Town of Winchester
Inland Wetlands & Watercourses Commission
Regular Meeting Minutes
Wednesday March 20, 2024

Item 1  Call to Order/Roll Call
Meeting called to order by Chairman Molinelli at 7:01 p.m.

Attending Members  Stephen Molinelli (Chairman)
Jeffrey Lippincott
Gary Paganelli
Frank Olivieri
Jamie Giantonio
Mason Kiesewetter
Matt Closson

Absent Excused  Jackie Mulvey and Russell Davenport

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

Item 2  Approval of Minutes
A. February 21, 2024 regular meeting
(Requested corrections by Chairman Molinelli - page two under
new business, application IWWC 23-3, the motion to approve the
application should read to accept the application. So, that
application was not approved last month.
On that same page, application IWWC 24-1 was approved with
conditions, not conditionally approved. The conditions were a
bond and a current survey.
Motion made to approve the February 21, 2024 minutes with the
corrections noted
Motion - Chairman Molinelli/Second - Comm. Paganelli
Vote to approve - Unanimous with one abstention
Item 3  **Agenda Review**

A. *What’s Legally Required* book has been provided to all land use commissioners.

B. Mr. Sliney from 308 East Wakefield Blvd. has some additional information to share. Hoping for a resolution on his violation.

C. New rules concerning steep slopes, soil erosion and sediment control plan; if certain criteria are met, a single-family house that is not part of a subdivision being outside the review area, approval of soil and erosion control plans may be done administratively.

D. The certificate of approval to the recent change in the zoning regulations provided.

Item 4  **Public Hearings** (Application withdrawal letter included in your packets)

A. IWWC 23-2-1
   Applicant: Maureen Pizzano
   Location: 148 East Wakefield Blvd.
   Proposal: 40’ dock and a boat lift
   Application has been withdrawn.
   Application Received: 12/13/2023
   Application 65-day Review Period: 2/07/2024
   Motion to accept the withdrawal letter for IWWC 23-2-1
   Motion - Comm. Paganelli/Second - Comm. Giantonio
   Vote to approve - Unanimous with one abstention (Matt Closson)

Item 5  **Old Business**

A. IWWC 23-2-1
   Applicant: Maureen Pizzano
   Location: 148 East Wakefield Blvd.
   Proposal: 40’ dock and a boat lift
   Application has been withdrawn; no action taken.

B. IWWC 23-32
   Applicant: Brian Dwyer on behalf of McGuinness Trust
   Location: 512 West Wakefield Blvd.
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: Extended 65 days to 5/15/2024
Not fixing the dock only the wall.
Need to get a current survey showing impervious surface coverage calculations
**Applicant left before the matter was concluded. Do not know his status at this point**
Motion to continue the application for IWWC 23-32 to next month
Motion - Comm. Lippincott/Second - Comm. Kiesewetter
Vote to continue- Unanimous

C. IWWC 24-3
Applicant: Robert Colabella of Haley & 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 additional to the existing residential dwelling
Application Received: 2/21/2024
Application 65 Day Review Period: 4/26/2024
No changes were made. Presentation with ZBA and no concerns
Motion to approve IWWC 24-3 to rebuild the property at 153 East Lake Street, normal conditions and a $1,500 bond
Motion - Comm. Lippincott/Second - Comm. Kiesewetter
Vote to approve - Unanimous with one abstention (Matt Closson)

D. IWWC 24-4
Applicant: Ronald Belanger
Location: 122 Shore Drive
Proposal: Build addition to house and addition to the garage
Application received: 2/21/2024
Application 65 Day Review Period: 4/26/2024
There was a letter requesting a 65-day extension and continuance to the April meeting.
Motion made to accept the letter requesting a continuance to next month’s meeting for IWWC 24-4
Motion - Comm. Kiesewetter/Second Comm. Giantonio
Vote to continue- Unanimous

Item 6  **New Business**
None

Item 7  **Agent Actions**
A. **Determinations:** No new 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.

B. **Warnings:** No new warnings.

C. **Violations:**
   A. 308 East Wakefield Blvd. - Mr. Sliney will need to make an after-the-fact application to the Wetlands Commission plus a new survey with accurate coverage and measurements. Application was denied on 11/14/2018. Encroachment issues with neighbor at 310 East Wakefield Blvd. has been resolved. Survey was revised on 6/8/2020 to correct the address; revised again on 8/4/2021 field update and added pervious coverage - existing impervious coverage as it stands now 71 ½ percent.
   B. 265 Colebrook Road - no new information. Monitor after heavy rainfall. Send a formal letter.
   C. 713 East Wakefield Blvd. - Request that Jim Rollins provide a letter to the Board of Selectman stating that this is not something that needs to be pursued.
   D. 139 West Wakefield Blvd. - working on new application for the dock. Send formal letter requesting that the dock not go in the water until the permit is obtained.

Item 8  **Communications**
None
Item 9  **Other Business**

A. Report from Department of Public Works Liaison Lippincott: swept the outside of the lake. All catch basins were pumped out on the outside. Sweeping the inside on 3/20/2024. Priority one is anything that goes into the lake by the coves, priority two is East Wakefield and priority three is West Wakefield. Smith project has been pushed back to the fall due to engineering issues.
Pumping stations are not done due to engineering problems.
B. Report from Highland Lake Watershed Association: Jackie not present to discuss.
C. Ongoing site visits at 137 Torrington Road: Sale was finalized 3/20/2024. A developer has purchased the property.
D. Dock and Mooring Ordinance Subcommittee: The subcommittee consists of Jeff Lippincott, Jackie Mulvey and Mason Kiesewetter. The subcommittee would like to make changes and submit to the Board of Selectman for approval.
    Proposed changes:
    1. Walkways: not to exceed two feet
    2. On page three, number 7, add the language - may apply to the Commission for a waiver which would require a public hearing.
    3. On page five, under 10(d) Swim Floats, add the language at the end - or slide not to exceed the maximum dimensions in 380-10-C.
    4. For all buoys, must obtain a permit through IWWC.
    5. Change section 380-13A to only two vessel lifts.
    6. Change section 380-13B to vessel lifts. Change all language from boat lift to vessel lift.
    7. Remove section 380-14.
E. Letter from Paul Marino asking to change the mooring ordinances to allow exceptions to be granted by the Commission on a case-by-case basis such as his withdrawn request to extend his dock. The only exception in the ordinance is for a littoral boundary violation.
Item 10  

Adjournment  
Motion to adjourn the meeting at 9:08 p.m.  
Motion - Comm. Lippincott/Second - Comm. Kiesewetter

Respectively submitted by:

Vanessa Fiorito  
Board Clerk