



**TOWN OF WINCHESTER**  
**INLAND WETLANDS & WATERCOURSES COMMISSION**  
Town of Winchester Town Hall, 338 Main Street  
P. Francis Hicks Room – 2nd Floor  
August 15, 2018 – 7:00PM  
Regular Meeting Minutes

**1. CALL TO ORDER:**

Chairman Ric Nalette called the meeting to order at 7:00PM.

**2. ROLL CALL:**

Roll call was completed by Mr. Nalette. Present at the meeting in addition to Mr. Nalette were: Russ Davenport, Bob Haburey, Christine Hunter, Steve Molinelli, and Kurt Timmeney as well as Town Planner/Wetlands Agent Steve Sadlowski.

It was noted that Chris Kiely and Jackie Mulvey were absent excused.

**3. APPROVAL OF MINUTES – July 18, 2018:**

**MOTION:** Mr. Davenport, Mr. Molinelli second, to approve the July 18, 2018 Minutes; unanimously approved.

**4. AGENDA REVIEW:**

The agenda was modified to add a *Sewer Basin Clean-up Schedule* under Other Business.

**5. PUBLIC HEARINGS:**

None.

**6. OLD BUSINESS:**

**A. IWWC #18-16 Applicant/Owner: Charles Morniere Location: 257 Colebrook Road Proposal: Re-Surfacing/Re-Grading of Existing Unpaved Driveway in Close Proximity.**

Noting that the applicant was not present, Mr. Sadlowski reported that Mr. Morniere was expected and suggested that the Commission delay discussion until the applicant arrives.

**MOTION:** Mr. Nalette, Mr. Haburey second, to table this application until such time that the applicant arrives; unanimously approved.

**7. NEW BUSINESS.**

**A. IWWC#18-18 Applicant: Harris Daigle Owner: Harris Daigle, Trustee Location: 304 East Wakefield Boulevard Proposal: Canopy Frame & Swim Float.**

Harris Daigle appeared before the Commission regarding this application. Mr. Daigle explained that his area of the lake had been part of a granite quarry from many years ago and that massive chunks of granite remain along the shoreline. Noting that his northern most dock is technically in front of his neighbor's property, Mr. Daigle explained that it has been there since he purchased the home in 1969 and that the boatlift was added in 1988. He noted that he was seeking approval for his canopy frame on the other side of the dock.

Mr. Daigle explained that he plans to remove both the 4'x9' walkway and 8'x8' secondary dock at the end of the 10'x12' dock.

The Commission discussed the amount of frontage the applicant has. It was noted that it was considerably less than the required amount of 150' that allows a second dock. Mr. Nalette explained that up to 50% of shoreline can be used for docks and lifts which for this property is approximately 31'.

Mr. Sadlowski noted that the double dock is likely grandfathered if it were installed prior to May 11, 1993. Mr. Molinelli questioned whether it has to be proven somehow. Mr. Sadlowski confirmed.

Mr. Molinelli noted that the applicant should be communicating with Mr. Sadlowski regarding the Violation notice and plan to address at the next meeting how he plans to remedy this.

**MOTION:** Mr. Molinelli, Mr. Haburey second, to accept Application IWWC#18-18 Applicant: Harris Daigle Owner: Harris Daigle, Trustee Location: 304 East Wakefield Boulevard Proposal: Canopy Frame & Swim Float deeming the proposed activity as not significant; unanimously approved.

Noting the arrival of Charles Morniere, the Commission took up his application from Old Business.

**6. OLD BUSINESS:**

**A. IWWC #18-16 Applicant/Owner: Charles Morniere Location: 257 Colebrook Road Proposal: Re-Surfacing/Re-Grading of Existing Unpaved Driveway in Close Proximity.**

Mr. Morniere appeared before the Commission explaining that his architect friend had visited his property and took some measurements but did not have anything formal to submit or share.

Sharing his observation that the applicant was not yet prepared to continue with the application, Mr. Nalette suggested that Mr. Morniere request an extension and reminded him that no work should be undertaken at the site until approval from this Commission has been received. Mr. Morniere requested an extension.

**MOTION:** Mr. Nalette, Mr. Molinelli second, to grant an extension until next month's regularly scheduled meeting pursuant to the request by the applicant in the matter of IWWC #18-16 Applicant/Owner: Charles Morniere Location: 257 Colebrook Road Proposal: Re-Surfacing/Re-Grading of Existing Unpaved Driveway in Close Proximity; unanimously approved.

