



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

October 15, 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	Tess Herman

REGULAR MEETING DRAFT MINUTES

1. Call to Order/Roll Call.

Members Present: Stephen Molinelli, Chair, Russ Davenport, Vice Chair, Gary Paganelli, Jamie Coligan, Mary Ann Marino

Members Absent: Frank Oliveri, Matt Closson, Kevin Burgio, Tess Herman

Staff Present, Geoffrey Green, Jeremy DeCarli

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

2. Agenda Review

3. Approval of Minutes.

A. September 17, 2026 Regular Meeting Minutes

No action was taken.

4. Public Hearings

A.IWWC-26-20

Applicant: Town of Winchester

Location: South Road

Proposal: Road reclamation and Drainage Improvements.

Dave Battista, PE of Haley-Ward, and James Rollins, Director of Public Works presented the application and discussed the three areas where there will be disturbance within the Upland Review Area and minimal wetland impacts. On the western end of the project, a new stormwater conveyance pipe will be installed through property located at 103 Newfield Road in order to bypass an existing wetland which is the result of the construction of a former fire pond. A small pipe will be installed to continue to allow flow into the pond, but heavier flows will bypass it. A rip rap plunge pool will be provided. Further to the east, an existing stormwater conveyance pipe will be replaced with new erosion protections installed at the outlet. Toward the eastern end of the project, an existing wetland swale will be upgraded. Throughout the project area, the road will be reclaimed, a proper base provided, and new asphalt will be installed. Shoulders will be graded, and guardrails will be installed where appropriate.

The hearing was opened to the public.

- *Ann Proulx, 110 South Road asked a question about impacts to an existing pond on her property.*
- *Walter Beeman, Jr., 103 Newfield Road, whose property will be most impacted, spoke in favor of the project.*

M.A. Marino made a motion to close the Public Hearing. G. Paganelli seconded the motion.

Vote: 5-0

5. Old Business

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 asked each member of the Commission present to confirm that they had attended all public hearings on this application or watched the recording in order to verify that they were informed and could vote. All members stated that they had either been in attendance or watched the recording and reviewed all material.

J. Coligan made a motion to approve the application which including the request for a littoral bound setback waiver and R. Davenport seconded the motion for the following reasons:

- 1. The applicant has provided sufficient information to support the approval of a littoral setback waiver due to the lot configuration,*
- 2. The installation of the dock is in harmony with the general purpose and intent of Chapter 380 of the Town Code allowing for docks along lake front properties,*
- 3. Evidence submitted indicates that the purpose of this lot is to provide access to the lake for both the owner and those with the rights to pass and repass over said lot. This lot was created in advance of the requirements found within Chapter 380 and due to its pre-existing configuration, the lot cannot support a compliant dock location without a littoral setback waiver;*
- 4. The Commission finds that the proposed configuration and location of the proposed dock is reasonable and is not reasonably likely to negatively effect navigation for anyone legally and safely operating a vessel in the lake;*
- 5. The proposed dock will not negatively impact the littoral rights of neighboring property owners when used in compliance with Chapter 380; and*
- 6. The proposed dock will not impede the ingress of egress to the lake from the shore.*

Vote: 0-5

B.IWWC-26-20

Applicant: Town of Winchester

Location: South Road

Proposal: Road reclamation and Drainage Improvements.

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

Vote: 5-0

6. New Business

A. IWWC-26-22

Applicant: Peter J. Hock (Owner: Maureen Saverick)

Location: 161 E. Lake St.

Proposal: Patio and seawall restoration

P. Hock was not in attendance. Michael and Maureen Saverick, property owners, discussed the proposal. The existing patio which lies directly behind the seawall, will be removed, any voids in the wall will be repaired, a new base installed, and the patio replaced. The work will take place after the lake has been lowered. Members noted that a stockpile area will need to be established for the material and erosion protections will need to be placed around it.

R. Davenport made a motion to accept the application and continue it to the regular meeting of November 19. G. Paganelli seconded the motion.

Vote: 5-0

B.IWWC-26-24

Applicant: Laura Rose

Location: E. Wakefield Blvd. - Map 044/ Block 108/ Lot 071+72 (Across from 817 E. Wakefield Blvd.)

