

Town of Winchester
Inland Wetlands & Watercourses Commission
Regular Meeting Minutes
Wednesday January 17, 2023

Item 1 Call to Order

Meeting called to order by Chairman Molinelli at 7:01 p.m.

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

Absent Excused Mason Kiesewetter

Town Staff Members Geoff Green (Assistant Town Planner)
 Vanessa Fiorito (Town Clerk for Minutes)

There is still one vacancy, possibly a second vacancy soon.

Item 2 Approval of Minutes

A) December 13, 2023 Regular Meeting
 Motion made to approve the December 13, 2023 minutes
 Motion - Comm. Davenport / Second - Comm. Paganelli
 Vote to approve - Unanimous

Item 3 Agenda Review - None

Item 4 Election of Officers

Put off from last month. Begin proceedings to elect three positions;
Chair, Vice-Chair, Secretary
Motion made to nominate Stephen Molinelli for Chair
Motion - Comm. Lippincott / Second - Comm. Paganelli

Motion carried - Unanimous

Motion to nominate Russell Davenport for Vice-Chair

Motion - Comm. Paganelli / Second Comm. Lippincott

Motion carried - Unanimous

Motion to nominate Jackie Mulvey for Secretary

Motion - Comm. Lippincott / Second - Comm. Paganelli

Motion carried - Unanimous

Item 5

Discussion Regarding Commission Site Walks

*Visit from Kevin Nelligan and Lance Hanson

*Changes the state would like to see the Commissions follow regarding visitation of sites and applications that are on the agenda.

*Some sites the Commission will deem worthy of a public hearing and worthy of opening up to formal visits on the part of the Commission and the public

*Some sites or applications that will be just public hearings

*Flexibility of Commission to visit sites independently

*If a Commissioner wants to visit any site for an upcoming meeting, notify Geoff that you will be making a visit.

Item 6

Public Hearings

A) 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 close the public hearing

Motion - Comm. Mulvey / Second - Comm. Paganelli

Vote to approve - Unanimous

Tabled to February 21st, 2024 meeting

B) IWWC 23-21

Applicant: Maureen Pizzano

Location: 148 East Wakefield Boulevard

Proposal: 40' dock and boat lift

Application Received: 12/13/2023

Application 65-day Review Period: 2/07/2024

Jay Sullivan, representing 150 East Wakefield Boulevard, requested the Commission deny the application because there is not enough space to park or navigate two boats side by side and impedes ingress and egress to the shore, which is in violation of 4C7, Affect on Navigation and 4C8, Affect on Ingress and Egress to the Shore. Congestion is another issue.

Ms. Pizzano has established the boundary.

One option is a 30' dock.

Continue public hearing to next month.

Motion to continue this public hearing to next month's meeting.

Motion - Chairman Molinelli / Seconded - Comm. Mulvey

Abstained - Comm. Olivieri

Item 7

Old Business

A) IWWC 23-24

Applicant: Lana Stemler (written request to withdraw application by property owner provided)

Location: 542 West Wakefield Boulevard

Proposal: New Garage in the review area

Application Received: 11/15/2023

Application 65 Day Review Period: 1/19/2024

Motion to allow the applicant to withdraw her application, 23-24 at 542 West Wakefield Boulevard

Motion - Chairman Molinelli / Second - Comm. Davenport

Motion carried

B) IWWC-23-27

Applicant : William Colby on behalf of prospective buyer,
Christopher Galvin

Location: M/B/L 042/157/13-1 "144-B 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 approve application IWWC 23-27 for 144-B Newfield Road for the development of a new house and septic system as well.

Motion - Comm. Davenport / Second - Comm. Paganelli

Motion carried - Unanimous

Comm. Giantonio abstained

No bond needed

C) 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 the Plot Plan.

