



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

**May 21, 2026 - 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	Kevin Burgio
Gary Paganelli	

**DRAFT MINUTES**

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

*Members Present: Russ Davenport, Gary Paganelli, Matt Closson, Jamie Coligan, Mary Ann Marino*

*Members Absent: Stephen Molinelli, Jeff Lippincott, Frank Oliveri, Kevin Burgio*

*Staff Present, Geoffrey Green, Jeremy DeCarli*

**2. Agenda Review**

*Russ Davenport noted that he would like to add an Item under Item #9 regarding property on Main Street. All members agreed.*

**3. Election of Officers**

*It was noted that this item should not have been carried over to this agenda. No action was taken.*

**4. Approval of Minutes.**

A. April 16, 2026 Meeting Minutes

*Mary Ann Marino made a motion to approve the minutes as written. Jamie Coligan Seconded the motion.*

*Vote: 5-0*

**5. Old Business**

A. IWWC-26-3

Applicant: Wesley Clow on behalf of Winsted Road Realty, LLC

Location: Torrington Road (Map 045/Block 158/ Lot 049-1)

Proposal: Earth Excavation

*Wes Clow, Ian Cole, Soils Scientist, and Clint Webb, C Webb Associates, appeared for the application. The applicants reviewed the overall site plan and changes that have been made to the plan since the last time they met with the Commission. "Phase 5" of the plan has been removed entirely, keeping work outside of the jurisdictional area of a small wetland lying on the south side of the property. Work within the Upland Review Area is limited to material processing and the installation of settling basins for stormwater management along the eastern portion of the property near an existing constructed wetland.*

*A report from RR Hiltbrand Associates was received and reviewed by the Commission. Members agreed that the project was ready for action because the Planning and Zoning Commission will hold a hearing and the Town's Consulting Engineer has reviewed the plan.*

*Russ Davenport made a motion to approve the application as presented with the standard conditions plus eight additional conditions as noted in the report from Tom Grimaldi, PE of RR Hiltbrand Associates dated May 21, 2026. Gary Paganelli seconded the motion.*

*Vote: 5-0*

B. IWWC-26-4

Applicant: Bryan Avigne, Sirena Home Improvement

Location: 508 W. Wakefield Blvd.

Proposal: Post-Facto Application for Causeway reinforcement, tree removal, grading for walkout basement, new well, and other site improvements.

*Bryan Avigne appeared for the application. Bryan reviewed the plan and answered questions. Members agreed that not enough detail is included. There continue to be questions about the landscaping plan, drainage on the site, final stabilization, and work that was done on the causeway.*

*Staff explained the statutory timeline and stated that the applicant would need to request an extension or the Commission would be forced to issue a decision.*

*B. Avigne requested an extension to the next meeting. Staff will work with the applicant to improve the plans.*

*M.A. Marino made a motion to grant an extension of the application process as requested by the applicant. G. Paganelli seconded the motion.*

*Vote: 5-0*

*Matt Closon made a motion to continue the application to the June 17, 2026 regular meeting. J. Coligan seconded the motion.*

*Vote: 5-0*

**C. IWWC-26-6**

Applicant: Tanika Vallucci

Location: 57 East Lake St.

Proposal: Remove portion of existing dock and attach three new 4' x 10' pieces

*Tanika and Joseph Vallucci appeared for the application and explained the project which consists of the installation of a dock on their property meeting setbacks from littoral boundaries as required.*

*Neighboring property owners John and Karen Tiernan (61 E. Lake) and Robert Manocchio (59 E. Lake) asked to make comments. R. Davenport allowed comments to be made but noted that this is not a public hearing. The neighboring property owners are concerned about navigational hazards to the proximity of their docks and a third dock being added in the area. They also questioned the validity of the littoral bounds as shown on the survey presented.*

*The Commission requested that the surveyor review the littoral bounds and that staff gather any information regarding neighboring docks prior to the next meeting.*

