



**TOWN OF WINCHESTER**  
**INLAND WETLANDS & WATERCOURSES COMMISSION**  
Town of Winchester Town Hall, 338 Main Street  
P. Francis Hicks Room – 2nd Floor  
March 16, 2016 – 7:00PM  
Regular Meeting Minutes

**1. CALL TO ORDER:**

Chairman Ric Nalette called the meeting to order at 7:00PM.

**2. ROLL CALL:**

Roll call was completed by Mr. Nalette. Present at the meeting in addition to Mr. Nalette were: Mr. Gene Berlinski, Mr. Robert Haburey, Mr. Chris Kiely, Ms. Jackie Mulvey, Ms. Loretta Tremblay, Mr. Matthew Closson and Director of Planning and Community Development Steve Sadlowski.

Absent excused was Mr. Steven Molinelli. Additionally, Ms. Rosemari Roast was absent.

**3. APPROVAL OF MINUTES: January 20, 2016**

**MOTION:** Mr. Berlinski, Mr. Kiely second, to approve the January 20, 2016 Minutes; Motion passed with Mr. Berlinski, Ms. Mulvey, Ms. Tremblay, and Mr. Closson voting aye while Mr. Haburey, Mr. Kiely and Mr. Nalette abstained.

**4. AGENDA REVIEW.**

Mr. Nalette added Records Storage to the agenda under Other Business.

**5. OLD BUSINESS:**

**A. Application #IWC 16-02 Applicant: Bob Geiger, Town Manager, Town of Winchester Owner: Town of Winchester Location: West Road Bridge Over East Branch Naugatuck River Proposal: Replacement of existing structurally inadequate bridge with a 2-cell reinforced concrete box.**

Mr. Charles Hornak, P.E., of Cardinal Engineering appeared before the commission regarding this application. Mr. Hornak reported that the existing bridge is about sixteen (16') feet long, existing roadway is about twenty-two (22') feet wide with a concrete deck and has masonry abutments. He noted that it was constructed in 1933. Mr. Hornak explained there is extensive concrete deterioration.

Mr. Hornak then shared the plan of the two cell box culvert, noting that one culvert will be eleven (11') feet wide by four and a half (4½') feet deep while the other culvert will be eleven (11') feet wide by five and a half (5½') feet deep. The existing road as well as the reconstructing road were both depicted on a drawing and reviewed with commissioners by Mr. Hornak. He also noted the areas that will be disturbed during construction. The impact within the wetlands and within the water course was also pointed out.

Mr. Hornak then reviewed the phasing of the project. He also provided examples of similar jobs with similar coffer dams, showing examples of the large sand bags that he had described. Mr. Hornak estimated the job to take two to three months, depending on whether the contractor opts to do a cast in place or prefab culverts. He noted that the low spot will be to just the west of the culvert, giving the water somewhere to drain off.

**MOTION:** Mr. Nalette, Mr. Berlinski second, to approve Application #IWC 16-02 Applicant: Bob Geiger, Town Manager, Town of Winchester Owner: Town of Winchester Location: West Road Bridge Over East Branch Naugatuck River Proposal: Replacement of existing structurally inadequate bridge with a 2-cell reinforced concrete box subject to the following conditions:

