



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

June 17, 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
Gary Paganelli	

SPECIAL MEETING DRAFT MINUTES

1. Call to Order/Roll Call.

Members Present: Stephen Molinelli, Chair, Russ Davenport, Vice Chair, Gary Paganelli, Matt Closon, Jamie Coligan, Kevin Burgio

Members Absent: Jeff Lippincott, Frank Oliveri, Mary Ann Marino

Staff Present, Geoffrey Green, Jeremy DeCarli

2. Agenda Review

There were no changes. Chair Molinelli noted that because this is a Special Meeting, nothing could be added to the agenda.

3. Approval of Minutes.

A. May 21, 2026 Meeting Minutes

R. Davenport made a motion to approve the minutes as written. G. Paganelli Seconded the motion.

Vote: 6-0

4. Public Hearings

A. 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

S. Molinelli noted that the applicant had requested that the hearing be tabled to the July 16 meeting. J. DeCarli clarifies that they are in the process of obtaining a survey which is not yet complete.

Chair Molinelli tabled the opening of the hearing to July 16 as request by the applicant.

5. Old Business

A. 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.

The applicant was not present and no additional information had been provided.

R. Davenport made a motion to continue the application to July 16. G. Paganelli seconded the motion.

Vote: 6-0

B. 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.

Updated plans were provided showing that the existing platform which currently overhangs the water and is in disrepair will be completely removed. The dock will consist of 4 ten foot section rather than the previously contemplated three section, extending 40 feet into the lake from the shoreline.

The revised plans also confirmed the littoral bounds as shown by the Survey of record as requested at the previous meeting. The Commission was also shown a survey done for the property at 61 East Lake from 2019 which showed the existing docks at 61 and 59 East Lake, in addition to a dock which was previously located at 57 East Lake. The Commission was also shown several photographs of the former dock located at the property.

After some discussion, it was determined that a Public Hearing was not needed, and that all requirements were met. The applicant stated that the work would likely be completed in the fall as the marina is busy this time of year.

*M.C. Marino made a motion to approve the application as presented. G. Paganelli seconded the motion.
Vote: 6-0*

C.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. It was clarified that existing concrete piers would be reused and that there would be disturbance to the lake bed. S. Molinelli asked if a regular drawdown of the lake was enough, to which the applicant responded "yes", a deep draw down was not required.

*M. Closson made a motion to approve the application as presented. J. Coligan seconded the motion.
Vote: 6-0*

D.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

Chair Molinelli continued the application to July 16 as requested by the applicant.

6. New Business

A.IWWC-26-13

Applicant: Brian Angelico

Location: 722 Lake Dr.

Proposal: New Dock – One floating section

Brian Angelio appeared for the application online. He explained that there is an existing dock on the property, and a previous approval had allowed for a boat lift which was never installed in the location where the new dock piece is shown on the application. The new section is a jet ski ramp large enough for two jet skis. Commission members questioned the validity of the existing dock and the approval of the previous boat lift approval. Staff will review the file and provide information at the next meeting. It was noted that the current plans do not show the littoral bounds drawn by a surveyor; however, if there is an approval for a boat lift in the same location and is larger than the current proposal, that may be sufficient evidence to proceed without a survey.

It was noted that this jet ski ramp is already in place and that the post-facto fee should be submitted with the application.

R Davenport made a motion to accept and continue the application to the July 16, 2026 regular meeting. K. Burgio seconded the motion.

Vote: 6-0

B.IWWC-25-14

Applicant: Matthew Esseppi

Location: 269 W. Lake St

Proposal: New dock walkway, 3' x 16'

No one appeared to represent the application.

S. Molinelli made a motion to to accept and continue the application to the July 16, 2026 regular meeting. J. Coligan seconded the motion.

Vote: 6-0

7. Agent Actions

A.As-of-Right Determination

None

B.As-of-Right Determination

i.IWWC-26-12

Applicant: DM Hock Enterprises

Location: 543 W. Wakefield Blvd

Proposal: Remove and replace driveway, same size, same location

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

C.Violations/Orders

i.139 W. Wakefield Blvd.

G. Green stated that there is currently a court hearing set for July 9, but that it may be moved to September.

D.Other Discussion

i.Discussion: Main Street (101/101/012) (IWWC-25-42)

As requested at the previous meeting this item was added to the agenda to provide an update. G. Green has been in contact with the site contractor and the rest of the cleanup work needed is known to the contractor. Staff will continue to make regular visits and keep an eye on the site.

8. Communications

None

9. Other Business

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

None

S. Molinelli asked about traffic cones that are showing up along East Wakefield Blvd. and asked if an update could be given.

B.Report from Highland Lake Watershed Association Liaisons

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

C.Board of Selectmen Liaison report

None

D.Discussion: DEEP Wakeboarding Report

None

S. Molinelli stated that there is a facebook group where individuals routinely sell and give away dock section and other items for water use. He stated that the Town should try to stay on top of that to ensure that people are aware of the need for permits.

10. Adjourn.

M. Closson made a motion to adjourn at 8:02pm. G. Paganelli seconded the motion.

Vote: 6-0

Respectfully Submitted,



Jeremy DeCarli
Recording Secretary