

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

**Minutes**

**December 14, 2011**

**7:00 PM, P. Francis Hicks Room, 2<sup>nd</sup> Floor, Town Hall**  
338 Main Street, Winsted, CT 06098

The meeting was called to order by Chairman Christopher Waring at 7:00 p.m. The following members answered roll call: Christopher Waring, Christopher Kiely, Sue Peacock, Brian O'Heron, Jim Rollins, Meg Delaney and Scott Eisenlohr, Inland Wetlands Agent. Steven Molinelli marked (absent excused). Robert Haburey Jr & Ric Nalette Jr. marked absent.

**3. Approval of Minutes 11/16/11**

**Motion:** by S. Peacock to **approve** minutes as amended, second by C. Kiely. Two abstained J. Rollins and M. Delaney. **Vote:** all in favor-*Motion carries.*

**4. Agenda Review**

- S. Eisenlohr-would like to add under Communications Item F. 2012 Calendar

**5. Old Business**

**Application IWC#11-18**

Applicant: Jan Cohn

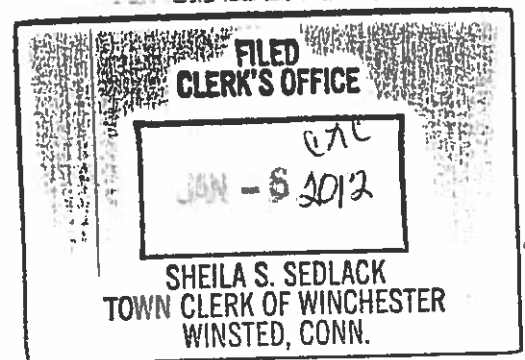
Location: 812 W Wakefield Blvd

Map: 038, Blk: 111, Lot: 002A, Zone: HLD

Proposal: Replace collapsing concrete retaining wall and adjacent stairs

- S. Eisenlohr-applicant requested 65 day extension, still in negotiations with the town.

**Motion:** by J. Rollins to grant 65 day extension for Application IWC#11-18, second by C. Kiely, M Delaney abstained. **Vote:** all in favor-*Motion carries.*



**A. Application IWC#11-28**

Applicant: James Gaudiosi & Debra Eckert

Location: 130 Shore Drive

Map: 114, Blk: 105B, Lot: 59 & 60, Zone: HLD

Proposal: repair dock, sea wall, tree stump removal, raise house approx. 3feet, retaining wall on left & right of house, jet ski's, shrubs.

- Applicant James Gaudiosi present and submitted pictures of existing dock. You can see in the pictures the pier is twisted and falling down. Also when the water level is at the right height the dock actually sags and is in the water.
- C. Waring-is the plan to pull the whole dock out and completely rebuilt it from that point. So the currently existing concrete pier out in the water is that going to be removed and cantilever it out.
- S. Eisenlohr-how far is the pier out in the water? So far the applicant and I bounce this around, he was proposing out going out 20 feet but he is thinking about adding on to it. We have additional information in the packet next month if he should decide to go ahead. He may use the pier in the future but if he doesn't, he will take it out.
- J. Gaudiosi-where that existing pier is now out in the water, I noticed there are a few more stones up and a piece of concrete that is following over.
- C. Waring-so there may be a change in the overall plan.
- J. Gaudiosi-if I don't put the addition on the pier is coming out.
- C. Waring-there are a couple of drawings of the dock showing dimensions, so the initial plan is to have the dock go out 22 feet out into the water. The portion over the land is going to be a patio.
- J. Gaudiosi-there is a patio already there underneath will be the counter wait for the canter lever.
- Discussion regarding the seawall and pictures.
- J. Gaudiosi-it is all stone and then they put block to cap it.
- J. Rollins-what are you going to rebuild it out of?
- J. Gaudiosi-I was thinking about stone but I am considering a concrete wall. I would like to get rid of what we have on top, it is really broken down. We would like to also repair/rebuild the step along the wall.
- S. Eisenlohr-what are the stairs made of now.
- J. Gaudiosi-concrete.
- S. Eisenlohr-if you build your seawall would you consider recessing the stairs.
- J. Gaudiosi-recessing them into the land?
- C. Waring-it is typically what we see when stairs are rebuilt, it pulls them out of the water, with the wall being at the foot of those stairs.
- J. Rollins-it is also prone to frost heaves; if they are sticking out they are totally exposed to the cold and shift making that bottom step tenuous to walk on that is one of the reasons why people pull them in.