Application Received: 12/13/2023

Application 65 Day Review Period: 2/07/2024

No concerns at the public hearing

No bond needed

Motion to approve IWWC 23-28 for 102 Shore Drive for an addition on the front of house, enclosed deck in the rear, covered access deck on north side, construct concrete retaining wall, remove asphalt parking, add engineered pavers as shown on the Plot Plan with two conditions; 1) the engineered pavers sign off on completion and 2) that there would be a \$1,000 bond

Motion - Comm. Davenport / Second - Comm. Lippincott

Motion carried - Unanimous

Comm. Giantonio abstained

\$1,000 bond

D) 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

Short wall, match existing wall and repair stairs. All work to be done by hand. No machine. One week to complete and will reuse materials.

Motion to approve IWWC 23-29, 176 Shore Drive for the rebuild of the lake wall according to the drawings submitted with the exception of the end of the footing ending at the property line of the wall.

Motion - Comm. Olivieri / Seconded - Comm. Paganelli

\$1,000 bond

Motion carried - Unanimous

Comm. Giantonio abstained

E) IWWC 23-21

Applicant: Maureen Pizzano

Location: 148 East Wakefield Boulevard

Proposal: 40' dock and a boat lift

Application received: 12/13/2023

Application 65 Day Review Period: 2/07/2024

Tabled to February meeting

Public hearing is still open

Item 8

New Business

A) IWWC-23-30 ***NOTE, please bring application materials from December packet***

Applicant: Kevin Grindle, on behalf of KR, 185 Torrington Road
(USA Waste & Recycling)

Location: 185 Torrington Road

Proposal: Construction of a truck maintenance garage and associated site improvements

Application Received: 1/17/2024

Application 65 Day Review Period: 3/22/2024

Construct 11,000 square foot vehicle maintenance garage.

Access the site off Lanson Drive, which will run parallel with the existing parking lot

No additional vehicles are being proposed at this point.
Significant amount of grade change across the site which is on the detailed plans.

The water conveyed through the watercourse and associated wetland is through a drainage culvert crossing Route 8 entering the site from the northeast and coming through the site.

The wetlands are entering the site 20' above the existing grade so they enter on the high side, come downhill and there is an existing pipe crossing which will be replaced, and discharge out to the larger wetland area before entering Still River.

200' plus off Route 8

765' of direct disturbance which is associated with replacing the culverts.

There are twin 18" pipes that are failing so those would be replaced with two new reinforced concrete pipes, which would improve two-way truck traffic

Spring start/fall completion (break ground when winter breaks)

Not looking to increase truck traffic

Application for the septic system in the northeast corner will be made to Torrington Area Health.

There will be trench drains along the doors as well as a drain system. All water will go out to a holding tank, which will be pumped out as needed

Planning and Zoning will have a public hearing

Leave Geoff the phone number to set up a walk through

Not going to have a public hearing

Come back next month

Motion to accept IWWC 23-30 for 185 Torrington Road for construction of a new maintenance garage and associated site improvements

Motion - Comm. Davenport / Seconded - Comm. Paganelli

Motion carried - Unanimous

B) IWWC 23-31

Applicant: Keith Larkin

Location: Highland Park at Lewis Street extension between 103 & 109 Bridge Street (MBL 115/073/008)

Proposal: Improvements to existing gravel access driveway for the eventual building of a single-family home
Application Received: 1/17/2024
Application 65 Day Review Period: 3/22/2024
Looking to put a driveway in. The existing one is washed away.
Put 3" minus 15' in and process the remainder of the driveway
Materials will be stored on site with silt fence
At this point, the property is recreation only
There are two catch basins at the base of the driveway
107 Bridge Street - 36 acres
Needs a more detailed site plan and an engineer's report
Homeowner has given permission to walk the property
Motion to withdraw application IWWC 23-31 Highland Park at Lewis Street extension between 103 and 109 Bridge Street for an existing gravel driveway
Motion - Comm. Olivieri / Seconded - Comm. Lippincott
Motion carried - Unanimous

