Town of Winchester
Inland Wetlands & Watercourses Commission
Special Meeting
Wednesday September 6, 2023

Item 1  **Call to Order**
Meeting called to order by Chairman Molinelli promptly at 7:00pm

Attending Members
- Stephen Molinelli (Chairman)
- Jackie Mulvey (Secretary)
- Jeffrey Lippincott
- Gary Paganelli
- Frank Olivieri
- Mason Kieswetter

Absent Member
- Russell Davenport (Vice-Chair)

Town Staff Members
- Geoff Green (Assistant Town Planner)
- Glenn Albanesius (Town Clerk)

Item 2  **Approval of Minutes** - None

Item 3  **Agenda Review** - Chairman Molinelli stated that tonight's meeting would be limited to the Application on the agenda and the possible formation of a sub Committee to review the IWWC Ordinance.

Item 4  **Public Hearings** - None

Item 5  **Old Business** - None

Item 6  **Omitted on Recorded Agenda**

Item 7  **New Business**
A) IWWC 23-19
- Special Permit and Site Plan Approval
- Applicant Representative - David Batista from Haley Ward in conjunction with Paul Selnau of Schadler Selnau Associates, P.C.
- Owner - Winsted Health Center, Inc
- Location - 115 Spencer Street
- Proposal - Redevelopment of Winsted Health Center for Housing and Artisan Maker Space
- Application Submitted - 8/24/2023
- Application 65 Day Review Period - 10/27/2023

David Battista opened the Applicants presentation introducing himself as the Engineer of Record and Mr. Paul Selnau the Project Architect. Mr. Battista acknowledged meeting with Chairman Molinelli and Mr. Closson from Planning and Zoning regarding his request for this expedited hearing to outline his firms proposal for the projects Erosion Control Plan. Mr. Battista further explained that the urgency for tonight's meeting centered on an important grant funding opportunity that would be happening early in October. This funding requires local approval making this review by IWCC a critical step in the advancement of the project.
Mr. Selnau received permission from Chairman Molinelli to give a brief overview of the project. He categorized the proposal as an "adaptive reuse of an existing facility". The final development would offer 40 units of apartments focused on Veteran housing, artisan space that would act as an entrepreneurial incubator, VA Clinic area and an Event Center for activities throughout the year. He described the requirement for additional parking space the construction of which would require an aggressively designed erosion control system to minimize impact on surrounding property and wetlands. Mr. Selnau thanked the Commission for taking time to schedule this Special Meeting.

The balance of the meeting focused on a detailed explanation of the topography of the land around the existing building as well as the science behind the proposed erosion mitigation plan. The slope of the property presents a number of challenges however Mr. Battista defended his design as one that had taken worst case scenarios into consideration. Both a sediment trap and retention basin would be utilized and strategically located to manage normal and storm based water runoff. The possibility of blasting does exist.

As discussion wound down, third party review of the project proposal was brought up. This was highly recommended by the Commission while the hiring of this person would be handled by the Town. Commissioner Paginelli asked that the plans available for the next meeting include a series of "Dropped Manholes". Mr. Battista found this request to be very reasonable.

Chairman Molinelli asked the group if there were any other concerns; acknowledging Commissioner Mulvays concern that this application seemed in her estimation to be out of normal sequence. Geoff Greene was instructed to request Town Attorney Kevin Nelligan to rule on Commission approval contingent on review of condition language.

Chairman Molinelli closed discussion and asked for a formal motion.

Motion Statement - "I make the Motion that IWCC 23-19 under the Special Permit and Site Plan approval we accept the application as is with a Public Hearing to be held on our next regularly scheduled meeting."

Motion - Comm. Olivieri / Second - Comm. Paginelli

Vote to approve - Unanimous (6 - 0)

Item 8  
**Agent Actions**  
A) Determinations - None  
B) Warnings - None  
C) Violations/Orders - None

Item 9  
**Communications**  
A) E-mail from Town Planner & Deep regarding available Wetlands online Training Course and Annual Training Requirement
Item 10  **Other Business**

A) Discussion regarding modification of “Dock and Mooring Ordinance”, Chapter 380, Water Bodies,

   Public

   1) Copy of Chapter 380
   2) E-mail from Town Manager regarding ordinance change process

   The Commission agreed to establish a Sub Committee to review the IWWC’s Ordinances

   The Sub-Committee will have the following 3 members
   * Jeff Lippincott
   * Jackie Mulvey
   * Mason Kiesewetter

Item 11  **Adjournment**

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

  To adjourn the meeting at 8:14pm

  Vote to approve - Unanimous (6 - 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.