INLAND WETLAND & WATERCOURSES COMMISSION

Meeting Minutes

Wednesday, July 19, 2023

The July 19, 2023 meeting of the Town of Winchester’s Inland Wetlands & Watercourses Commission was called to order by Chair, Steve Molinelli, at 7:00 PM.

ROLL CALL

Present & Voting: Chair Steve Molinelli, Mason Kiesewetter, Frank Oliveri, Gary Paganelli, Jeff Lippincott, and Jackie Mulvey.

Absent: Deputy Chair Russell Davenport (informed).
Also Present: Wetlands Agent Geoff Green.

AGENDA ITEM 2 – Approval of Minutes, June 21, 2023 Regular Meeting

DISCUSSION: None.

MOTION by Lippincott, seconded by Mulvey, to accept the meeting minutes as presented.

VOTING IN FAVOR: Molinelli, Oliveri, Paganelli, Lippincott, and Mulvey.

VOTING AGAINST: None.

ABSTAINING FROM THE VOTE: Kiesewetter.

AGENDA ITEM 3 – Agenda Review

DISCUSSION: The Chair requested that Agenda Item 9A (Inspection Reports regarding 212 W Wakefield Blvd) be discussed prior to Agenda Item 4 and that the Director of Public Works be allowed the opportunity to speak thereafter. No motion was made, and no vote was taken.

AGENDA ITEM 9A – Review Inspection Reports Regarding 212 W Wakefield Blvd

DISCUSSION: Consulting Town Engineer Tom Grimaldi presented information about actions taken at 212 W Wakefield Blvd to protect the lake against pollution from the construction project occurring at this site. The Chair asked questions related to the coffer dam installed as part of this project. Grimaldi stated that he had a positive working relationship with the contractors working at this site and they were willing to follow any instructions he provided them. Conversation turned to 265 and 265.5 Colebrook Road, which recently had its driveway washed out in recent storms. Grimaldi provided the Commission with an update on this site. No motion was made, and no vote was taken.

AGENDA ITEM 4 – Public Hearings

No Public Hearings were held.
AGENDA ITEM 5A – IWWC #23-9, Owner: James Pagano, 840 E Wakefield Blvd
DISCUSSION: The Chair noted that the application was presented and accepted for the record at the prior meeting. The Chair asked if members of the Commission had concerns about the plans as presented. Members indicated that this action was needed as soon as possible to avoid further safety hazards.
MOTION by Lippincott, seconded by Paganelli, to approve IWWC #23-9 pending the collection of a $2,000.00 bond.
VOTING IN FAVOR: Molinelli, Oliveri, Paganelli, Lippincott, and Mulvey.
VOTING AGAINST: None.
ABSTAINING FROM THE VOTE: Kiesewetter.

AGENDA ITEM 5B – IWWC #23-8, Owner: Tony Telensky, 816 E Wakefield Blvd
DISCUSSION: The Chair explained the application in question is to install a 10x10 boatlift next to an existing dock. Telensky and his wife were present to speak on behalf of their application. Lippincott stated that he reviewed the site earlier in the day and he felt there was adequate room to install the boat lift. Mulvey asked the applicant if he had 50 feet of frontage on the lake, which the applicant confirmed was true. The Chair indicated that the distance between the edge of the boat lift and the property boundary is closer to 10.5 feet rather than 15 feet in distance; the applicant had indicated a 15-foot distance on the application.
MOTION by Mulvey, seconded by Paganelli, to approve IWWC #23-8 to permit to install a 10x10 boat lift next to an existing dock, given a change in the application to reflect that the boat lift will be installed at a distance of 10 feet from the littoral boundary.
VOTING IN FAVOR: Molinelli, Oliveri, Paganelli, Lippincott, and Mulvey.
VOTING AGAINST: None.
ABSTAINING FROM THE VOTE: Kiesewetter.

