

Town of Winchester

Inland Wetlands & Watercourses Commission

Special Meeting

Wednesday April 5, 2023

Item 1 **Call to Order**

Meeting called to order by Chairman Molinelli promptly at 7:00pm

Attending Members	Stephen Molinelli (Chairman)	Gary Paganelli
	Russell Davenport (Vice-Chair)	Frank Olivieri
	Jeffrey Lippincott	

Excused Absent	Jackie Mulvey (Secretary)
	Mary Ann Marino

Town Staff Members	Lance Hansen (Town Planner)
	Glenn Albanesi (Town Clerk)

Item 2 **Approval of Minutes** - No action taken

Item 3 **Old Business**

A) IWWC 23-6

Owners - Scott & Brigitte Rouleau / Applicant - Brigitte Rouleau

Location - 129 Shore Drive

Proposal - Clearing/Stump and Boulder Removal

* The applicants offered a clear and concise explanation of the work they were requesting. This included an "Erosion Control Plan" with Silt fence and Silt Bags for 3 Catch Basins. The plot of land is considered flat with minimal pitch. The finished project would be hydro-seeded and include a "Planting Plan". Chairman Molinelli made note that the application under review was the result of clear cutting concerns by neighbors and Wetlands Official Michael Stankov. The applicants confirmed that cutting was done in an effort to keep the property safe from rotted trees and falling limbs. Commissioner Davenport asked what the property would be used for and was told that the lot would be kept vacant with the exception of firewood storage and occasional landscape trailer parking. Chairman Molinelli asked the Commission if a Public Hearing was warranted. Consensus was quickly reached that based on the information provided no hearing was required. Commissioner Paganelli felt applicant had provided a plan "over and above" what was necessary to ensure a properly executed project.

Motion Statement - "I make a motion to approve IWWC23-6/3 with standard clauses and no bond required."

Motion - Comm. Lippincott / Second - Comm. Paganelli

Vote to approve - Unanimous (5 - 0)

Applicants were requested to advise Lance Hansen with a start date.

B) IWWC 23-7 (Modification of IWWC 20-42)

Owners - Robert & Tracy Bates / Applicant - Robert Bates

Location - 428 E. Wakefield Blvd

Proposal - Modified Site Plan Including Deck off Shed

- * The applicant opened with an overview of his original project and the circumstances leading to his 23-7 application. Property topography dictated a strategy to store "water toys" closer to the Lakefront. Circumstances also dictated that the location of the shed is not exactly what was on the approved plan. This led to a Zoning violation, which has been remedied; and a requirement to submit an "As Built" plan. The shed was originally supposed to be 12' x 16' but ended up being constructed at 10' x 14' and located on the property where it would have the least environmental impact. Comm. Paganelli made the observation that the actual construction footprint at 142 square feet was 50 square feet less than the approved size of 192 square feet. Further discussion resulted in agreement to approve the requested modification.

Motion Statement - "I'll make a motion to approve IWWC20-42 for 428 E. Wakefield Blvd as a modification of existing permit 20-42 to confirm "As Built Survey" with no contingencies."

Prior to the vote, Chairman Molinelli received member consensus that no Public Hearing was necessary nor conditions or Bond.

Motion - Comm. Davenport / Second - Comm. Lippincott

Vote to approve - Unanimous (5 - 0)

Applicants were requested to advise Lance Hansen with a start date.

C) IWWC 23-8

Owners - Richard Dabrowski & Maryann LaCava / Applicant - Richard Dabrowski

Location - 29 Griswold Lane

Proposal - Install Well in Upland Review area of Winchester Club Pond

- *The applicant explained the desire to add a permanent water source to his property. The site plan submitted to the Commission clearly showed the limited location options given the layout of the septic system. Access to the well location dictated that no well-boring equipment could be used. The offered alternative was to excavate a "Dug Well" with stone base and concrete liner. The depth was estimated at 12' with any excess dirt to be hauled away. Comm. Paganelli asked if Torrington Area Health District would need to permit this project. Interestingly, TAHD has no regulations or permitting process for "Dug Wells". Despite a downward grade from the house to the area where the well is proposed the actual well location is fairly flat. The Commission and applicant all agreed that a silt fence would be required. The members also asked for "Access, Trench and Silt Fence Details" and allowed these to be drawn and color coded on the existing, submitted print. Members also asked for correspondence from the TAHD stating Hand Dug wells do not need an approval letter.