- C. Waring-the other stuff is tree stump removal, so we can see the stumps that need to be removed.
- J. Gaudiosi-yes you can see them.
- C. Waring-raising the house and building a retaining wall do you have plans for this or is this something you are looking to do in the future?
- J. Gaudiosi-I would like to raise the house about three feet, so we can have a cellar and put utilities under it. We would like to do it in the future, the retaining wall and raising the house will be done together.
- J. Rollins-where will that retaining wall be?
- J. Gaudiosi-looking at the lake it will be on the right hand side, on the other side of the shed.
- C. Waring-one thing that we would need before a permit could be given is a fairly detailed site plan, showing the footprint of the house, boundaries of the property, dimensions of the wall, as many measurements as possible and E&S control measures. I would like to see additional information on the raising of the house as far as what it will affect on the property and how much will be dug up. I would recommend you consult with S. Eisenlohr to make sure you have everything we are looking for.

**Motion:** by J. Rollins to accept Application IWC#11-28, second by S. Peacock. **Vote:** all in favor-*Motion carries unanimously.*

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### Other Business

#### A. Town of Winchester Ordinance 162-Ad Hoc Committee

- C. Waring-we discussed this last month and came to the conclusion that we could open the changes to our ordinances to specific sections. We need to decide which sections we want to open and the formation of the committee.
- S. Peacock-provided a synopsis of her thoughts regarding the items on the list provided by C. Waring. Taking the first item of 8, Repair versus replace, grandfathered, non-grandfathered. I think it will take a committee time to iron that out and what exactly that means. The committee needs to be aware of what we are looking for.
- Further discussion regarding educating highland lake residents and the rules of the lake and how to get them the appropriate information.
- J. Rollins-if we can find out what they are giving then maybe we can provide them with additional information.
- S. Peacock- I will obtain the process and what information is in the packets that are sent by the Watershed Committee.
- C. Waring-I would like to see included, the permit information and process, dock & mooring ordinances and meeting schedule.
- S. Eisenlohr-I can provide the dock and mooring ordinance, fence ordinance and calendar copies and will see that this is also on the website.
- M. Delaney-felt that fence ordinances should also be included in the packet.
- J. Rollins-are we going to nominate people for the ad-hoc committee?

- S. Eisenlohr-provide a list of previous committee members, which include Shirley Allshouse, Steven Molinelli, Claire Stevens and Gene Berlinski. Volunteers from IWC are J. Rollins, M. Delaney, S. Eisenlohr and C. Kiely as a non-voting member but as a dock technician. Will provide list of additional members at next month's meeting.
- C. Waring-I think we should do the official forming of the committee at the next meeting.

- B.** Town of Winchester Inland Wetlands Regulations - possible amendments/revisions.  
**C.** Bylaws Town of Winchester Inland Wetlands Commission amendments/revisions.

**8. Agent Determination**

**A. Application IWC#11-25**

Applicant: Sherwood Dawson

Location: 535 West Wakefield Blvd.

Map: 008, Blk: 115, Lot: 007A, Zone: HLD

Proposal: Construct single family dwelling on an existing lot of record.

- Applicant not present.
- S. Eisenlohr-this lot is across the street from his waterfront property, however there is an intermittent stream on it. The adjacent lot has been approved by this commission a few years ago and work had been done on that stream.
- J. Rollins-which property is it that has the well being put in?
- B. O'Heron-that is Lettermen's lot that has been purchased and has gone through the process and is going to start building.
- S. Peacock-his drawing doesn't show what he wants to do with the property.
- S. Eisenlohr-reviewed the survey provided by S. Dawson.
- J. Rollins-is he 100 feet from the lake?
- S. Eisenlohr-the lot is across the street from the lake and application was denied by ZBA. He is 100 feet from the lake.
- S. Peacock-I feel this application should come before us and not as an agent determination there is going to be a lot of disturbance there. A letter was provided from Torrington Area Health which is already a year old and addressed the well and drainage ditch.
- C. Waring-overturned agent determination and application is to be added as New Business for next month.