**7. NEW BUSINESS:**

**B. IWWC#18-19 Applicant: Ideal Woodworking Owner: Marcin Urbaszek Location: 376 East Wakefield Boulevard Proposal: Resurface Existing Dock; Enlarge Opening in Lake Wall from 5' to 10' with 12' Walls Returning to the Land.**

Rich Utenis appeared before the Commission regarding this application. Mr. Utenis explained that his clients are seeking to resurface their existing dock. He noted that the dock will remain the same size and will remain in the same location. He noted that they are also seeking to expand the existing five (5') foot wide lake wall opening to eight (8') feet. The surface of the proposed wading area will be whatever the bottom of the lake is, according to Mr. Utenis. He noted that the work would be done by hand during the lake's drawdown.

Additionally, Mr. Utenis noted that his clients are seeking to enlarge their deck on the house by sixty square feet. The closest point to the lake from the enlarged deck would be 39.1 feet.

**MOTION:** Mr. Davenport, Mr. Molinelli second, to accept Application IWWC#18-19 Applicant: Ideal Woodworking Owner: Marcin Urbaszek Location: 376 East Wakefield Boulevard Proposal: Resurface Existing Dock; Enlarge Opening in Lake Wall from 5' to 10' with 12' Walls Returning to the Land, deeming the activity as not significant; unanimously approved.

**C. IWWC#18-20 Applicant: Christopher Start Owner: William Fox Location: 372 East Wakefield Boulevard Proposal: Repair/Addition to Deck.**

Christopher Start appeared before the Commission regarding this application. Mr. Start shared photographs of the site to demonstrate the topography of the land. In order to make some necessary repairs, Mr. Start explained he needs to remove what is there currently. He noted that the homeowner is seeking to enlarge the decks in order to better enjoy the property. Mr. Start noted that while the property is walkable, it is not useable. He estimated that there should be very little disturbance as you hit rock five or six inches below whatever soil is there.

**MOTION:** Mr. Haburey, Mr. Timmeney second, to accept Application #IWWC#18-20 Applicant: Christopher Start Owner: William Fox Location: 372 East Wakefield Boulevard Proposal: Repair/Addition to Deck, deeming the activity as not significant; unanimously approved.

**D. IWWC#18-21 Applicant/Owner: Alan Zakrzewski and Elizabeth Zakrzewski Location: 170 Shore Drive Proposal: Addition of a 10'x16' Deck on Rear of House and a 4' Wide Landing/Staircase.**

Alan Zakrzewski and Elizabeth Zakrzewski, accompanied by their contractor Matt Closson, appeared before the Commission regarding this application. Mr. Zakrzewski explained that they are proposing to add a 10'x16' deck off the rear of the house. Mr. Closson noted that the proposal also includes a 4'x4' landing and a 6'x4' set of stairs going off this second story landing. Mr. Closson noted that the proposed work will be approximately 47½' off the water. Six sonotubes are necessary for the project, according to Mr. Closson. He noted that all the work would be done by hand.

**MOTION:** Mr. Davenport, Mr. Haburey second, to accept IWWC#18-21 Applicant/Owner: Alan Zakrzewski and Elizabeth Zakrzewski Location: 170 Shore Drive Proposal: Addition of a 10'x16' Deck on Rear of House and a 4' Wide Landing/Staircase, deeming the proposed activity as not significant; unanimously approved.

**E. IWWC#18-22 Applicant: John F. Sliney Owner: John F. Sliney and Christine C. Sliney Location: 308 East Wakefield Boulevard Proposal: Repair of Seawalls, Removal of Existing Dock and Install Floating Dock with 12'x3' Walkway and a 6'x8' Dock and 10'x20' Deck off Rear of House.**

John Sliney appeared before the Commission regarding this application. He explained that he would like to repair his seawall and would like to construct a 10'x20 deck on his house. Mr. Sliney reported that he is awaiting a survey from Berkshire Engineering but that there are no changes to the wall. Mr. Molinelli questioned how deep the water was at this location and whether the work could be done during the drawdown. Mr. Sliney noted the depth at 3½' and confirmed he could do the work during the drawdown.

Mr. Nalette explained that while the lack of plans would not prevent the Commission from accepting the application, this board will need drawings to approve the proposed project as well as dimensions and location of the structures.

Mr. Sliney distributed copies of photographs of the wall and the existing dock.

