



**Town of Winchester
INLAND WETLAND & WATERCOURSES COMMISSION**

September 18, 2025 - 7:00 PM

Town of Winchester Town Hall
338 Main Street – 2nd Floor – P. Francis Hicks Room

Commission Members:

Stephen Molinelli, Chairman	Matt Closson
Russell Davenport, Vice Chairman	Jamie Coligan
Jeffrey Lippincott, Secretary	Mary Ann Marino
Frank Oliveri	Vacant
Gary Paganelli	

REGULAR MEETING AGENDA

1. Call to Order/Roll Call.

2. Agenda Review

3. Approval of Minutes.

A. August 21, 2025 Meeting Minutes

4. Public Hearings (cont.)

A. [IWWC-25-18](#)

Applicant: Shawn Stanziale

Location: 504 E. Wakefield Blvd.

Proposal: Demolish existing house and detached garage; construct new house with attached garage, remove and replace retaining walls, remove and replace patio, regrade site, adjust driveway configuration, remove and reconstruct lake wall and steps, remove concrete and stone jetty, construct new walkways, install boatlift, jet ski lift, and dock.

5. Old Business.

A. [IWWC-25-18](#)

Applicant: Shawn Stanziale

Location: 504 E. Wakefield Blvd.

Proposal: Demolish existing house and detached garage; construct new house with attached garage, remove and replace retaining walls, remove and replace patio, regrade site, adjust driveway configuration, remove and reconstruct lake wall and steps, remove concrete and stone jetty, construct new walkways, install boatlift, jet ski lift, and dock.

B. [IWWC-25-23](#)

Applicant: Richard and Paula Knight

Location: 229 W. Wakefield Blvd.

Proposal: Construction of a new storage building with a deck above the roofline and associated site and stormwater improvements.

C. [IWWC-25-29](#)

Applicant: Jaclyn Gulbrandsen

Location: 522 W. Wakefield Blvd

Proposal: Remove overgrowth, brush, and vines on property. Remove dead trees and limbs.

D. [IWWC-25-32](#)

Applicant: Jennifer Perga

Location: 378 E. Wakefield Blvd.

Proposal: Rebuild two piers under existing dock

E. [IWWC-25-33](#)

Applicant: Catherine Perga

Location: 360 E. Wakefield Blvd.

Proposal: Replace existing rip-rap lake wall with masonry wall

6. New Business

A. [IWWC-25-24](#)

Applicant: Michael Block

Location: 928 Main St.

Proposal: Post-facto application for removal of auto business building and regrade area

B. [IWWC-25-35](#)

Applicant: Jonathan Abrams

Location: 632 E. Wakefield Blvd

Proposal: Modification of existing permit # IWWC-21-31 to repair and rebuild the existing lake wall in the same location.

7. Agent Actions

A. Agent Determinations:

a. [IWWC-25-28](#)

Applicant: Brian Bouthiller

Location: 212 E. Wakefield Blvd.

Proposal: Repoint existing lake wall

b. [IWWC-25-34](#)

Applicant: Michael von Kanneurff

Location: 624 E. Wakefield Blvd.

Proposal: Pointing and repair of loose stone in lake wall

B. As-of-Right Determinations

C. Violations/Orders

a. 139 W. Wakefield Blvd.

D. Discussion

8. Communications

9. Other Business

A. Report from Department of Public Works Liaisons – Russ Davenport and Jeff Lippincott

B. Report from Highland Lake Watershed Association Liaisons

C. Board of Selectmen Liaison report

D. Discussion: Regulation of Buoys

E. Discussion: Wake Boats

F. Discussion: Dock and Mooring Ordinance

10. Adjourn.