Motion Statement - "All those in favor of accepting Application 23-8 for the proposal to install a well for potable water supply in accordance with site plan drawing Revision 3 dated 11/28/18.

Motion - Chairman Molinelli / Second - Comm. Davenport

Vote to approve - Unanimous (5 - 0)

Applicant to return to meet the Commission in 2 weeks with requested site plan markings.

D) IWWC 23-9

Owners - L. Peter Cesca & Kandace Q. Cesca / Applicant - L. Peter Cesca

Location - 118 Shore Drive Proposal - 14' x 40' Deck

Applicant appeared before the Commission asking for approval to build a deck at a home located at 118 Shore Drive. The construction would require 11 piers and Techno Metal Posts to support the flooring framework. Site visits by Commissioner Molinelli and Davenport confirmed the new deck would be built over an existing patio. ZBA approval has been secured for the project. No Public Hearing is needed. The site is very level but a silt fence or filter silt sock will need to be installed.

Motion Statement - "I'll make a motion to accept and approve IWWC 23-9 for 118 Shore Drive, Winsted for an addition to an existing deck with the following conditions that an Item 14 Silt Fence be placed during construction."

Motion - Comm. Davenport / Second - Comm. Paganelli

Vote to approve - Unanimous (5 - 0)

The Commission requested that Lance Hansen be notified when the project begins.

Item 4

Agent Actions

A) Determinations

Acting Wetlands Official Lance Hansen reported that "NO EROSION" had occurred at 257 Colebrook Road. He also noted that his conversation with the owner raised questions about a potential new bridge and possible "Water Wheel" project.

B) Warnings - None

C) Violations

Lance reported that updates on the following properties would be more appropriate once he had time to familiarize himself with specifics. He also informed the Commission that the Town was in the process of hiring a new Wetlands Officer to replace the departed Michael Stankov.

1	North Main Street	5	257 Colebrook Road
2	308 E. Wakefield	6	203 W. Wakefield
3	713 E. Wakefield	7	102 Groppo Drive
4	E Wakefield (MBL 032/105G/327	8	139 W. Wakefield

Item 5

Communications and Bills - None

Item 6

Other Business

A) Report from Dept of Public Works Liaisons (Russ Davenport & Jeff Lippincott)

* Comm. Lippincott offered a verbal report on the following projects.

1) Public Works is currently working on cleaning Catch Basins throughout Town.

2) A visual inspection of the Coffey Dam at 212 E. Wakefield Blvd job appears that it is working well.

Comm. Paganelli suggested that further Stipulation Compliance inspections were warranted once site excavation commenced.

3) The Taylor Brook Bridge job has created noticeable amounts of silt and sediment on site and in the Lake Bay. Excavation work is at its peak which is directly creating the current situation. The Commission recommends that Lance visit the site with PW Director Jim Rollins to monitor that silt safeguards are in place and functioning properly.

B) Report from Highland Lake Watershed Association Liaisons (Jackie Mulvey & Mary Ann Marino)

* No update or information was given as both Liaisons were Absent Excused from tonight's meeting.

C) Formal Adoption of Revised IWWC Regulations per General Code Recommendations

* Chairman Molinelli informed the Commission that Pam Columbie will provide the most recent written file of Regulations to each member at the next meeting. Once reviewed, it will be on the June agenda as an Action Item.

Item 7

Adjournment

* Motion - Comm. Lippincott / Second - Comm. Olivieri

To adjourn the meeting at 8:20pm

Vote to approve - Unanimous (5 - 0)

ATTEST:

Glenn Albanesius, Town Clerk

These Minutes are subject to formal approval at the next scheduled meeting. Any amendments, corrections or revisions will be noted in the next Meeting Minutes.