



**TOWN OF WINCHESTER**  
**INLAND WETLANDS & WATERCOURSES COMMISSION**  
Town of Winchester Town Hall, 338 Main Street  
P. Francis Hicks Room – 2nd Floor  
January 17, 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: Matt Closson, Russ Davenport, Chris Kiely, Steve Molinelli, Jackie Mulvey and Kurt Timmeney as well as Town Planner/Wetlands Agent Steve Sadlowski.

It was noted that Gene Berlinski was absent excused. Additionally, it was noted that Bob Haburey was absent.

**3. APPROVAL OF MINUTES – December 26, 2017:**

**MOTION:** Mr. Kiely, Mr. Molinelli second, to approve the December 26, 2017 Minutes as amended; unanimously approved.

**4. AGENDA REVIEW:**

*Leave of Absence* was added to the agenda as Item B under Other Business.

**5. OLD BUSINESS:**

**A. IWWC #17-30 Applicant/Owner: Michael Simon Location: 112 Shore Drive Proposal: Change Stairway off Replacement Deck.**

David Slate, identifying as the contractor for the applicant, appeared before the Commission regarding this application. Mr. Slate provided a rendering of the location of the piers for the deck. Mr. Sadlowski relayed from his telephone conversation this date with Mr. Simon that the plans include removing the decking along the side of the property and replacing it with grass.

Mr. Molinelli questioned whether the shed close to the home on the waterfront would be removed. Mr. Slate confirmed.

**MOTION:** Mr. Nalette, Mr. Closson second, to approve Application IWWC #17-30 Applicant/Owner: Michael Simon Location: 112 Shore Drive Proposal: Change Stairway off Replacement Deck based on oral and written testimony. Conditions 1-12 are standard Inland Wetland Commission Conditions and the following additional conditions determined by the Inland Wetlands Commission.

1. The permittee shall notify the Inland Wetlands Enforcement Officer immediately upon the commencement of work and upon its completion.
2. If the authorized activity is not completed within five years from the issuance date of January 17, 2018, said activity shall cease and, if not previously revoked or specifically renewed or extended, this permit shall be null and void. Any request to renew or extend the expiration date of a permit should be filed in accordance with the Inland Wetlands Regulations of the Town of Winchester. Expired permits may not be renewed and the Inland Wetlands Commission may require a new application for regulated activities.
3. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. A copy of the permit and plans shall be on site at all times. Any structures, excavation, fill, obstructions, encroachments, or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation.
4. This authorization is not transferable without the written consent of the Inland Wetlands Commission.

5. In evaluating this application, the Inland Wetlands Commission has relied on information provided by the applicant. If such information is subsequently proved to be false, incomplete or misleading, this permit may be modified, suspended or revoked and the permittee may be subject to any other remedies or penalties provided by law.
6. The permittee shall employ the best management practices, consistent with the terms and conditions of this permit to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. Permittee will provide a copy of approved plans to contractor which shall stay on site and be available for review or inspection during the duration of work. For information and technical assistance, contact the Wetlands Enforcement Officer. The permittee shall immediately inform the commission of any problems involving the wetlands or watercourses that have developed in the course of, or that are caused by, the authorized work.
7. No equipment or material including without limitation, fill construction materials, or debris, shall be deposited, placed or stored in any wetland or watercourse on or off site unless specifically authorized by this permit.
8. This permit is subject to and does not derogate any rights or powers of the Town of Winchester, conveys no property rights or exclusive privileges, and is subject to all public and private rights, to all applicable federal, state and local laws. In conducting and maintaining any activities authorized herein, the permittee may not cause pollution, impairment, or destruction of the inland wetlands and watercourses of Winchester.
9. If the activity authorized by the inland wetlands permit also involves activity or a project that requires zoning of subdivision approval, special permit, variance, or special exception, no work pursuant to the wetlands permit may begin until such approval is obtained.
10. The permittee shall maintain sediment and erosion controls at the site in such operable conditions as to prevent the pollution of wetlands and watercourses. Said controls are to be inspected by the permittee for deficiencies at least once per week and immediately after rains. The permittee shall correct any such deficiencies within 24 hours of said deficiencies being found. The permittee shall maintain such control measures until all areas of disturbed soils at the site are stabilized.
11. The permittee, contractor and/or owner shall conduct all operations at the site in full compliance with this permit, to the extent provided by law, may be held liable for any violations of the terms and conditions of this permit and are responsible for any violation they may have created.
12. Wetland flagging to stay in place during the construction process. Missing flags to be replaced upon the Wetland Agent's request if required for inspection or enforcement.
13. Cash erosion and sedimentation bond of \$500 will be submitted to the Inland Wetlands Office;  
*Motion passed with Mr. Nalette, Mr. Kiely, Mr. Davenport, Mr. Closson, Ms. Mulvey and Mr. Timmeney voting aye while Mr. Molinelli abstained.*

