



Town of Winchester
INLAND WETLAND & WATERCOURSES COMMISSION
January 17, 2024 - 7:00 PM
Town of Winchester Town Hall
338 Main Street – 2nd Floor – P. Francis Hicks Room

Commission Members:

Stephen Molinelli, Chairman	Gary Paganelli
Russell Davenport, Vice Chairman	Mason Kiesewetter
Jackie Mulvey, Secretary	Jamie Giantonio
Jeffrey Lippincott	Vacancy
Frank Oliveri	

REGULAR MEETING AGENDA

1. Call to Order/Roll Call.

2. Approval of Minutes.

A. December 13, 2023 Special Meeting

3. Agenda Review.

4. Election of Officers (Election process framework provided).

5. Discussion regarding Commission site walks (Email clarification provided).

6. Public Hearings.

A. IWWC 23-28

Applicant: John DiCara on behalf of Catherine Lee, property owner

Location: 102 Shore Drive

Proposal: 22' addition to front of house, enclose deck at rear, cover access deck on north side, construct concrete retaining wall, remove asphalt parking, add engineered pervious pavers as shown on Plot Plan.

Application Received: 12/13/23

Application 65 Day Review Period: 2/07/24

B. IWWC 23-2-1

Applicant: Maureen Pizzano

Location: 148 East Wakefield Boulevard

Proposal: 40' Dock and a boat lift.

Application Received: 12/13/23

Application 65 Day Review Period: 2/07/24

7. Old Business.

A. IWWC 23-24

Applicant: Lana Stemler (written request to withdraw application by property owner provided)

Location: 542 West Wakefield Boulevard

Proposal: New Garage in the review area

Application Received: 11/15/23

Application 65 Day Review Period: 1/19/24

B. IWWC 23-27

Applicant: William Colby on behalf of prospective buyer Christopher Galvin

Location: M/B/L 042/157/13-1 "144-B Newfield Road"

Proposal: Development of lot with single family home, on-site septic and well

Application Received: 12/13/23

Application 65 Day Review Period: 2/07/24

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C. IWWC 23-28

Applicant: John DiCara on behalf of Catherine Lee, property owner

Location: 102 Shore Drive

Proposal: 22' addition to front of house, enclose deck at rear, cover access deck on north side, construct concrete retaining wall, remove asphalt parking, add engineered pervious pavers as shown on Plot Plan.

Application Received: 12/13/23

Application 65 Day Review Period: 2/07/24

D. IWWC 23-29

Applicant: Bryan Dwyer on behalf of Timothy and Kristin Perra

Location: 176 Shore Drive

Proposal: Rebuild lake wall.

Application Received: 12/13/23

Application 65 Day Review Period: 2/07/24

E. IWWC 23-2-1

Applicant: Maureen Pizzano

Location: 148 East Wakefield Boulevard

Proposal: 40' Dock and a boat lift.

Application Received: 12/13/23

Application 65 Day Review Period: 2/07/24

8. New Business.

A. IWWC 23-30 **NOTE, Please bring application materials from December packet**

Applicant: Kevin Grindle on behalf of KR 185 Torrington Road (USA Waste & Recycling)

Location: 185 Torrington Road

Proposal: Construction of a truck maintenance garage and associated site improvements

Application Received: 1/17/24

Application 65 Day Review Period: 3/22/24

B. IWWC 23-31

Applicant: Keith Larkin

Location: Highland Park at Lewis Street extension between 103 & 109 Bridge Street (MBL 115/073/008)

Proposal: Improvements to existing gravel access driveway for the eventual building of a single-family home

Application Received: 1/17/24

Application 65 Day Review Period: 3/22/24

C. IWWC 23-32

Applicant: Brian Dwyer on behalf of McGuinness Trust

Location: 512 West Wakefield Boulevard

Proposal: Lake wall rebuild/repair approximately 10'-12' x 2' and replace existing steps from the terrace

Application Received: 1/17/24

Application 65 Day Review Period: 3/22/24

D. IWWC 23-33

Applicant: Paul Marino

Location: 680 East Wakefield Boulevard

Proposal: Extend current dock to a total of 50', perpendicular from the shoreline

Application Received: 1/17/24

Application 65 Day Review Period: 3/22/24

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E. IWWC 24-1

Applicant: Jason Bonati

Location: 232 Perch Rock Trail

Proposal: Repair/Replacement of existing sea wall and concrete pad

Application Received: 1/17/24

Application 65 Day Review Period: 3/22/24

F. IWWC 24-2

Applicant: Bart Clark, Town of Winchester

Location: Point Location 41.9472, -73.0512 (South of 106 Smith Hill Road)

Proposal: Maintenance of Smith Hill Road Culvert

Application Received: 1/17/24

Application 65 Day Review Period: 3/22/24

9. Agent Actions.

A. Determinations.

1. 21 Crescent Street, David Webb. Enhancement of existing stormwater runoff swale with earthen berm, protected by silt fencing and straw waddle, to keep mountain runoff away from the house, in the storm water system and off the street.
2. 221 West Wakefield Boulevard, Duane Doot on behalf of Kenneth Prat et al. Driveway repairs including drainage enhancements to eliminate driveway washout onto street.

B. Warnings

None

C. Violations/Orders

- A. 265 Colebrook Road
- B. North Main Street (18.1-acre parcel located behind 493 North Main Street)
- C. 308 East Wakefield Boulevard
- D. 713 East Wakefield Boulevard
- E. 139 West Wakefield Boulevard
- F. 52 Strong Terrace

10. Communications

- A. "Redlined" copy of Dock and Mooring Ordinance from the Subcommittee.

11. Other Business.

- A. Report from Dock and Mooring Ordinance Subcommittee - Jeff Lippincott, Jackie Mulvey, Mason Kiesewetter
- B. Report from Department of Public Works Liaisons – Russ Davenport and Jeff Lippincott
- C. Report from Highland Lake Watershed Association Liaisons – Jackie Mulvey
- D. Ongoing site visits at 137 Torrington Road

12. Adjourn.