

Town of Winchester

Inland Wetlands & Watercourses Commission

Special Meeting Minutes

Wednesday December 13, 2023

Item 1 **Call to Order**

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

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

Absent Excused Mason Kiesewetter

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

Item 2 **Approval of Minutes** -

A) November 15, 2023 Regular Meeting

Motion - Comm. Davenport / Second - Comm. Paganelli

Vote to approve - Unanimous (6 - 0)

Item 3 **Agenda Review** -

Applicant for IWWC 23-30 called to postpone tonight's appointment to next meeting in January 2024

Commission polled and agreed to shedule the June meeting on the 12th

Item 4 **Election of Officers** Tabled until January 2024 meeting

Item 5 **Discussion with Town Planner regarding Commission site walks**

* Town Planner Lance Hanson unable to attend meeting

* Geoff Green offered a review of Department expectations for Commission site walks

* Motion to close Item 5 and continue discussion on the topic at the next scheduled meeting.

Motion - Comm. Davenport / Second - Chairman Olivieri

Vote to approve - Unanimous (6 - 0)

Item 6 **Public Hearings** - None

Item 7 **Old Business**

A) IWWC 23-24

Applicant - Lana Stemler

Location - 542 West Wakefield Blvd

Proposal - New garage in the review area

Application Received - 11/15/2023

Application 65 Day Review Period - 01/19/2024

* Motion to continue to next scheduled meeting

Motion - Comm. Davenport / Second - Comm. Paganelli

Vote to approve - Unanimous (6 - 0)

B) IWWC 23-19 (UPDATE)

Applicant - David Batista, Haley Ward in conjunction with Paul Seinau, Schadler Seinau Associates, P.C.

Location - 115 Spencer Street (Winsted Health Center)

Proposal - Redevelopment of Winsted Health Center for housing and artisan maker space

Application was conditionally approved on 9/20/2023

(E-mails between staff, applicant and independent engineer re: timely incorporation of independent engineers comments provided.)

* David Batista gave a brief update of the project at 115 Spencer Street. He stated that all comments from Tom Grimaldi's review were acknowledged and cleared within the 30 day requirement.

Bonding details are still under discussion. Geoff Green will work with Tom regarding this matter.

Item 8

New Business

A) IWWC 23-27

Applicant - William Colby on behalf of prospective buyer Christopher Galvin

Location - M/B/L 042/157/13-1 "144 Newfield Road"

Proposal -Development of lot with single family home, on-site septic and well

Application Received - 12/13/2023

Application 65 Day Review Period - 2/07/2024

Motion to accept application with no Public Hearing required.

Motion - Comm. Davenport / Second - Comm. Mulvey

Vote to approve - Unanimous (6 - 0)

B) IWWC 23-28

Applicant - John Dicara on behalf of Catherine Lee, property owner

Location - 102 Shore Drive

Proposal - 22' addition to front of house, enclose deck at rear, cover access deck on North side, construct concrete retaining wall, remove asphalt parking, add engineered pervious pavers as shown on Plot Plan.

Application Received - 12/13/2023

Application 65 Day Review Period - 2/07/2024

Motion to accept application with a Public Hearing required

Motion - Comm. Davenport / Second - Comm. Paganelli

Vote to approve - Unanimous (6 - 0)

C) IWWC 23-29

Applicant - Bryan Dwyer on behalf of Timothy and Kristin Perra

Location - 176 Shore Drive

Proposal - Rebuild lake wall

Application Received - 12/13/2023

Application 65 Day Review Period - 2/07/2024

Applicant did not attend meeting.

Motion to accept application without prejudice
Motion - Chairman Molinelli / Second - Comm. Paganelli
Vote to approve - Unanimous (6 - 0)

D) IWWC 23-2-1

Applicant - Maureen Pizzano
Location - 148 East Wakefield Blvd
Proposal - 40' Dock and a Boatlift
Application Received - 12/13/2023
Application 65 Day Review Period - 2/07/2024

Applicant appeared and requested approval of a new application. Addresses of applicant and abutting properties are as follows.

Neighbor - Dimartino (144 East Wakefield Blvd)
Applicant - Maureen Pizzano (148 East Wakefield Blvd)
Neighbor - Zimmerman (150 East Wakefield Blvd)
Motion to accept application with Public Hearing required
Motion - Chairman Molinelli / Second - Comm. Davenport
Vote to approve - Unanimous (6 - 0)

E) IWWC 23-30

Applicant - Kevin Gridle on behalf of KR 185 Torrington Road (USA Waste and Recycling)
Location - 185 Torrington Road
Proposal - Construction of a truck Maintenance Garage and associated site improvements
Requested postponement until next scheduled meeting in January 2024

F) Request to transfer approved IWWC23-10 (Replace waterfront decking) and IWWC 23-16 (Permitting of 1 Dock and 1 Boat Lift to new property owner.)

Applicant - Kristin Preusse
Location - 215 West Wakefield Blvd - (Written request to Commission provided)
Motion - Chairman Molinelli / Second - Comm. Paganelli
Vote to approve - Unanimous (6 - 0)

Item 9 **Agent Actions** -

A) Determinations

1) 21 Crescent Street - David Webb

Enhancement of existing stormwater runoff swale with earthen berm, protected by silt fencing and straw waddle, to keep mountain runoff away from the house, in the storm water system and off the street.

2) 840 East Wakefield Blvd, James Pagano, IWWC23-9 previously approved to repair an existing concrete retaining wall. A new wall is now being built after discovering irreparable damage.

Mr. Pagano gave the Commission a very detailed explanation of what was uncovered when repair work began. Photos showed significant hidden deterioration that required re-engineering of the retaining wall. The revised strategy to correctly fix the problems appeared logical and well documented for the Commissions review.

B) Warnings - None

C) Violations / Orders

A) 265-1/2 Colebrook Road - No update reported

B) North Main Street - (18.1 acre parcel located behind 493 North Main Street) - Geoff reported that Erosion Controls are in place and functioning as designed. The lawsuit is moving towards resolution.

C) 308 East Wakefield Blvd - No update reported

D) 713 East Wakefield Blvd - No update reported

E) 139 West Wakefield Blvd - No update reported

F) 52 Strong Terrace - The owner Mr. Finn and his hired Licensed Environmental Engineer addressed the Commission regarding the soil samplings they had formally requested. A written report was submitted that stated no detection of contamination above acceptable baseline data was recorded. The Commission suggested that Mr. Finn secure a letter from his neighbor that would outline a mutually agreeable resolution. It was strongly recommended that Jim Rollins also be part of the final solution.

Item 8

Communications

A) "Redlined" copy of Dock and Mooring Ordinance from the Subcommittee

The Commission spent about 15 minutes with a cursory discussion of the 380-13 Boatlift Ordinance and the use of Aerators in the Lake.

No decisions or formal recommendations were made.

Further discussions would be continued at the next meeting.

Item 9

Other Business

A) Report from Dock and Mooring Ordinance Subcommittee - (Jeff / Jackie / Mason) - No Report

B) Report from Department of Public Works Liaisons - No report

Jeff -

Russ -

C) Report from HLWA Liaison - No Report

Jackie -

F) Ongoing site visits at 137 Torrington Road - No report

Item 11

Adjournment

* Motion - Comm. Davenport / Second - Comm. Mulvay

To adjourn the meeting at 9:46pm

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.