*M.A. Marino made a motion to continue the application and set a public hearing for the June 17, 2026 regular meeting. G. Paganelli seconded the motion.*

*Vote: 5-0*

**6. New Business**

**A. IWWC-26-10**

Applicant: ME Carrol and Sons, LLC

Location: 537 W. Wakefield Blvd

Proposal: Replace existing dock, same size, same location

*Jared Carroll appeared for the application and stated that the project consists of replacement of an exiting dock in the same configuration and location as it currently lies. The applicant reviewed a previous approval obtained from the IWWC and stated that the dock would be exactly as what was approved in the past.*

*Russ Davenport made a motion to accept and continue the application to the June 17, 2026 regular meeting. G. Paganelli seconded the motion.*

*Vote: 5-0*

*M.A. Marino made a motion to add IWWC-26-11 to the agenda as item 6B. R. Davenport seconded the motion.*

*Vote: 5-0*

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B.IWWC-25-11

Applicant: Vernon LeBlanc

Location: 77 East Lake St.

Proposal: Installation of new dock and request for waiver of littoral line setback requirements

*Atty. James Steck and Vernon LeBlanc, property owner, appeared for the application and explained that they are seeking a waiver of the littoral boundaries as allowed under §380-7 of the Town Code due to the fact that the parcel is 15 feet in width. The dock would be placed adjacent to the north property line which abuts a stone jetty, leaving 10 feet on the south side of the dock.*

*M. Closson made a motion to accept and continue the application and schedule a public hearing for the June 17, 2026 regular meeting. G. Paganelli seconded the motion.*

*Vote: 5-0*

**7. Agent Actions**

A.As-of-Right Determinations

a.IWWC-26-7

Applicant: USA Hauling

Location: 185 Torrington Rd

Proposal: Install vinyl fence along Sue Grossman Greenway Trail

*G. Green reviewed the application and stated he issued an agent approval.*

b.IWWC-26-8

Applicant: Paganelli Construction

Location: 856 W. Wakefield Blvd.

Proposal: Replace existing driveway in place with pervious pavers

*G. Green reviewed the application and stated he issued an agent approval.*

c.IWWC-26-9

Applicant: DM Hock Enterprises

Location: 628 E. Wakefield Blvd.

Proposal: Replace existing driveway in the same location.

*G. Green reviewed the application and stated he issued an agent approval.*

B.As-of-Right Determination

a.AOR-26-4

Applicant: DM Hock Enterprises

Location: 428 E. Wakefield Blvd

Proposal: Regrade existing gravel driveway. No new impervious surface, no excavation

*G. Green reviewed the application and stated that this is allowed as property maintenance.*

b.AOR-26-5

Applicant: Town of Winchester

Location: Bridge St. Willow St Intersection

Proposal: Improvements to Bridge/Willow/Depot/Prospect Intersection. Pavement width reduction, repave, sidewalk replacement, striping

*G. Green reviewed the application and stated that this there will be no drainage work, and the project will result in a reduction of overall impervious surfaces.*

C.Violations/Orders

a.139 W. Wakefield Blvd.

**8. Communications**

None

**9. Other Business**

A. Main Street, Map 101, Block 101, Lot 012

*This property was previously issued a permit for the post-facto removal of a bridge across the Mad River. R. Davenport reported that he had visited the site and it seems that more cleanup work needs to be done. G. Green stated that he has been in contact with the group conducting the work and agrees that more cleanup is needed. The work is not complete and he will follow up with the contractor.*

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

None

C. Report from Highland Lake Watershed Association Liaisons

*J. Coligan gave a brief update on the activities of the HLWA.*

D. Board of Selectmen Liaison report

None

E. Discussion: DEEP Wakeboarding Report

None

**10. Adjourn.**

*R. Davenport made a motion to adjourn at 9:05pm. G. Paganelli seconded the motion.*

*Vote: 5-0*

*Respectfully Submitted,*



*Jeremy DeCarli  
Recording Secretary*