## **6. NEW BUSINESS:**

### **A. IWWC #18-02 Applicant/Owner: David and Mary Antoniazzi Location: 104 Shore Drive Proposal: Addition to Existing Home.**

Attorney Perley Grimes of Cramer and Anderson appeared before the Commission regarding this application. He referred to a survey prepared by Land Surveyor John DiCara proposing two additions: one over the six (6') foot deck on the lake side of the property as well as an eighteen (18') foot addition on the front of the property. Attorney Grimes noted that the project includes removing a brick drive between the eighteen (18') foot addition and replacing it with pervious pavers. Additionally, a shed will be removed as part of this project, according to Attorney Grimes. It was noted that the amount of impervious coverage would be reduced as proposed.

Attorney Grimes noted that gutters would capture rainwater that would then be discharged to the sides of the property. He noted that swales can be considered to alleviate runoff onto the neighbors' property. Attorney Grimes confirmed that the property slopes only very gently toward the lake. As commissioners discussed the home and its location, a copy of the Assessor's card was reviewed.

Drawings depicting the lake-side elevation, right elevation and left elevation were reviewed. The location of discharge for the foundation drains was also questioned. Attorney Grimes agreed that these questions will be answered.

**MOTION:** Mr. Molinelli, Ms. Mulvey second, to accept Application IWWC #18-02 Applicant/Owner: David and Mary Antoniazzi Location: 104 Shore Drive Proposal: Addition to Existing Home deeming the proposed activity as not a significant activity; unanimously approved.

### **B. IWWC #18-01 (Modification of IWWC#17-05; Modification of IWWC#09-38) Applicant: Donald LaPointe Owner: BNJ Real Estate Location: 290 Colebrook Road Proposal: Modify Existing Plan: 24'x32' Pole Barn - Add Additional 12'x24' to side of Barn.**

Don LaPointe appeared before the Commission regarding this application. He explained that he is seeking a modification to a previous approval of a 24'x32' barn. Mr. LaPointe explained that the barn is actually 24'x30'8". Mr. LaPointe explained that the barn is not large enough for storage and is therefore seeking to add 12'x24' to the side of the barn.

Mr. LaPointe indicated that the barn will have a concrete floor and that the barn will be closed in. Mr. Sadlowski questioned whether stone would be installed on the side of the pole barn to handle the water flowing off the roof. Mr. LaPointe explained that the water will flow into downspouts connected to pipes off the house as depicted on the plans. He noted that the water drains into a drainage ditch on the right side of the house about fifty (50') feet away.

**MOTION:** Mr. Kiely, Mr. Nalette second, to approve IWWC #18-01 (Modification of IWWC#17-05; Modification of IWWC#09-38) Applicant: Donald LaPointe Owner: BNJ Real Estate Location: 290 Colebrook Road Proposal: Modify Existing Plan: 24'x32' Pole Barn - Add Additional 12'x24' to side of Barn; unanimously approved.

**8. AGENT ACTIONS:**

**A. Determinations.**

None.

**B. Warnings/Violations.**

None.

**9. COMMUNICATIONS AND BILLS:**

None.

**10. OTHER BUSINESS:**

**A. DPW Road Surface Treatments.**

Mr. Sadlowski reported that the Department of Public Works only uses salt around the lake and reserves the use of sand only for incidences of extreme icy conditions. With respect to the cleaning of the catch basins, Mr. Sadlowski reported that the DPW does not have a schedule but indicated that the ones around Highland Lake are done first. Mr. Sadlowski noted that he is attending a half-day conference with DPW Director Jim Rollins and Street Superintendent Dennis Millard regarding the environmental impacts of salt.

Mr. Molinelli shared his observations recently during a heavy rain event in the area of Norcross Road, with the sand from that area running off onto East Wakefield Boulevard. Discussion ensued regarding this area.

Mr. Molinelli questioned whether this Commission might receive information, even if after the fact, detailing which catch basins are cleaned out and when. Mr. Sadlowski agreed that he would share the request with Mr. Rollins.

**MOTION:** Mr. Nalette, Mr. Davenport second, that the Inland Wetlands Watercourses Commission form an ad hoc committee chaired by Chris Kiely to identify the worst ten catchments and invite Candy

Mr. Molinelli, Mr. Davenport and Ms. Mulvey agreed to join Mr. Nalette on this ad hoc committee.

**B. Leave of Absence.**

Mr. Nalette sought a leave of absence for the months of February, March, and April. Mr. Kiely agreed to chair the meetings in his stead.

**MOTION:** Mr. Kiely, Ms. Mulvey second, to accept Mr. Nalette's request for a leave of absence; unanimously approved.

**11. ADJOURN:**

**MOTION:** Mr. Nalette, Mr. Davenport second, to adjourn at 7:59PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie  
Recording Clerk