# 

# Town of Winchester



## INLAND WETLAND & WATERCOURSES COMMISSION

July 17, 2025 - 7:00 PM  
Town of Winchester Town Hall

338 Main Street – 2nd Floor – P. Francis Hicks Room

**Commission Members:**

Stephen Molinelli, Chairman Jamie Coligan

Russell Davenport, Vice Chairman Matt Closson

Jeffrey Lippincott, Secretary Vacancy

Frank Oliveri Vacancy

Gary Paganelli

**REGULAR MEETING MINUTES**

**1. Call to Order/Roll Call.**

***Members Present:*** *Stephen Molinelli, Chairman, Jeffrey Lippincott, Gary Paganelli, Jamie Coligan, Matt Closson*

***Absent:*** *Russell Davenport*

***Staff Present:*** *Geoff Green, ZEO/IWEO*

*Chair Molinelli called the meeting to order at 7:00pm*

**2. Election of Officers**

*Chairman Molinelli made a motion to nominate Jeff Lippincott as the Secretary. G Paganelli seconded the motion.*

***Vote: 5-0***

**3. Approval of Minutes.**

1. March 19, 2025 Meeting Minutes

*M Closson made a motion to approve the minutes as presented. J Lippincott seconded the motion.*

***Vote: 4-0-1 (Coligan)***

1. May 15, 2025 Meeting Minutes

*M. Lippincott made a motion to approve the minutes as presented. J Lippincott seconded*

***Vote: 5-0***

**4. Agenda Review.**

*Chair Molinelli stated the discussion of Buoys under item 8.D.a will be had between Item 6 Old Business and Item 7 New Business.*

**5. Public Hearings.**

None

**6.** **Old Business.**

A. IWWC-25-8

Applicant: Robert Manoccio

Location: 59 East Lake St

Proposal: Remove existing house, reuse foundation and footprint and construct new home with second story.

*Robert Manoccio presented the plans and discussed changes made since the last time the Commission reviewed the application.*

*M. Closson made a motion to approve the application with all standard conditions with the following additional conditions: 1. $1,000 E&S bond to be presented to the town prior to construction, 2. Stormwater calculations must be submitted to Town Staff regarding the proposed infiltration basin, and 3. Footing drains, if installed must be directed into the stormwater infiltration basin. G. Paganelli seconded the motion.*

***Vote: 5-0***

1. IWWC-25-12

Applicant: Ken Hawkins, The Kenmark Company

Location: 406A East Wakefield Blvd.

Proposal: Repair approximately 20 feet of stone seawall, repoint remainder of wall as necessary

*Ken Hawkins presented and explained the changes made since the last meeting. M Closson asked for additional details including a full size plan of the proposal.*

*M. Closson made a motion to continue to the application to the next regularly scheduled meeting. G. Paganelli seconded the motion.*

***Vote: 5-0***

1. IWWC-25-13

Applicant: James Brandolini

Location: 272 Perch Rock Trail

Proposal: Extend dock and add inflatable swim platform.

*James and Lynn Brandolini presented the plan and reviewed as discussed at the previous meeting.*

*M. Closson made a motion to approve the application with the standard conditions. G. Paganelli seconded the motion.*

***Vote: 5-0***

1. IWWC-25-16

Applicant: Mathew Maloney

Location: 602 East Wakefield Blvd

Proposal: Remove and reconstruct home

*Robert Colabella presented for the applicant and reviewed the proposal and updates made since the last meeting.*

*J. Coligan made a motion to approve the application with the standard conditions with the additional condition that a $2,000 E&S bond must be submitted to the Town prior to construction. J. Lippincott seconded the motion.*

***Vote: 5-0***

**7. New Business**

1. IWWC-25-17

Applicant: Richard Nardella

Location: 734 Lake Drive

Proposal: Remove second story of existing home, detached garage, and shed; construct new second story on existing home and add an attached three-car garage.

*Robert Colabella presented for the applicant and reviewed the plan with the Commission. It was noted that the agenda states the house is being removed, but this is incorrect. Only the second floor is being removed.*

*G. Paganelli made a motion to accept the application. J. Lippincott seconded the motion.*

***Vote: 5-0***

1. 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.

*Kyle Case, project engineer, and Shawn Stanziale presented and reviewed the project and scope. Staff indicated that there had been several interested parties that have reached out regarding his project and the Commission may want to consider a public hearing.*

*J. Lippincott made a motion to accept the application, to hold a Public Hearing at the next regularly scheduled meeting, and to engage the Town’s consulting engineer to conduct a review of the plans. G. Paganelli seconded the motion.*

***Vote: 5-0***

1. IWWC-25-19

Applicant: Evan McDermott

Location: 832 E. Wakefield Blvd

Proposal: Repointing of existing lake wall

*Evan McDermott presented and reviewed the scope of work.*

*M. Closson made a motion to accept the application. G. Paganelli seconded the motion.*

***Vote: 5-0***

1. IWWC-25-20

Applicant: Town of Winchester, Joanna Jessup

Location: Hurlbut St.

Proposal: Construct wetland for drainage along Birdsall Street

*Jim Rollins, Director of DPW and Joanna Jessup, Intern presented the plans and reviewed the work with the Commission. Chairman Molinelli stated it is in the Towns best interest to hold a Public Hearing for this application.*

*M. Closson made a motion to accept the application and schedule a Public Hearing for the next regularly scheduled meeting. G. Paganelli seconded the motion.*

***Vote: 5-0***

**8. Agent Actions**

1. Agent Determinations:
2. IWWC-25-21

Applicant: Cannavo Construction, Mark Cannavo

Location: 535 Wheelers Point

Proposal: Remove 5 tree stumps from previously removed trees, plant 8 new shrubs.

*G. Green explained the project to the Commission.*

1. IWWC-25-22

Applicant: Kevin Teeling

Location: 224 Torringford St.

Proposal: Remove shed and construct new barn in Upland Review Area

*G. Green explained the project to the Commission.*

1. As-of-Right Determinations

None

1. Violations/Orders
2. 139 West Wakefield Blvd.

*G. Green presented a copy of a notice of court appearance.*

1. Discussion
2. Regulation of Buoys

*This was discussed between items 7 and 8. Staff will research buoy colors and current regulations.*

1. 815 E. Wakefield Blvd

*G. Green explained this long standing erosion issue and that the Town has worked with the property owner to find a resolve. Other drainage work will also be carried out in the area in the future.*

**9. Communications**

**None**

**10. Other Business.**

1. Report from Department of Public Works Liaisons – Russ Davenport and Jeff Lippincott
2. Report from Highland Lake Watershed Association Liaisons – TBD
3. Board of Selectmen Liaison report

**11. Adjourn.**

*G. Paganelli made a motion to adjourn the meeting at 9:17pm. J. Coligan seconded the motion.*

***Vote: 5-0***

Respectfully Submitted,



Jeremy DeCarli