AGENDA ITEM 7A – IWWC #23-2-1, Owner: Maureen Pizzano, 148 E Wakefield Blvd
DISCUSSION: The Chair explained that the applicant is seeking a 30- or 40-foot dock with a boat lift. The applicant was present and explained that some three years ago work began on the site without proper approvals; a cease and desist order was issued, and now they are present to rectify the situation. The applicant went on to describe the improvements to be made as part of the proposed project as outlined in the plans
MOTION by Lippincott, seconded by Paganelli, to accept IWWC #23-2-1 for the record with a public hearing to be held at the next IWWC meeting.
VOTING IN FAVOR: Unanimous.

AGENDA ITEM 7B – IWWC #23-10, Owner Kristen Preusse, 215 W Wakefield Blvd
DISCUSSION: The Chair explained that the proposal is to repair the existing waterfront deck at this site. The applicant was present and explained that some three years ago work began on the site without proper approvals; a cease and desist order was issued, and now they are present to rectify the situation. The applicant went on to describe the improvements to be made as part of the proposed project as outlined in the plans
provided to the Commission. The Chair asked questions of the applicant. Pictures of the original cantilevered deck above the water were provided.

MOTION by Paganelli, seconded by Oliveri, to accept IWWC #23-10 for the record and to hold a public hearing on the subject at the next meeting.

VOTING IN FAVOR: Unanimous.

AGENDA ITEM 7C – IWWC #23-11-1, Owner: Arthur Howland et al., 211 W Wakefield Blvd
DISCUSSION: Brief discussion was held on the application as presented. A planting plan is to be submitted.
MOTION by Paganelli, seconded by Lippincott, to accept the application for the record and to hold a public hearing on the subject at the next meeting.

VOTING IN FAVOR: Unanimous.

AGENDA ITEM 7D – IWWC #23-12, Owner: Edmund Finn, 52 Strong Terrace
DISCUSSION: It was noted that a survey and engineering report are needed in relation to this application.
MOTION by Lippincott, seconded by Paganelli, to accept the application for the record and to hold a public hearing on the subject at the next meeting.

VOTING IN FAVOR: Unanimous.

AGENDA ITEM 8A – Agent Actions, Determinations
DISCUSSION: 352 W Wakefield Blvd was discussed and can be removed from the determination section of the agent report.

AGENDA ITEM 8B – Agent Actions, Warnings
DISCUSSION: None.

AGENDA ITEM 8C – Agent Actions, Violations
DISCUSSION: North Main Street, 308 E Wakefield Blvd, 713 E Wakefield Blvd, 139 W Wakefield Blvd, and 52 Strong Terrace were all discussed.

Re: 139 W Wakefield Blvd, Entire file has been copied and provided to Attorney Nelligan for his preparation of a letter to the property owner asking one last time to allow staff on site to inspect the dock in relation to the existing permit on file and to request she provide ownership of the 3 boats located on the site. Possible legal action pending her reply.

Re: 52 Strong Terrace, A survey is still needed to identify the property line where the work had taken place. Property owner was also informed that he should hire an engineer to inspect the work that had been done to verify if it was sized and installed correctly.

AGENDA ITEM 9 – Communications
ITEM WAS MOVED UP ON THE AGENDA – PLEASE SEE PAGE 1.

AGENDA ITEM 10 – Other Business
DISCUSSION: Reports were given from the Public Works liaisons and from the Highland Lake Watershed Association liaison. Discussion regarding costs related to post
storm runoff clean-up was held. The lake level drawdown was discussed as it relates to IWWC applications. Site visits to 137 Torrington Road, the inspection of a new well at 29 Griswold Lane, and a driveway washout at 265 Colebrook Road was all discussed.

MOTION by Paganelli, seconded by Mulvey, to adjourn the meeting.
VOTING IN FAVOR: Unanimous.

Respectfully submitted,

Joshua Steele Kelly
Town Manager & CEO