Proposal: Remove existing deteriorating deck structure and dock, and construct seawall and steps along shoreline.

Laura Rose and Richard Gough presented the application and explained the project. The existing structures, including a deck overhanging the water, and a dock are old and unsafe and will be removed. The shoreline will be reconstructed with a seawall made of concrete block. R. Gough explained that all discarded materials from the structures will be immediately taken off site. S. Molinelli stated that the existing structures are not compliant with today's requirements with regard to placement and asked if the applicants understood that anything new would need to comply with today's requirements. The applicants affirmed they understood this, and a new dock would be the subject of a future application after the wall was constructed. Commission members asked that a narrative of the project be submitted for review along with specific construction plans prior to the next meeting.

M. A. Marino made a motion to accept the application and continue it to the regular meeting of November 19. G. Paganelli seconded the motion.

Vote: 5-0

C.IWWC-26-26

Applicant: Bryan Avigne (Owner: Holly Moetell)

Location: 508 W. Wakefield Blvd.

Proposal: Final site grading, hardscape, landscape, and planting plan, including new steps and walkways, patios, new replacement retaining walls, and associated site work.

Bryan Avigne and Katy Paktor, Landscape Architect presented the application and detailed plans for the members. Much discussion focused on the retaining wall reconstruction, the depth of groundwater relative to the location of the footings, and where drainage will be directed. The Commission asked that the applicant provide an engineered plan (which will also be required for the building permit) to assist them in determining erosion control measures, a descriptive narrative, a construction phasing plan, and information on the depth of the water table. It was noted that footing installation may be easier to accomplish when the lake is drained which may lower the water table in the area.

M.A. Marino made a motion to accept the application and continue it to the regular meeting of November 19. G. Paganelli seconded the motion.

Vote: 5-0

7. Agent Actions

A.Agent Determination

a.IWWC-26-21

Applicant Jeff Dutton, Dutton Builders (Owner: Geoffrey & Shannon Gervasini)

Location: 628 E. Wakefield Blvd.

Proposal: Construct 144 sq. ft. patio adjacent to house and replace adjoining wall, remove existing 144 sq. ft. patio adjacent to lake

G. Green reviewed the application and the revised plans for the property.

b.IWWC-26-23

Applicant: Kurt Benson

Location: 154 E. Wakefield Blvd.

Proposal: Construct retaining walls on each side of existing home.

G. Green reviewed the application.

c.IWWC-26-25

Applicant: Peter Beckman (Owner: Lorraine & Robert DiMartino)

Location: 144 E. Wakefield Blvd.

Proposal: Replace deck guardrail, reconstruct deck stairs and landing in the same location, install concrete pad at foot of stairs per Building Code and two piers.

G. Green reviewed the application.

B.As-of-Right Determination

a.AOR-26-12

Application: DM Hock Enterprises

Location: 201 E. Lake St.

Proposal: Replace existing driveway, same footprint.

G. Green reviewed the proposal.

C.Violations/Orders

i.139 W. Wakefield Blvd.

A mediation session was held and this issue has been resolved. Part of the dock is to be removed.

D. Other Discussion
None

8. Communications

M.A. Marino discussed the recently released [Draft State of Connecticut 2026 Integrated Water Quality Report \(IWQR\)](#) which was released on October 1 and is available for public review and comment until November 1. M.A. Marino specifically noted the findings related to bodies of water located in the Town of Winchester. The report documents can be found online here: [Water Quality 305b Report to Congress](#)

9. Other Business

A. Report from Department of Public Works Liaisons – Russ Davenport
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
There was a brief discussion related to Chapter 380 (Dock and Mooring Ordinance) and the potential to have a legal review of the ordinance prior to a subcommittee being formed to review changes. There was no consensus on sending it for legal review at this time. Selectman Hester was present and briefly discussed the 1972 Clean Water Act and discussed Chapter 380 along with concerns related to lawn fertilizers.

10. Adjourn.

G. Paganelli made a motion to adjourn at 9:13pm. M. A. Marino seconded the motion.
Vote: 5-0

Respectfully Submitted,



Jeremy DeCarli
Recording Secretary