



Town of Winchester
INLAND WETLAND & WATERCOURSES COMMISSION
October 16, 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

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

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 no new business would be entertained after 10:00pm.

J. DeCarli noted the project description under Item 5.B is incorrect.

G. Green noted that after a site inspection, the project under item 6.A has been determined to be as-of-right maintenance and will not be heard as an application.

3. Approval of Minutes.

A. September 18, 2025 Meeting Minutes

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

Vote: 8-0

4. Public Hearings.

None

5. Old Business.

A. IWWC-25-24

Applicant: Michael Block

Location: 928 Main St.

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

The applicant was not present, staff discussed the application with the Commission.

M. Closson made a motion to approve the application with the standard conditions plus on additional condition that the site be fully stabilized to the satisfaction of Town Staff. G. Paganelli seconded the motion.

Vote: 8-0

B. 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.

Kas Mersini, contractor for the applicant presented the application and answered questions.

The Commission discussed the need for a detailed drawing in addition to the project narrative that was submitted.

M. Closson made a motion to continue the application to the November 20 meeting. G. Paganelli seconded the motion.

Vote: 8-0

6. New Business

A. IWWC-25-36

Applicant: Matt Smith

Location: 662 E. Wakefield Blvd.

Proposal: Repair existing dock pier to straighten and cement it in place

This project was determined to be as-of-right maintenance and was not discussed.

B. IWWC-25-37

Applicant: Shawn Stanziale

Location: 504 E. Wakefield Blvd.

Proposal: Demolish existing home and garage and construct new home with attached garage.

M.A. Marino recused herself from this application.

Shawn Stanziale and Kyle Case, PE presented the application and explained the project

The Commission discussed the need for a public hearing.

G. Paganelli made a motion to accept the application and continue it to the November 20 meeting. F. Oliveri seconded the motion.

Vote: 8-0

F. Oliveri made a motion to set a Public Hearing for the November 20, 2025 Regular Meeting. J. Lippincott seconded the motion.

Vote: 4-2-1

7. Agent Actions

A. Agent Determinations:

None

B. As-of-Right Determinations

G. Green noted that the project at 662 E. Wakefield was determined to be as-of-right after a field inspection.

C. Violations/Orders

a. 139 W. Wakefield Blvd.

A new court date has been set for 6 months from now.

D. Discussion

a. G. Green discussed the following items with the Commission:

i. Permit renewal for the Slalom Course by the Highland Lake Ski Club

ii. Adding an additional standard condition to the wetland permits requiring that project engineers conduct site visits and submit a report to the Commission along with photographs for larger projects.

iii. The need for a Biologist for the previously approved project at 504 E. Wakefield as required in the permit conditions. The Commission determined that a Biologist is appropriate to oversee the formation of the material being placed in the lakebed in place of the jetty.

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.

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B. Report from Highland Lake Watershed Association Liaisons

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 noted that at this time no further action is required.

11. Adjourn.

M.A. Marino made a motion to adjourn at 8:32pm. G. Paganelli seconded the motion.

Vote: 8-0

Respectfully Submitted,



Jeremy DeCarli, Recording Secretary