



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

July 16, 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
Vacancy, Secretary	Mary Ann Marino
Frank Oliveri	Kevin Burgio
Gary Paganelli	

REGULAR MEETING DRAFT MINUTES

1. Call to Order/Roll Call.

Members Present: Stephen Molinelli, Chair, Gary Paganelli, Frank Oliveri, Matt Closson, Jamie Coligan, Mary Ann Marino, Kevin Burgio

Members Absent: Russ Davenport, Vice Chair

Staff Present, Geoffrey Green, Jeremy DeCarli

Chair Molinelli called the meeting to order at 7:01pm. He stated that J. Lippincott had recently passed after a brief illness and led the Commission and the public present in a moment of silence.

2. Agenda Review

There were no changes.

3. Approval of Minutes.

A. June 17, 2026 Special Meeting Minutes

K. Burgio made a motion to approve the minutes as presented. J. Coligan seconded the motion.

Vote: 5-0-2 (M.A. Marino and F. Oliveri abstained)

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

James Steck, Attorney, and Vernon LeBlanc appeared in order to present the application. J. Steck began by responding to some of the concerns raised within letters submitted to the Commission prior to opening the hearing with regard the right-of-way that several nearby property owners have over the property to gain access to the lake. He presented several examples of case law and explained the language within the deeds. J. Steck and V. LeBlanc proceeded to explain the reason behind requesting the waiver for the dock installation and provided photos of the existing conditions. Members asked clarifying questions. S. Molinelli opened the hearing to the public. The following members of the public spoke in opposition of granting the waiver:

- Lisa Barry – 75 E. Lake St.*
- Robert Dombi – 91 E. Lake St.*
- Craig and Nancy Dennen – 89 E. Lake St.*
- Cheryl and Michael Krompegal – 85 E. Lake St.*
- Shane and Maria Bordanaro – 50 E. Lake St.*
- Laurel Clark – 58 E. Lake St.*
- Candy Perez – 606 W. Wakefield Blvd.*

M.A. Marino made a motion to continue the Public Hearing to the August 20 regular meeting. G. Paganelli seconded the motion.

Vote: 6-0-1 (F. Oliveri abstained)

5. Old Business

A. IWWC-26-4

Applicant: Bryan Avigne, Sirena Home Improvement

Location: 508 W. Wakefield Blvd.

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

Homeowners Holly and Michael Moetell as well as Bryan Panico, Col Civil + Survey, and Katie Packtor, Landscape Architect appeared for the application. The Commission and representatives discussed the current site conditions and the proposal in front of the Commission. New information had been provided including an updated scope of work and narrative. The homeowners explained that they understood that future work will need to be permitted by the Commission including the final landscaping plan along with repairs to the causeway. The replacement of the sewer line was discussed, specifically what is the responsibility of the homeowner and the Town. A scope of work was determined for the existing permit which includes the emergency repairs to the causeway, removal of tree stumps inside the silt fence, installation of the well, installation of stormwater management, and grading and seeding to stabilize the property.

M.A. Marino made a motion to approve the application for causeway emergency reinforcement, tree removal, grading for walkout basement, new well installation, underground infiltration chambers, sewer line from the house to the pump chamber, and removal of all stumps that are inside the silt fence/waddles, and hydroseeding with the additional condition that the current erosion and sedimentation controls are to remain in place and maintained until such time that the future landscape plan is approved, implemented, and the property is fully stabilized.

Vote: 7-0

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

The application was continued to the August 20 regular meeting.

C. IWWC-26-13

Applicant: Brian Angelico

Location: 722 Lake Dr.

Proposal: New Dock – One floating section

Brian Angelio appeared for the application online. At the last meeting it was 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. Commission members had questioned the validity of that permit. Staff explained that a permit was located for the never-installed boat lift. Commission members were satisfied that the proposed location for the jet ski lift is further from the littoral bounds and smaller than what was previously approved.

M. Closson made a motion to approve the application and refund the post-facto fee that was assessed at the previous meeting. G. Paganelli seconded the motion.

Vote: 5-0-2 (M.A. Marino, F. Oliveri abstained)

D. IWWC-25-14

Applicant: Matthew Esseppi

Location: 269 W. Lake St

Proposal: New dock walkway, 3' x 16'

Matthew Esseppi appeared to present the application. The applicant explained that he learned that an existing boat lift that was at the property when he purchased the home was not properly permitted and would like to add that to the existing permit application. The Commission clarified that the proposed walkway is 4' x 16' not 3' x 16' as indicated on some application materials. The property has more than adequate frontage and both the walkway and the boat lift are compliant.

M. Closson made a motion to approve the application with a 4' x 16' walkway and including the boat lift. G. Paganelli seconded the motion.

Vote: 7-0

6. New Business

None

7. Agent Actions

A. As-of-Right Determination

i. IWWC-26-15

Applicant: Sandra Ursone

Location: 208 Perch Rock Tr.

Proposal: Install 4' fence within URA.

G. Green explained that this is a simple fence installation subject to a public hearing at PZC, he approved the application.

B. As-of-Right Determination

i. AOR-26-7

Applicant: Lauren Gallus

Location: 91 E. Lake St.

Proposal Remove and replace driveway, same location, same material. No new impervious coverage

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

ii. AOR-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 new violations are present including the installation of a port-a-potty, a jet ski lift. New violation letters are being issued in order to add those to the ongoing court case.

D. Other Discussion

i. Permit Application Review and Inspections

Staff and the Commission discussed ways for the members to stay up to date with as of right determinations and agent approvals between meetings in an effort to prevent calling the office to ensure projects they are being reviewed. Staff stated that they are working on setting up and automated report that would be sent to members weekly. This should be ready the following week. Staff is also working to set up a report that will allow members to track the status of approved projects, but this may take a bit more time to set up.

8. Communications

None

9. Other Business

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

None

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

James Pagano – 840 E. Wakefield spoke about concerns with wake boats on Highland Lake and the environmental and safety challenges that come along with those boats and asked what the Commission can do. It was explained that the types of boats on the lake is outside the jurisdiction of the Commission; however, they can make recommendation to the BOS. The Commission also informed Mr. Pagano of a study conducted by CT DEEP and pointed him to it for more information. It was suggested that he and others should bring their concerns to the BOS.

10. Adjourn.

M.A. Marino made a motion to adjourn at 9:28pm. G. Paganelli seconded the motion.

Vote: 7-0

Respectfully Submitted,



Jeremy DeCarli
Recording Secretary