



**Town of Winchester**  
**INLAND WETLAND & WATERCOURSES COMMISSION**  
**November 20, 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, Russ 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 item 5A will be heard first, before item 4 because the applicant is attending online.

G. Green noted that a few additional As-of-Right Determinations were made that are not on the agenda and will be noted when we get to that portion of the meeting.

**3. Approval of Minutes.**

A. October 16, 2025 Meeting Minutes

M.A. Marino made a motion to approve the minutes as presented. G. Paganelli seconded the motion.

**Vote:** 8-0

**4. Public Hearings.**

A. 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.

John Pollock, 502 East Wakefield Blvd spoke.

No other members of the public spoke.

F. Oliveri made a motion to close the Public Hearing. J. Colligan seconded the motion.

**Vote:** 8-0

**5. Old Business.**

A. 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 attended the meeting virtually and spoke about the project. The commission reviewed new material presented.

*J. Lippincott made a motion to approve the application the application. G. Paganelli seconded the motion.  
**Vote: 8-0***

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.

*R. Davenport made a motion to approve the application with the standard conditions and one additional condition that the Project Engineer inspect erosion and sedimentation controls and submit a report to Town Staff. J. Colligan seconded the motion.*

**Vote: 8-0**

**6. New Business**

None

**7. Agent Actions**

A. Agent Determinations

a. IWWC-25-38

Applicant: Paul Mitchell

Location: 161 Meadow Street

Proposal: Pave existing grave parking area, located dumpster pad in URA

*G. Green reviewed the project and stated he issued the permit.*

B. As-of-Right Determinations

- a. 545 W. Wakefield Blvd.
- b. 310 E. Wakefield Blvd.
- c. 546 E. Wakefield Blvd.
- d. 838 E. Wakefield Blvd.
- e. 543 E. Wakefield Blvd.
- f. 508 W. Wakefield Blvd.
- g. 206 E. Wakefield Blvd.
- h. 204 E. Wakefield Blvd.
- i. 535 Wheelers Pt.
- j. 539 Wheelers Pt.

*The Commission discussed as-of-right determinations with a focus on 508 W. Wakefield Blvd. Staff will review.*

C. Violations/Orders

- a. 139 W. Wakefield Blvd.

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

D. Discussion

*The Commission discussed the Upland Review Area and jurisdiction over properties surrounding the lake and other wetlands.*

**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  
*None*
- C. Board of Selectmen Liaison report  
*None*
- D. Discussion Regulation of Buoys  
*The Commission discussed future enforcement options.*
- E. Discuss Wake Boats  
*The State is currently studying this issue. Town will wait for the results of that study.*
- F. Discuss Dock and Mooring Ordinance  
*The Commission discussed a draft letter to send to the BoS. Two members of BoS were at the meeting and discussed the proposed changes to the Ordinance with the Commission.*

**11. Adjourn.**

*J. Lippincott made a motion to adjourn at 8:40pm. M.A. Marino seconded the motion.*

**Vote:** 8-0

*Respectfully Submitted,*



*Jeremy DeCarli, Recording Secretary*