



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

October 15, 2026 - 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
Vacant, Secretary	Mary Ann Marino
Frank Oliveri	Kevin Burgio
Gary Paganelli	Tess Herman

REGULAR MEETING AGENDA

1. Call to Order/Roll Call.

2. Agenda Review

3. Approval of Minutes.

A. September 17, 2026 Meeting Minutes

4. Public Hearings

A. [IWWC-26-20](#)

Applicant: Town of Winchester

Location: South Road

Proposal: Drainage Improvements and Road Reclamation of South Road from its intersection with Newfield Road to its intersection with Hollow Hill Road

5. Old Business

A. [IWWC-26-11](#)

Applicant: Vernon LeBlanc

Location: East Lake Street (Map 114/Block 124/Lot 007A)

Proposal: Dock Installation with littoral bounds setback waiver requested (Sec.380-7.E.)

B. [IWWC-26-20](#)

Applicant: Town of Winchester

Location: South Road

Proposal: Drainage Improvements and Road Reclamation of South Road from its intersection with Newfield Road to its intersection with Hollow Hill Road

6. New Business

A. [IWWC-26-22](#)

Applicant: Peter J. Hock (Owner: Maureen Saverick)

Location: 161 East Lake St.

Proposal: Patio and Seawall Restoration

B. [IWWC-26-24](#)

Applicant: Laura Rose

Location: E. Wakefield Blvd. Map 044/ Block 108/ Lot 071+72 (Across from 817 E. Wakefield Blvd)

Proposal: Remove existing deteriorating deck structure and construct seawall

C. [IWWC-26-26](#)

Applicant: Bryan Avigne (Owner: Holly Moetell)

Location: 508 W. Wakefield Blvd.

Proposal: Final site grading and planting plan, including new steps and walkways, patios, a new replacement retaining wall and associated site work

7. Agent Actions

A. Agent Approvals

a. [IWWC-26-21](#)

Applicant: Jeff Dutton, Dutton Builders (Owner: Geoffrey & Shannon Gervasini)

Location: 628 E. Wakefield Blvd.

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Proposal: Construct 144 sq. ft. patio adjacent to house and replace adjoining retaining wall, remove existing 144 sq. ft. patio adjacent to lake.

b. [IWWC-26-23](#)

Applicant: Kurt Benson

Location: 154 E. Wakefield Blvd.

Proposal: Construct retaining walls on each side of existing home

c. [IWWC-26-25](#)

Applicant: Peter Beckman (Owner: Lorraine & Robert DiMartino)

Location: 144 E. Wakefield Blvd.

Proposal: Replace deck guard rail, reconstruct deck stairs and landing in the same location, install concrete pat at foot of stairs per Building Code and two piers.

B. As-of-Right Determinations

a. [AOR-26-12](#)

Applicant: DM Hock Enterprises

Location: 201 E. Lake St.

Proposal: Replace existing driveway, same footprint

C. Violations/Orders

i. 139 W. Wakefield Blvd.

D. Other Discussion

8. Communications

9. Other Business

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

B. Report from Highland Lake Watershed Association Liaisons

C. Report from Board of Selectmen Liaison

10. Adjourn.

Note: Lake and Watershed Regulation Review and Revision Meeting: November 5, 2026 – 5:00pm. Hicks Room