



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

August 21, 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 MINUTES

1. Call to Order/Roll Call.

Present: *Stephen Molinelli, Chairman, Russell Davenport, Vice Chairman, Jeffrey Lippincott, Secretary, Frank Oliveri, Gary Paganelli, Matt Closson, Jamie Coligan, Mary Ann Marino*

Staff Present: *Geoff Green, WEO, Jeremy DeCarli, Interim Town Planner*

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

2. Agenda Review

Chair Molinelli stated that the meeting agenda is long and that no new business would be entertained after 10:00pm.

3. Approval of Minutes.

A. July 17, 2025 Meeting Minutes

J. Lippincott made a motion to approve the minutes. G. Paganelli seconded the motion.

Vote: 6-0-2 (Comms. Marino and Oliveri abstained)

4. Discussion

A. Direction from Commission on routine maintenance and small lake wall projects

After a brief discussion it was determined that simple re-pointing and repositioning of top cap stones could be viewed as routine maintenance as determined by Agent Gren, but further work would require a permit.

5. Public Hearings.

A. [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.

Shawn Stanziale and Brooke Stanziale presented the application.

The following members of the public spoke:

- John Pollack
- Mary Pollack

J. Lippincott made a motion to continue the public hearing to the next regularly scheduled meeting on September 18. M.A. Marino seconded the motion.

Vote: 8-0

B. [IWWC-25-20](#)

Applicant: Town of Winchester, Joanna Jessup
Location: Hurlbut St. & Birdsall St.
Proposal: Construct wetland for drainage along Birdsall St.

Joanna Jessup and Jim Rollins presented the application.

There were no public comments.

R. Davenport made a motion to close the public hearing. G Paganelli seconded the motion.

Vote: 8-0

6. Old Business.

A. [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 the application.

M. Closson made a motion to approve the application with the standard conditions and one additional condition that the applicant must submit a \$1,000 E&S bond to the town. J. Coligan seconded the motion.

Vote: 8-0

B. [IWWC-25-17](#)

Applicant: Richard Nardella
Location: 734 Lake Drive
Proposal: Remove second floor of existing house, detached garage, and shed; construct second floor of house and new attached three-car garage

Robert Colabella, Haley Ward Engineers presented the application.

R. Davenport made a motion to approve the application with the standard conditions and one additional condition that the applicant must submit a \$1,000 E&S bond to the town. J. Lippincott seconded the motion.

Vote: 8-0

C. [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.

M.A. Marino made a motion to continue the application to the next regularly scheduled meeting on September 18.

G. Paganelli seconded the motion.

Vote: 8-0

D. [IWWC-25-19](#)

Applicant: Evan MacDermott
Location: 832 E. Wakefield Blvd.
Proposal: Repointing of existing Lake Wall

Evan MacDermott presented the application.

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

Vote: 8-0

E. [IWWC-25-20](#)

Applicant: Town of Winchester, Joanna Jessup
Location: Hurlbut St. & Birdsall St.
Proposal: Construct wetland for drainage along Birdsall St.

M. Closson made a motion to approve the application with the standard conditions and one additional condition that an outlet structure and overflow pipe be installed to direct overflow drainage from the constructed wetland to the existing drainage system. G. Paganelli seconded the motion.

Vote: 8-0

7. New Business

A. [IWWC-25-23](#)

Applicant: Richard and Paula Knight
Location: 229 W. Wakefield Blvd.
Proposal: Construction of a new storage building with a deck above the roofline and associated site and stormwater improvements.

Robert Colabella, Haley Ward, Inc. presented the application.

R. Davenport made a motion to accept the application. M.A. Marino seconded the motion.

Vote: 8-0

B. [IWWC-25-24](#)

Applicant: Michael Block
Location: 928 Main St.
Proposal: Post-facto application for removal of auto business building and regrade area

F. Oliveri made a motion to not accept the application due to it being incomplete. G. Paganelli seconded the motion.

Vote: 8-0

C. [IWWC-25-27](#)

Applicant: Jed Biondi
Location: 620 E. Wakefield Blvd.
Proposal: Add stone veneer to existing lake wall, no structural changes

G. Paganelli made a motion to not accept the application due to it being incomplete. J. Lippincott seconded the motion.

Vote: 8-0

D. [IWWC-25-29](#)

Applicant: Jaclyn Gulbrandsen
Location: 522 W. Wakefield Blvd
Proposal: Remove overgrowth, brush, and vines on property. Remove dead trees and limbs.

Jaclyn and Peter Gulbrandsen presented the application.

R. Davenport made a motion to accept the application. G. Paganelli seconded the motion.

Vote: 8-0

E. [IWWC-25-32](#)

Applicant: Jennifer Perga
Location: 378 E. Wakefield Blvd.
Proposal: Rebuild two piers under existing dock

Jennifer Perga presented the application.

J. Lippincott made a motion to accept the application. F. Oliveri seconded the motion.

Vote: 8-0

F. [IWWC-25-33](#)

Applicant: Catherine Perga

Location: 360 E. Wakefield Blvd.

Proposal: Replace existing rip-rap lake wall with masonry wall

Jennifer Perga and Dave Bautista, Haley Ward, Inc. presented on behalf of the applicant.

F. Oliveri made a motion to accept the application. J. Coligan seconded the motion.

Vote: 8-0

8. Agent Actions

Chair Molinelli noted at this time that since it was after 10:00 pm only a brief discussion regarding items 10.D and 10.E would be discussed prior to adjournment. There was no discussion of items 8, 9, 10.A, 10.B, 10.C, or 10.F.

A. Agent Determinations:

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

Applicant: Katherine Coyner

Location: 51 E. Lake St.

Proposal: Install 20' x 14' platform and 6' x 12' platform designed for wheelchair access associated with existing accessory structure in URA

b. [IWWC-25-30](#)

Applicant: Brian Bouthiller

Location: 212 E. Wakefield Blvd

Proposal: Replace timber retaining wall around existing parking area in the URA

c. [IWWC-25-31](#)

Applicant: Matthew Miale, NESTR, LLC

Location: 531 W. Wakefield Blvd.

Proposal: Remove 12-14 trees in front of house in URA

B. As-of-Right Determinations

C. Violations/Orders

a. 51 E. Lake St.

b. [CODE-25-50](#): 522 W. Wakefield Blvd.

c. [CODE-25-51](#): 531 W. Wakefield Blvd.

d. 139 W. Wakefield Blvd.

D. Discussion

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

Applicant: Denise Pratt

Location: 222 W. Wakefield Blvd.

Proposal: Repair existing lake wall where large stone has fallen out

b. [IWWC-25-28](#)

Applicant: Brian Bouthiller

Location: 212 E. Wakefield Blvd.

Proposal: Repoint existing lake wall

9. Communications

10. 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

D. Discussion Regulation of Buoys

Staff gave a brief update on their communication with DEEP regarding this issue.

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E. Discuss Wake Boats

A brief discussion was had about the recent prohibition of wake boats on Lake Waramaug and that research needs to be conducted during the winter months on the impact of such boats on Highland Lake.

F. Discuss Dock and Mooring Ordinance

11. Adjourn.

Chair Molinelli made a motion to adjourn at 10:18pm M.A. Marino seconded the motion.

Vote: 8-0

Respectfully Submitted,



Jeremy DeCarli, Recording Secretary