C) IWWC 23-32

Applicant: Brian Dwyer on behalf of McGuinness Trust
Location: 512 West Wakefield Boulevard
Proposal: Lake wall rebuild/repair approximately 10'-12' x 2' and replace existing steps from the terrace
Application received: 1/17/2024
Application 65 Day Review Period: 3/22/2024
All work to be done by hand.
Install silt fence if needed
Reuse existing material and bring in crushed stone for the base
Estimated two days
1) Lake wall rebuild/repair - 10'-12'x2'
2) Replace existing steps from trellis to dock area - 25 total steps
3) Build patio - 12'x12'
4) Repair retaining wall in parking area
5) Repair existing stoop
Motion to accept application IWWC 23-32
Motion - Comm. Mulvey / Seconded - Comm. Giantonio
Motion carried - Unanimous

D) IWWC 23-33

Applicant: Paul Marino

Location: 680 East Wakefield Boulevard

Proposal: Extend current dock to a total of 50' perpendicular from the shoreline

Application Received: 1/17/2024

Application 65 Day Review Period: 3/22/2024

Applicant not able to attend meeting

Neighbor has a nonconforming 50' dock causing a navigation hazard

Need survey showing boundaries

Include the dock approval from the last meeting in packet

Establish a public hearing for February's meeting

Motion to accept application IWWC 23-33 for 680 East Wakefield Boulevard

Motion - Comm. Davenport / Seconded - Comm. Paganelli

Motion carried - Unanimous

E) IWWC 24-1

Applicant: Jason Bonati

Location: 232 Perch Rock Trail

Proposal: Repair/replacement of existing sea wall and concrete pad

Application received: 1/17/2024

Application 65 Day Review Period: 3/22/2024

Repair 10' of sea wall

Remove concrete pads and rebuild the steel framework underneath

Start work in the fall

Use existing materials

Fix sinkholes around wall

Permission to go on the property

No public hearing

Motion accept IWWC 24-1

Motion - Comm. Davenport / Seconded - Comm. Olivieri

Motion carried - Unanimous

F) IWWC 24-2

Applicant: Bark Clark, Town of Winchester

Jim Rollins, Director of Public Works, Town of Winchester,
representing the Town of Winchester

Location: Point Location 41.9472, -73.0512 (South of 106 Smith
Hill Road)

Proposal: Maintenance of Smith Hill Road Culvert

Application Received: 1/17/2024

Application 65 Day Review Period: 3/22/2024

Rehabilitation of the Smith Hill Road bridge

Old Route 8, right to Riverton, 350' up Smith Hill to stream crossing
Unnamed stream with 499 acres feeding it

Current structure was built in 1950 and reconstructed in 1989

19' span and 7' high with concrete abutments on either side with a
concrete deck covered with asphalt

15 different locations where there are cracked and swelled
concrete

Scour on one wing hall.

Bent railing along the top. Replace with something straight

Erosion on side of road, which would be replaced with 2" stone

Little to no excavation

Sandbag cofferdam

Staging area to prevent debris from going into the water and will
be removed from the site

Start in April

Schedule public hearing for February 21st meeting

Motion to accept application IWWC 24-2 for the maintenance of
Smith Hill Road culvert

Motion - Chairman Molinelli / Seconded - Comm. Paganelli

Motion carried - Unanimous

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.

No work has started.

- 2) 221 West Wakefield Boulevard, Duane Doot on behalf of Kenneth Prat et al. Driveway repairs including drainage enhancements to eliminate driveway washout onto the street. Jim and Jeff met with the contractor and gave him general drainage advice. There is a lot of surface water.

B) Warnings

None

C) Violations/Orders

None

Item 10 Communications

Jim Rollins discussed the issues with ice around the lake and water level of the lake. The water is coming into the lake faster than it can leave. The water level was brought down to 48" and kept as close to 48" until the date when the gate had to be closed. The water level has been maintained at 36". For every inch of rain, you usually get three inches of water in the lake.

The gate has been opened to the maximum without sending water to freeze on the state highway. Discussion to close Sucker Brook.

Potholes were also a topic of discussion

Catch basins around the lake - identify them and remedy them

The highway department is aware of the public's concern and is doing everything in their power.

Item 11 Other Business

None

Item 12 Adjournment

Motion to adjourn the meeting at 10:28 p.m.

Motion - Chairman Molinelli / Seconded - Comm. Lippincott

Motion carried - Unanimous

Respectfully submitted by:

Vanessa Fiorito

Board Clerk