1. The permittee shall notify the Inland Wetlands Enforcement Officer immediately upon the commencement of work and upon its completion.
2. If the authorized activity is not completed within five years from the issuance date of March 16, 2016, said activity shall cease and, if not previously revoked or specifically renewed or extended, this permit shall be null and void. Any request to renew or extend the expiration date of a permit should be filed in accordance with the Inland Wetlands Regulations of the Town of Winchester. Expired permits may not be renewed and the Inland Wetlands Commission may require a new application for regulated activities.
3. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. A copy of the permit and plans shall be on site at all times. Any structures, excavation, fill, obstructions, encroachments, or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation.
4. This authorization is not transferable without the written consent of the Inland Wetlands Commission.
5. In evaluating this application, the Inland Wetlands Commission has relied on information provided by the applicant. If such information is subsequently proved to be false, incomplete or misleading, this permit may be modified, suspended or revoked and the permittee may be subject to any other remedies or penalties provided by law.
6. The permittee shall employ the best management practices, consistent with the terms and conditions of this permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. Permittee will provide a copy of approved plans to contractor which shall stay on site and be available for review or inspection during the duration of work. For information and technical assistance, contact the Wetlands Enforcement Officer. The permittee shall immediately inform the commission of any problems involving the wetlands or watercourses that have developed in the course of, or that are caused by, the authorized work.
7. No equipment or material including without limitation, fill construction materials, or debris, shall be deposited, placed or stored in any wetland or watercourse on or off site unless specifically authorized by this permit.
8. This permit is subject to and does not derogate any rights or powers of the Town of Winchester, conveys no property rights or exclusive privileges, and is subject to all public and private rights, to all applicable federal, state and local laws. In conducting and maintaining any activities authorized herein, the permittee may not cause pollution, impairment, or destruction of the inland wetlands and watercourses of Winchester.
9. If the activity authorized by the inland wetlands permit also involves activity or a project that requires zoning of subdivision approval, special permit, variance, or special exception, no work pursuant to the wetlands permit may begin until such approval is obtained.
10. The permittee shall maintain sediment and erosion controls at the site in such operable conditions as to prevent the pollution of wetlands and watercourses. Said controls are to be inspected by the permittee for deficiencies at least once per week and immediately after rains. The permittee shall correct any such deficiencies within 24 hours of said deficiencies being found. The permittee shall maintain such control measures until all areas of disturbed soils at the site are stabilized.
11. The permittee, contractor and/or owner shall conduct all operations at the site in full compliance with this permit, to the extent provided by law, may be held liable for any violations of the terms and conditions of this permit and are responsible for any violation they may have created.
12. Wetland flagging to stay in place during the construction process. Missing flags to be replaced upon the Wetland Agent's request if required for inspection or enforcement; unanimously approved.

**B. Application #IWC 15-22 Applicant: Dragana & Ernest Lacore Owner: Dragana & Ernest Lacore Location: 520 West Wakefield Boulevard Proposal: Install new floating dock.**

The location of the dock and this application was once again briefly reviewed.

**MOTION:** Mr. Berlinski, Ms. Mulvey second, to approve Application #IWC 15-22 Applicant: Dragana & Ernest Lacore Owner: Dragana & Ernest Lacore Location: 520 West Wakefield Boulevard Proposal: Install new floating dock subject to the following conditions:

1. The permittee shall notify the Inland Wetlands Enforcement Officer immediately upon the commencement of work and upon its completion.

2. If the authorized activity is not completed within five years from the issuance date of March 16, 2016, said activity shall cease and, if not previously revoked or specifically renewed or extended, this permit shall be null and void. Any request to renew or extend the expiration date of a permit should be filed in accordance with the Inland Wetlands Regulations of the Town of Winchester. Expired permits may not be renewed and the Inland Wetlands Commission may require a new application for regulated activities.
3. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. A copy of the permit and plans shall be on site at all times. Any structures, excavation, fill, obstructions, encroachments, or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation.
4. This authorization is not transferable without the written consent of the Inland Wetlands Commission.
5. In evaluating this application, the Inland Wetlands Commission has relied on information provided by the applicant. If such information is subsequently proved to be false, incomplete or misleading, this permit may be modified, suspended or revoked and the permittee may be subject to any other remedies or penalties provided by law.
6. The permittee shall employ the best management practices, consistent with the terms and conditions of this permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. Permittee will provide a copy of approved plans to contractor which shall stay on site and be available for review or inspection during the duration of work. For information and technical assistance, contact the Wetlands Enforcement Officer. The permittee shall immediately inform the commission of any problems involving the wetlands or watercourses that have developed in the course of, or that are caused by, the authorized work.
7. No equipment or material including without limitation, fill construction materials, or debris, shall be deposited, placed or stored in any wetland or watercourse on or off site unless specifically authorized by this permit.
8. This permit is subject to and does not derogate any rights or powers of the Town of Winchester, conveys no property rights or exclusive privileges, and is subject to all public and private rights, to all applicable federal, state and local laws. In conducting and maintaining any activities authorized herein, the permittee may not cause pollution, impairment, or destruction of the inland wetlands and watercourses of Winchester.
9. If the activity authorized by the inland wetlands permit also involves activity or a project that requires zoning of subdivision approval, special permit, variance, or special exception, no work pursuant to the wetlands permit may begin until such approval is obtained.
10. The permittee shall maintain sediment and erosion controls at the site in such operable conditions as to prevent the pollution of wetlands and watercourses. Said controls are to be inspected by the permittee for deficiencies at least once per week and immediately after rains. The permittee shall correct any such deficiencies within 24 hours of said deficiencies being found. The permittee shall maintain such control measures until all areas of disturbed soils at the site are stabilized.
11. The permittee, contractor and/or owner shall conduct all operations at the site in full compliance with this permit, to the extent provided by law, may be held liable for any violations of the terms and conditions of this permit and are responsible for any violation they may have created.
12. Wetland flagging to stay in place during the construction process. Missing flags to be replaced upon the Wetland Agent's request if required for inspection or enforcement; Motion passed with Mr. Berlinski, Ms. Mulvey, Mr. Haburey, Mr. Kiely, Ms. Tremblay, and Mr. Closson voting aye while Mr. Nalette abstained.

