



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

November 20, 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. October 16, 2025 Meeting Minutes

4. Public Hearings

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

Applicant: Shawn Stanziale

Location: 504 E. Wakefield Blvd.

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

5. Old Business

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

Applicant: Jonathan Abrams

Location: 632 E. Wakefield Blvd

Proposal: Repair wall, replace and enlarge steps into lake

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.

6. New Business

7. Agent Actions

A. Agent Determinations:

a. [IWWC-25-38](#)

Applicant: Paul Mitchell – Mitchell Restoration, LLC

Location: 161 Meadow St.

Proposal: Pave existing gravel parking area, locate dumpster pad in URA

B. As-of-Right Determinations

a. 545 W. Wakefield Blvd.

b. 310 E. Wakefield Blvd.

c. 546 E. Wakefield Blvd.

d. 838 E. Wakefield Blvd.

e. 543 E. Wakefield Blvd

f. 508 W. Wakefield Blvd.

C. Violations/Orders

a. 139 W. Wakefield Blvd.

D. Discussion

8. Communications

9. Other Business

- A. Review Draft 2026 Meeting Calendar
- B. Report from Department of Public Works Liaisons – Russ Davenport and Jeff Lippincott
- C. Report from Highland Lake Watershed Association Liaisons
- D. Board of Selectmen Liaison report
- E. Discussion: Regulation of Buoys
- F. Discussion: Wake Boats
- G. Discussion: Dock and Mooring Ordinance

10. Adjourn.