



Town of Winchester
INLAND WETLAND & WATERCOURSES COMMISSION
February 19, 2026 - 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	Kevin Burgio

REGULAR MEETING DRAFT MINUTES

1. Call to Order/Roll Call.

Present: Stephen Molinelli, Chairman, Russ Davenport, Vice-Chairman, Jeffrey Lippincott, Secretary, Gary Paganelli, Jamie Coligan, Mary Ann Marino,

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

Absent: Frank Oliveri, Matt Closson, Kevin Burgio

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

2. Agenda Review

Agenda was accepted, no changes were made.

3. Election of Officers

This item was table to the March regularly scheduled meeting.

4. Approval of Minutes.

A. November 20, 2025 Meeting Minutes

It was recommended that staff reports be filed with the motions moving forward to provide additional context to the discussions of the meetings.

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

Vote: 7-0-1 (Burgio)

5. Old Business.

None

6. New Business

A. IWWC-25-41

Applicant: Anthony Matthews

Location: Raise existing home 4 feet by lifting it off the foundation, and adding to the existing concrete block foundation wall.

R. Davenport recused himself from the discussion of this agenda item.

A. Matthews (contractor) and K. Benson (homeowner) presented the application and discussed the project.

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

Vote: 5-0

B. IWWC-25-42

Applicant: George Closson

Location: 0 Main Street (Map 101/Block 101/ Lot 012)

Proposal: Post-Facto: Remove unsafe bridge over Mad River, partial clearing of trees in the URA, removal of small foundation, and associated site cleanup.

R. Davenport rejoined the meeting.

J. Barbarino (co-owner) presented the application on behalf of the applicant and discussed the project.

R. Davenport made a motion to approve the application as presented. J. Coligan seconded the motion.

Vote: 6-0

C. IWWC-26-1

Applicant: Mark Ricci

Location: 740 Lake Drive

Proposal: Remove existing detached 2-car garage which is worn and has no foundation and replace with an attached two-car garage and breezeway to be built where asphalt currently exists.

M. Ricci presented the application and discussed the project and updated plans since the last meeting. The project also requires approvals from the Zoning Board of Appeals.

M. A. Marino made a motion to accept the application on the condition that all zoning approvals be obtained, and with an additional condition that a \$1,500 E&S bond be submitted to the town prior to construction. J. Colligani seconded the motion.

Vote: 6-0

7. Agent Actions

A. Agent Determinations

None

B. As-of-Right Determinations

None

C. Violations/Orders

a. 139 W. Wakefield Blvd.

No further updates at this time.

D. Discussion

None

8. Communications

J. DeCarli discussed new training requirements for all wetland commissioners and staff. The link to the training is available in the staff report and will be emailed out.

9. Other Business

A. Report from Department of Public Works Liaisons – Russ Davenport and Jeff Lippincott

No update as DPW has been focused on snow removal.

B. Report from Highland Lake Watershed Association Liaisons

J. Colligan discussed recent updates. Chair Molinelli discussed the HLWA newsletter.

C. Board of Selectmen Liaison report
None

10. Adjourn.

M.A. Marino made a motion to adjourn the meeting at 7:56pm. G. Paganelli seconded the motion.

Vote: 6-0

Respectfully Submitted,



Jeremy DeCarli, Recording Secretary