

Town of Winchester
INLAND WETLAND & WATERCOURSES COMMISSION
Town of Winchester Town Hall
February 21, 2024 - 7:00 PM
338 Main Street – 2nd Floor – P. Francis Hicks Room
MINUTES

1. Call to Order/Roll Call

Chair Stephen Molinelli calls the meeting to order at 7PM. In attendance are board members Russell Davenport (Vice Chair), Jackie Mulvey (Secretary), Jeffrey Lippincott, Frank Oliveri, Gary Paganelli, Mason Kiesewetter and Jamie Giantonio. Vacancy remains until the March meeting. Also in attendance is Asst. Town Planner, Wetlands Agent and ZEO Geoff Green.

2. Approval of Minutes

Russell Davenport makes a motion to accept the minutes of the January 17, 2024, Regular Meeting. Jeffrey Lippincott seconded the motion, and the motion is unanimously approved (1 Abstain – Jamie Giantonio).

3. Agenda Review

Stephne Molinelli compliments the new paperwork for permitting applications. Great improvement. Geoff Green informs the commission that under “Old Business”, letter ‘C’, IWWC 23-32 (512 West Wakefield Boulevard) has requested a 65-day extension.

4. Public Hearings

IWWC 23-2-1 Applicant: Maureen Pizzano Location: 148 East Wakefield Boulevard Proposal: 40’ Dock and a boat lift. Application Received: 12/13/23 Application 65 Day Review Period: 2/07/24
Much discussion. Speakers include Maureen Pizzano of 148 East Wakefield Boulevard. Lorraine DiMartino of 144 East Wakefield Boulevard. Stephen Grant of 144 East Wakefield Boulevard. Rob DiMartino of 144 East Wakefield Boulevard. The cove is overcrowded, and neighbors do not want to force more congestion. Jay Sullivan as a representative from the Zimmerman property located at 150 East Wakefield Boulevard. A new plan will be put into place prior to next meeting. Geoff Green will recreate hypothetical sketch of cove with a scenario that would work for all parties involved in Public Hearing.

Mason Kiesewetter makes a motion to continue IWWC 23-2-1 at the March meeting. Jeffrey Lippincott seconded the motion, and the motion is unanimously approved.

IWWC 24-2 Applicant: Bart Clark, 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: 1/17/24 Application 65 Day Review Period: 3/22/24

Presentation provided by project engineer from Cardinal Engineering who was hired to assess the bridge on Smith Hill Road Culvert. Will need to rehabilitate the concrete on bridge which will prolong the life of the structure. Speakers include James Bialy of 144 Smith Hill Road. Pamela Walonoski of 101 Ledge Drive.

Russell Davenport makes a motion to approve application IWWC 24-2. Mason Kiesewetter seconded the motion, and the motion is unanimously approved.

5. Old Business

A. IWWC 23-2-1: Stephen Molinelli makes a motion to continue, once again, to the IWWC meeting next month. Gary Paganelli seconded the motion and the board unanimously approved.

B. IWWC 23-30 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: 1/17/24 Application 65 Day Review Period: 3/22/24

A \$10,000 posted bond will be necessary upon approval.

Frank Oliveri makes a motion to approve IWWC 23-30. Jeffrey Lippincott seconded the motion and the motion is unanimously approved.

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: 1/17/24 Application 65 Day Review Period: 3/22/24

Motion to accept 65-day extension for IWWC 23-32 made by Jeffrey Lippincott, seconded by Gary Paganelli and unanimously approved.

D. IWWC 23-33 Applicant: Paul Marino (request by property owner to withdraw application provided) Location: 680 East Wakefield Boulevard Proposal: Extend current dock to a total of 50', perpendicular from the shoreline Application Received: 1/17/24 Application 65 Day Review Period: 3/22/24

Motion to withdraw application IWWC 23-33 made by Russel Davenport, seconded by Gary Paganelli and unanimously approved by board.

E. IWWC 24-1 Applicant: Jason Bonati Location: 232 Perch Rock Trail Proposal: Repair/Replacement of existing sea wall and concrete pad Application Received: 1/17/24 Application 65 Day Review Period: 3/22/24

Current/updated survey needed. \$1500 bond needed.

Conditional approval for IWWC 24-1 motion made by Russel Davenport, seconded by Jeffrey Lippincott and unanimously approved by the board.

F. IWWC 24-2 Applicant: Bart Clark, 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: 1/17/24 Application 65 Day Review Period: 3/22/24

\$10,000 bond needed.

Motion to approve IWCC 24-2 made by Jackie Mulvey, seconded by Gary Paganelli and unanimously approved by the board.

6. New Business

A. IWWC 24-3 Applicant: Robert Colabella of Haley and Ward on behalf of Gunjan Prakash Location: 153 East Lake Street Proposal: Erosion and Sedimentation Control Plan related to the razing of, reconstruction of, and addition to the existing residential dwelling Application Received: 2/21/24 Application 65 Day Review Period: 4/26/24

Blighted house has been cleaned up a little bit.

IWWC 24-3 motion to approve application made by Frank Oliveri, seconded by Mason Kiesewetter and unanimously approved.

B. IWWC 24-4 Applicant: Ronald Belanger Location: 122 Shore Drive Proposal: Build addition to house and addition to the garage Application Received: 2/21/24 Application 65 Day Review Period: 4/26/24

Need full dimensions of the driveway and updated impervious surface coverage area figures.

Motion to accept application IWWC 24-4 made by Frank Oliveri, seconded by Russel Davenport and unanimously approved by the board.

7. Agent Actions

A. No New Determinations.

B. Warnings

None

C. Violations/Orders

A. 265 Colebrook Road. Have not heard back. Will send reminders.

B. North Main Street (18.1 acre parcel behind 493 North Main Street) Secure and marked for sale.

C. 308 East Wakefield

D. 713 East Wakefield

E. 139 West Wakefield New email sent to owner, Babij. Unresponsive owner.

Nothing else new.

8. Communications

None

9. Other Business

A. Report from Dock and Mooring Ordinance Subcommittee

B. Report from Dept of Public Works Liaison

C. Report from Highland Lake Watershed Association Liaisons

Draw down level issues.

Increase in weeds.

D. Ongoing site visits at 137 Torrington Road

10. Adjournment

Jackie Mulvey makes a motion to adjourn the meeting at 10:00PM. Mason Kiesewetter seconded the motion and the board unanimously approved.

Respectfully submitted,

Lauren Dombrowski, CCTC

Asst. Town Clerk, Town of Winchester

Board Clerk