



Town of Winchester
INLAND WETLAND & WATERCOURSES COMMISSION
October 16, 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. September 18, 2025 Meeting Minutes

4. Public Hearings

None

5. Old 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.

6. New Business

A. [IWWC-25-36](#)

Applicant: Matt Smith

Location: 662 E. Wakefield Blvd.

Proposal: Repair existing dock pier to straighten it and cement it in place

B. [IWWC-25-37](#)

Applicant: Shawn Stanziale

Location: 504 E. Wakefield Blvd.

Proposal: Demolish existing home and garage and construct new home with attached garage.

7. Agent Actions

A. Agent Determinations:

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

Inland Wetland & Watercourses Commission
October 16, 2025 Regular Meeting Agenda
Page 2 of 2

- D.Discussion: Regulation of Buoys
- E.Discussion: Wake Boats
- F.Discussion: Dock and Mooring Ordinance

10. Adjourn.