



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

**September 18, 2025 - 7:00 PM**

Town of Winchester Town Hall  
338 Main Street – 2<sup>nd</sup> 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

**REGULAR MEETING DRAFT MINUTES**

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

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

**Absent:** Russell Davenport, Vice Chairman

**Staff Present:** Geoff Green, WEO

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. August 21, 2025 Meeting Minutes

J. Lippincott made a motion to approve the minutes with the correction of the spelling of J. Coligan's name. G. Paganelli seconded the motion.

**Vote:** 8-0

**4. Public Hearings (cont.).**

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 (owner and applicant) presented and clarified the project. The site plan has been adjusted to reflect a redesigned house and the applicant is requesting a permit only for the waterfront work at this time.

Kyle Case, P.E., KCC Consulting, spoke on behalf of the applicant.

Tom Grimaldi, P.E., for the Town of Winchester discussed his report.

Chris Samorajczyk, P.W.S., presented his findings and report for remediation of jetty removal

The following members of the public spoke in opposition of the removal of the jetty as part of the project:

- John Pollack
- Frank Pollack
- Mary Pollack

J. Lippincott made a motion to close the Public Hearing. G. Paganelli seconded the motion.

**Vote:** 8-0

**5. Old Business.**

**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.

*M.A. Marino made a motion to approve the removal and reconstruction of the lake wall and steps, remove the concrete and stone jetty, install boatlift, jet ski lift, and dock as shown on the revised plan dated. This approval does not pertain to the demolition of the house and garage nor the reconstruction of the same; with the following conditions:*

- 1. A licensed soil scientist is to visit the property, take soil samples and analyze them, then resubmits the methods and means plan to Town Staff and Town's third-party Engineer,*
- 2. Third party soil scientist must approve the methods and means plan and approve the suggested like materials used to restore the disrupted lake bed and oversees the creation of the like material before it is placed onto or into the lake bed,*
- 3. All elements associated with the pier are removed to eliminate any safety concerns that relate to leaving any portion of the jetty on the lake bed;*
- 4. Any elements of the jetty that are removed that are currently attached to the property at 502 E. Wakefield Blvd. are to be restored if affected by the work;*
- 5. All conditions determined by the Town's third-party Engineer are met and complied with;*
- 6. Third-party engineer and Town Staff must oversee the entirety of the project;*
- 7. An erosion and sedimentation control bond is to be submitted in an amount to be determined by the Town's third-party engineer.*

*Applicant has agreed to adhere to all conditions placed on the property.*

*G. Paganelli seconded the motion.*

**Vote: 8-0**

**B. 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.*

*M. Closson made a motion to approve the project as presented with the added condition of a \$1000 E&S bond. G. Paganelli seconded the motion.*

**Vote: 8-0**

**C. 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 Gulbrandsen presented the application.*

*M. Closson made a motion to approve the application as presented. G. Paganelli seconded the motion.*

**Vote: 8-0**

**D. IWWC-25-32**

Applicant: Jennifer Perga

Location: 378 E. Wakefield Blvd.

Proposal: Rebuild two piers under existing dock

*Jennifer Perga presented the application and discussed updates to the plan as requested by the Commission.*

*G. Paganelli made a motion to approve the application as presented. J. seconded the motion.*

**Vote: 8-0**

E. 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.*

*G. Paganelli Made a motion to approve the application as presented with the following additional conditions:*

- 1. An as-built survey be submitted at the completion of the project,*
- 2. The wetland agent be notified each time the project re-starts,*
- 3. A \$1,000 erosion and sedimentation control bond be submitted to the Town.*

*F. Oliveri seconded the motion.*

**Vote: 8-0**

**6. New Business**

F. IWWC-25-24

Applicant: Michael Block

Location: 928 Main St.

Proposal: Post-facto application for removal of auto business building and regrade area

*Michael Block presented the application.*

*M. A. Marino made a motion to accept the application as presented. J. Coligan seconded the motion.*

**Vote: 8-0**

G. IWWC-25-35

Applicant: Jonathan Abrams

Location: 632 E. Wakefield Blvd

Proposal: Modification of existing permit # IWWC-21-31 to repair and rebuild the existing lake wall in the same location.

*Jonathan Abrams presented the application via speakerphone.*

*The Commission discussed accepting this as a new application for repointing the wall and widening the existing steps.*

*J. Lippincott made a motion to accept the application as a new application for repointing and existing lake wall and reconstructing the steps. G. Paganelli seconded the application.*

**Vote: 7-1 (Oliveri)**

**7. 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-25-28

Applicant: Brian Bouthiller

Location: 212 E. Wakefield Blvd.

Proposal: Repoint existing lake wall

b. IWWC-25-34

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Applicant: Michael von Kannewurf  
Location: 624 E. Wakefield Blvd.  
Proposal: Pointing and repair of loose stone in lake wall

- B. As-of-Right Determinations
  - G. Green addressed a few as-of-right determinations that did not make it on the agenda.*
- C. Violations/Orders
  - a. 139 W. Wakefield Blvd.
    - Court date next week, G. Green will attend.*
- D. Discussion

**8. Communications**

**9. Other Business**

- A. Report from Department of Public Works Liaisons – Russ Davenport and Jeff Lippincott
  - J. Lippincott reviewed recent work and upcoming work by DPW.*
- B. Report from Highland Lake Watershed Association Liaisons
  - S. Molinelli stated a liaison is needed. J. Coligan will serve in that role along with M.A. Marino.*
- C. Board of Selectmen Liaison report
- D. Discussion Regulation of Buoys
  - G. Green gave a brief update on their communication with DEEP regarding this issue along with wake boats.*
- E. Discuss Wake Boats
- F. Discuss Dock and Mooring Ordinance
  - The Commission discussed the language for waiver requests that the Board of Selectmen had considered and determined that they were not in favor.*

**11. Adjourn.**

*S. Molinelli made a motion to adjourn at 9:49pm. G. Paganelli seconded the motion.*  
**Vote: 8-0**

Respectfully Submitted,



Jeremy DeCarli, Recording Secretary