## **6. NEW BUSINESS:**

**A. Application #IWC 16-03 Applicant: Jeffrey Lippincott Owner: Jeffrey and Anne Lippincott Location: 402 East Wakefield Boulevard Proposal: Grade shorefront; Install retaining wall, two docks, and boat lift.**

Mr. Jeffrey Lippincott appeared before the commission to describe his proposal for improvements to 402 East Wakefield Boulevard. He noted that he has cut pine trees at this location and is seeking to pull stumps out, rough grade and seed the yard. Mr. Lippincott reported that he may want to cut down a few of the hardwood trees at this location, too. He noted that when the water goes down in the fall, he would like to install two pylons for docks and a retaining wall. Mr. Lippincott reported that there are presently no docks at the location.

Mr. Lippincott also noted the area that he is going to install a beach. Mr. Nalette advised the applicant that this commission does not traditionally approve applications that involve deposition of material into the lakebed. Mr. Lippincott noted that the material is already there and that this application seeks to form a wall around it.

Discussion ensued regarding the trees that were cut. Mr. Sadlowski noted that limited tree cutting is typically not a problem so long as there is no excavating for purposes of stump removal.

Mr. Nalette inquired whether there was an alternative to the six by six and five by five pylons, questioning whether the applicant could do two legs rather than one giant pylon. Mr. Lippincott noted that this was not his preference because it is in the narrows, and with larger waves on the weekends, he thinks he would need something bigger. Mr. Lippincott noted that he is also hoping to use larger blocks, such as fifty-four (54") blocks than the twenty-eight (28") inch blocks for the retaining wall.

Mr. Nalette questioned Phase II of the applicant's proposal, seeking more information on the regrading. Mr. Nalette noted that the limits of the review area should be designated on the applicant's drawing for the next meeting. He explained that what should be included is how much of the regulated area will be impacted through the applicant's proposed regrading. Mr. Nalette requested the applicant to provide an existing topography map and a proposed topography map showing the difference between what is there and what will be there. He also explained that Mr. Lippincott's engineer should provide a calculated percentage of impact. Mr. Nalette also requested that the applicant provide an alternative to the pylons proposed. It was also explained to the applicant that an As-Built will need to be submitted after the work is completed, too.

**MOTION:** Mr. Haburey, Mr. Berlinski second, **to accept Application #IWC 16-03 Applicant: Jeffrey Lippincott Owner: Jeffrey and Anne Lippincott Location: 402 East Wakefield Boulevard Proposal: Grade shorefront; Install retaining wall, two docks, and boat lift and continued to the next regularly scheduled meeting; unanimously approved.**

## **7. OTHER BUSINESS:**

### **A. Records Storage.**

Mr. Nalette inquired whether the Office has the storage capacity to meet the new records retention mandate put forth by the state. Mr. Sadlowski advised the commission that the office has purchased additional filing cabinets and that there is more than adequate storage capacity to meet requirements.

## **8. AGENT ACTIONS:**

### **A. Determinations.**

None reported.

### **B. Warnings/Violations.**

None reported.

## **9. COMMUNICATIONS AND BILLS:**

None.

**MOTION:** Mr. Nalette, Mr. Kiely second, **to adjourn at 8:12PM; unanimously approved.**

**Respectfully submitted,**

**Pamela A. Colombie  
Recording Clerk**