions trees.

**Tree Policy**

*Ellen McBride*

Tom Brady Brookline agent and tree warden did walk thru with MWRA 3/4/22 with Stantec, Brett Gonsalves, Frank Fruci, Ellen McBride, Tom Brady did walk thru at site. Ellen McBride would like to hire him 5 hours per week, Ellen McBride will reach out to Mr. Brady to see if he's interested in working with Stoneham.

**Approve Meeting Minutes February 7, 2022**

**Motion made by Alex Rozycki seconded by Norman L'Esperance** Roll call yes Ellen McBride, Bob Parsons, Domenick Cimina, Rob Fotino, Alex Rozycki and Norman L'Esperance 6/0

**Motion to adjourn by Norman L'Esperance seconded by Domenick Cimina.** Roll call yes Ellen McBride, Bob Parsons, Domenick Cimina, Alex Rozycki, Rob Fotino and Norman L'Esperance 6/0

**Next Meeting April 4, 2022**