**B. Application IWC#11-26**

Applicant: Gary D'Angelo

Location: 322 West Wakefield Blvd.

Map: 032, Blk: 118, Lot: 17 & 17A, Zone: HLD

Proposal: Addition of a New Well, connection from the well across the road to the dwelling.

- S. Eisenlohr-the well is already in.
- J. Rollins-I have no problem with the will, I have a problem that he didn't maintain what is behind his jersey barriers from the hurricane.
- S. Eisenlohr-when he came in I told him he had to clean that up as well.
- J. Rollins-he filled it in with dirt and rocks. I'm not sure if he is trying to stabilize that hill side. The problem is that the dirt high on that hill side comes sloughing off. It's going to give it a quicker avenue out to the road. He is supposed to be maintaining this quarterly.
- S. Peacock-provided a picture that was taken today. The stone is filling the hole behind the jersey barrier.
- S. Peacock-there is a lot of water running off where there is no jersey barrier.
- S. Eisenlohr-I will look into this. I will carry him on the agenda for the maintenance of the bank.

### **C. Application IWC#11-27**

Applicant: Ilir's Construction LLC

Location: 736 West Wakefield Blvd.

Map: 038, Blk: 112, Lot: 18, Zone: HLD

Proposal: Demolish old back porch 25' x 12' & rebuild a new one with new foundation and new slab, same footprint and remove tree.

- S. Eisenlohr-I did an agent approval on this one, there was an oak tree that fell and pulled a portion of the porch and foundation up. The foundation was constructed out of concrete block. We were nervous that the second floor was going to collapse, the concrete piers and foundation was a porch and the second floor was just above it. They will have to repair this by hand; there is no way you can get a machine in there.
- Commission agreed with agent determination.

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### **Warnings**

#### **A. Gilbert School-collapsing wall-200 Williams Ave**

- S. Eisenlohr-has been in touch with Lenard Engineering. D. Battista advised that they have had a surveyor there and they have been monitoring the movement of the wall and said that it has barely moved. I told him what I have heard that it is ready to collapse. I'm not sure if we were talking about the same thing.
- J. Rollins-I think he may be talking about the big retaining wall that holds up the circular turn around. The collapse is the main stone wall which is closer to Williams Ave. A big piece of it has actually fallen into the water.
- S. Eisenlohr-D. Battista said he will have a report for next month's meeting.

Communications & Bills

## A. Chairman Report

- C. Waring-list of members with contact information provided strictly for commission use.
- C. Waring-discussion of letter provided to Board of Selectmen from IWC addressing the Highland Lake draw down schedule. This will be discussed at the next Board of Selectmen meeting.

B. IWC Grant/Steap Committee – J. Rollins has nothing to report.

## C. Water Level Draw Down

- C. Waring-should expect to see something from the Board of Selectmen.

## D. Clerks Hours

**Motion:** by J. Rollins to pay clerk, second B. O’Heron. **Vote:** all in favor-**Motion carries unanimously.**

## E. 2012 E &amp; S control manual

- C. Waring-carry on agenda to next meeting for discussion and to make all members aware that it is available.

## F. 2012 Meeting schedule

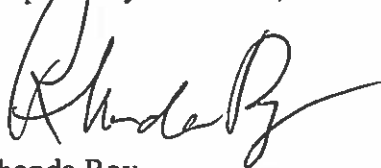
- C. Waring-third Wednesday of the month except for December, which is the second Wednesday.

**Motion:** by J. Rollins to approve 2012 Meeting Schedule, second by S. Peacock. **Vote:** all in favor-**Motion carries unanimously.**

## 12. Adjournment

**Motion:** by J. Rollins to adjourn at 9:20 pm, second by S. Peacock. **Vote:** all in favor-**Motion carries unanimously.**

Respectfully submitted,



Rhonda Roy

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