Item 1  **Call to Order/Roll Call**
Meeting called to order by Chairman Molinelli at 7:00 p.m.

Attending Members  
Stephen Molinelli (Chairman)  
Russell Davenport (Vice-Chairman)  
Jeffrey Lippincott  
Frank Olivieri  
Gary Paganelli  
Jamie Giantonio  
Matt Closson

Absent Excused  
Jackie Mulvey and Mason Kiesewetter

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

Item 2  **Approval of Minutes**
A. Chair Molinelli suggested taking one more month to review the changes in the dock and mooring ordinance, which is Item #9 in the minutes, to ensure that the language is correct.  
Motion made to approve the March 20, 2024 minutes with the only exception being Item #9, Subsection D, which talks about the dock and mooring ordinance subcommittee report.  
Motion - Chairman Molinelli/Second - Comm. Paganelli  
Vote to approve - Unanimous

Item 3  **Agenda Review**
A. Water quality report was dropped off today. Review it to see if anybody has any questions or concerns.
B. Photos have been provided of 139 West Wakefield’s dock including the prior permit that was issued and the notice of violation as well as a brief email from the applicant just confirming 32’ and not 30’ as represented on the drawing that was submitted.

C. Chair Molinelli took a few minutes to acknowledge the work of Jackie Mulvey. She brought a unique perspective to the Committee. Her perceptive will be missed.

Item 4  **Public Hearings**
None

Item 5  **Old Business**
A. 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
   Nobody is present.
   Motion to continue the application for IWWC 23-32 to the May meeting.
   Motion - Vice-Chair Davenport/Second - Chairman Molinelli
   Vote to approve - Unanimous

B. IWWC 24-4
   Applicant: Ronald Belanger
   Location: 122 Shore Drive
   Proposal: Build addition to house and build a garage
   Application Received: 2/21/2024
   Application 65 Day Review Period Extended: 6/30/2024
   Engineer went out and inspected the site, stamped it, and wrote a letter with photographs.
   Math and numbers were done for the pervious v. impervious:
15.1% pervious, which is right at the 15% mark that is allowed.
Letter states all pavers are pervious.
No other changes.
Job will start in September.
No work to be done on the waterfront.
$1,500 bond to be posted before job begins
Motion to approve IWWC 24-4 for 122 Shore Drive to build an
addition to house and build a garage
Motion - Vice Chair Davenport/Second - Comm. Giantonio
Vote to approve - Unanimous with one abstention (Matt Closson)

Item 6  **New Business**
A. IWWC 24-5
   Applicant: Keith Larkin
   Location: 0 Highland Park (On the Eastern side of Bridge Street at
   the terminus of Lewis Street)
   Proposal: Engineered driveway, including drainage work for site
   entry of eventual home build
   Application Received: 4/17/2024
   Application 65 Day Review Period: 6/21/2024
   New address of the property is 105-107 Bridge Street.
   Two swales installed on both sides of the driveway plus a new
   catch basin and will be paving up to marker number 872 because
   the grade is greater than 20%
   Erosion control is in place.
   Jim Rollins has been working with the applicant.
   Everything has been done to meet the driveway requirements.
   Material will be stored at the top with a silt fence around it.
   No intent to harvest wood.
   Motion to accept IWWC 24-5 for 0 Highland Park for water
   drainage and completion of driveway.
   Motion - Vice-Chair Davenport/Second - Comm. Paganelli
   Vote to approve - Unanimous

B. IWWC 24-6
   Applicant: Michele Babij, et al
   Location: 139 West Wakefield Boulevard
Proposal: Dock permit to match property ownership
Application Received: 4/17/2024
Application 65 Day Review Period Extended: 6/21/2024
This application is a result of a cease and desist.

Non-corresponding dock
Applicant states that the property has been grandfathered in prior to 1993. According to the applicant, the dock predates the ordinance 8A change of 5/11/93. The dock has not been changed. It was repaired and the boards replaced. If measurements are off it’s because they were flawed from the beginning. No way to verify the accuracy of the first measurement. It was prebuilt when purchased.

Per Attorney Nelligan, a new application should be made to match the new 1% owners. Applicant brought in three partners.

Walkways exceed 32’
Applicant to produce some evidence of what transpired on the property prior to the ordinance (not applicant’s word).