**MOTION:** Mr. Davenport, Mr. Haburey second, to accept Application #18-22 Applicant: John F. Sliney Owner: John F. Sliney and Christine C. Sliney Location: 308 East Wakefield Boulevard Proposal: Repair of Seawalls, Removal of Existing Dock and Install Floating Dock with 12'x3' Walkway and a 6'x8' Dock and 10'x20' Deck off Rear of House deeming the proposed activity as not significant; unanimously approved.

**F. IWWC#18-23 Applicant/Owner: Town of Winchester Location: Intersection of Pratt Street and Lewis Street Proposal: Rehabilitation of Pratt Street Culvert.**

Department of Public Works Director Jim Rollins appeared before the Commission regarding this application. Mr. Rollins described the location of the site, noting that at one point there was a sidewalk in the area that failed. He explained that because of the angle of the watercourse, a cast in place extension of the box culvert is proposed. Mr. Rollins reviewed the cross section of the coffer dam that will be necessary to control the water while their excavating and installing the footings in the stream bed.

Mr. Rollins noted that there will be 440 square feet of temporary wetlands disturbance as part of this project. He noted that riprap will be used for stability and that the stream will be returned to its previous state. Mr. Nalette questioned whether Mr. Rollins foresees a need for fish protection. Mr. Sadlowski questioned whether it flows all the time. Mr. Rollins was unsure. He noted that any amphibian life is likely to be limited to upstream of the coffer dam.

Mr. Nalette questioned how sedimentation and water run-off will be handled in this area. Mr. Rollins explained that the curbing will be elevated higher than the road, preventing anything from the street from flowing into the watercourse. Additionally, Mr. Nalette noted that the whole perimeter will be revegetated which will also function to remediate.

Mr. Nalette questioned how long the project is expected to last. Mr. Rollins indicated that he expects it to take more than two weeks but less than two months and will hopefully be completed by the end of November.

Mr. Rollins agreed to request the design engineer to be present for the next regular meeting.

**MOTION:** Mr. Davenport, Mr. Haburey second, to accept Application IWWC#18-23 Applicant/Owner: Town of Winchester Location: Intersection of Pratt Street and Lewis Street Proposal: Rehabilitation of Pratt Street Culvert deeming the activity as not significant; unanimously approved.

The Commission then jumped forward in the agenda to discuss the sewer basins with Mr. Rollins. See *Other Business: Sewer Basin Clean-up Schedule*.

**7. AGENT ACTIONS:**

**A. Determinations.**

None.

**B. Warnings/Violations.**

**i. 112 Shore Drive.**

Mr. Sadlowski noted that Mr. Simon had not yet submitted an application.

**ii. 304 East Wakefield Boulevard.**

Mr. Sadlowski indicated that the Commission has received an application from Mr. Daigle, the owner of this property.

**iii. 348 East Wakefield Boulevard.**

Bob Leach addressed the Commission earlier in the meeting, explaining that he has an application prepared but still needed to obtain copies of it and his survey.

**iv. Tarringford Street.**

Mr. Sadlowski reported that he has heard from the engineer retained by Scott Bachand and that this Commission would likely see an application on this property by next month.

**vi. 827 East Wakefield Boulevard.**

Mr. Sadlowski reported that this property should be removed as a violation, noting that the site is stabilized.

The Commission discussed whether fines can be issued for violations. Mr. Sadlowski confirmed that the wetlands agent can levy fines.

**8. COMMUNICATIONS AND BILLS:**

None.

**9. OTHER BUSINESS:**

**A. Sewer Basin Clean-up Schedule.**

Mr. Nalette reminded the Commission that they had agreed to designate a committee to review catch basins in town and aid in the identification of those with greatest priority for cleaning. The committee had delayed their work in anticipation of mapping from Mr. Sadlowski containing a layer depicting the location of all the basins in town, according to Mr. Nalette. Mr. Sadlowski reported that the mapping has been done and noted that a meeting was scheduled for the day following this meeting with Accucom, the company that is responsible for the software development for the Town's asset management. Mr. Rollins agreed, noting that they are still working on the software in terms of the data input being more user-friendly.

**B. John Noone – Informal Discussion Regarding Cleaning Rivers in order to be Navigable.**

John Noone provided details on his finding of his preliminary survey of the Still River. He noted that the river is fairly clear and fairly clean. He opined that the feasibility of it becoming a water trail is good.

Mr. Noone noted that the next steps would be to explore installing a dock for drop-off and an additional one for pick-up.

**10. ADJOURN:**

**MOTION:** Mr. Nalette, Mr. Haburey second, to adjourn at 9:12PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie  
Recording Clerk