Clarification of the approval of the application in 1999 which was out of compliance with the ordinance.
The 32’ exceeds the littoral boundary right.
The docks can remain in the water, however, no boats are to go in the water.

Applicant still has to apply for the new permit
No need for an executive session
Attorney Nelligan to attend the May meeting

Motion to accept IWWC 24-6 new ownership and corresponding permit to dock a boat that corresponds with the owners and reassessment of the 1999 accepted permit

Motion - Chair Lippincott/Seconded - Comm. Giantonio.
Vote to approve - Unanimous

C. IWWC 24-7
Applicant: Jim Rollins on behalf of the Town of Winchester
Location: West Wakefield Boulevard M/B/L’s 038/113/010 & 038/114/031A (At the bottom of Forest Avenue)
Proposal: Replace failed storm drainage pipe from West Wakefield Blvd. to Highland Lake, approximately 100’
Application Received: 4/17/2024
Application 65 Day Review Period Extended: 6/21/2024
Jim Rollins present. The application is to remove and replace an existing 12” corrugated steel pipe that runs from a catch basin up Wakefield Blvd. down a slope and discharges onto a huge boulder and into the lake. The bottom has completely rotted out. We have an as of right use to remove and replace in kind. The pipe will be upgraded to a 15” (hopefully not 18”), which will require permits. Some engineering work is being done as part of the Highland Lake drainage project and that will determine what the proper size of that pipe is. The engineering is not completed. Hopefully we will know the size of the pipe at the next meeting.

Motion to accept IWWC 24-7 the Town of Winchester for West Wakefield Blvd. replacement of failed storm drainage pipe.
Motion - Vice-Chair Davenport/Seconded - Comm. Oliveri
Vote to approve - Unanimous

D. IWWC 24-8
Applicant: Mark Cannavo
Location: West Wakefield Boulevard M/B/L’s 038/113/010 & 038/114/031A (At the bottom of Forest Avenue)
Proposal: Install stone steps to existing path, build wood deck
Application Received: 4/17/2024
Application 65 Day Review Period Extended: 6/21/2024
Mr. Cannavo purchased the property recently. The dock and deck were installed in 1975 by his father.
Include existing dock in part of the application. It is not a removable dock.
Motion to accept IWWC 24-8 to install stone steps and build a new wood deck and permit the dock
Motion - Comm. Lippincott/Seconded - Comm. Paganelli
Vote to approve - Unanimous

Item 7 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 movement

B. **Warnings:**
None

C. **Violations/Orders:**
A. 265 Colebrook Road - a certified letter was sent about the engineer permanent placement to their temporarily allowed culvert and have not received a response yet.

B. 308 East Wakefield Boulevard - Have not heard from Mr. Sliney since the last meeting

C. 713 East Wakefield Blvd. - Jim is working on a letter to the Board of Selectman. Nothing to pursue. Remove violation.

D. 139 West Wakefield Blvd. - working with the applicant

**Item 8  Communications**
None

**Item 9  Other Business**
A. **Report from Dock and Mooring Ordinance Subcommittee:** A “red lined” version of the Ordinance including the agreed upon changes have been included in the packets for final review. The biggest change is the term “vessel.” Under Section 13 Subsection e, page 7 it should read as follows: a boat lift shall not have solid side walls, raised platforms, deck, or a *removable* roof or canopy.

B. **Report from Department of Public Works:** All the basins, sediment traps and cyclonic separators, et cetera, have been cleaned. The lake has been swept twice. When the basins were cleaned, the basins that were deeper than 4’ were marked as part of the retrofit program. Regarding installing or
repairing drainage on private property there are prescriptive rights.

C. **Board of Selectman Liaison Report**: Troy Lamere is the new Liaison for the Board of Selectman.

D. **Report from Highland Lake Watershed Association**: Jamie Giantonio will replace Jackie Mulvey.

E. Ongoing site visits at 137 Torrington Road: Sale was finalized 3/20/2024. Yield Industries has purchased the property. The materials are quickly leaving the site now with the new ownership. The owner, Yield Industries, will before the Board with a new application in the near future.

**Item 10  Adjournment**
Motion to adjourn the meeting at 9:03 p.m.
Motion - Comm. Lippincott/Second - Comm. Giantonio
Unanimous

Respectively submitted by:

Vanessa Fiorito
Board Clerk