



**Town of Winchester
INLAND WETLAND & WATERCOURSES COMMISSION**

October 18, 2023 - 7:00 PM

Town of Winchester Town Hall

338 Main Street – 2nd Floor – P. Francis Hicks Room

Commission Members:

Stephen Molinelli, Chairman	Gary Paganelli
Russell Davenport, Vice Chairman	Mason Kiesewetter
Jackie Mulvey, Secretary	Vacancy
Jeffrey Lippincott	Vacancy
Frank Oliveri	

REGULAR MEETING AGENDA, AMMENDED 10/16/23

1. Call to Order/Roll Call.

2. Approval of Minutes.

- A. August 16, 2023 Regular Meeting
- B. September 6, 2023 Special Meeting
- C. September 20, 2023 Regular Meeting

3. Agenda Review.

Two items have been added since the original posting of the agenda:

- A) September 20, 2023 Regular Meeting minutes have been added for approval (Item 2-C)
- B) ***Request to vacate previously approved*** IWWC 22-32 & IWWC 22-49 (Item 6-B)

4. Public Hearings.

A. IWWC #23-2-1

Owner/Applicant: Maureen Pizzano

Location: 148 East Wakefield Boulevard

Proposal: 30 or 40' x 4' Dock and Boatlift.

Application submitted: 7/11/23

Application 65 Day Review Period, Extended: 11/18/23

B. IWWC #23-11-1

Applicant: Arthur Howland & Associates on behalf of property owners Steven Heffer & Henna Sultan

Location: 211 West Wakefield Boulevard

Proposal: Proposed additions, renovations, updates and enhancements to existing property

Application submitted: 7/10/23

Application 65 Day Review Period, Extended: 11/17/23

C. IWWC 23-20

Applicant: Town of Winchester

Location: 834 East Wakefield Boulevard

Proposal: Reconstruction of a failing retaining wall and 200 feet of roadway within the East Wakefield Blvd right of way

Application Submitted: 9/13/23

Application 65 Day Review Period: 11/17/23

5. Old Business.

A. IWWC #23-2-1

Owner/Applicant: Maureen Pizzano

Location: 148 East Wakefield Boulevard

Proposal: 30 or 40' x 4' Dock and Boatlift.

Application submitted: 7/11/23

Application 65 Day Review Period, Extended: 11/18/23

Inland Wetland & Watercourses Commission
September 20, 2023 Regular Meeting Amended Agenda
Page 2 of 3

B. IWWC #23-11-1

Applicant: Arthur Howland & Associates on behalf of property owners Steven Heffer & Henna Sultan

Location: 211 West Wakefield Boulevard

Proposal: Proposed additions, renovations, updates and enhancements to existing property

Application submitted: 7/10/23

Application 65 Day Review Period, Extended: 11/17/23

C. IWWC 23-20

Applicant: Town of Winchester

Location: 834 East Wakefield Boulevard

Proposal: Reconstruction of a failing retaining wall and 200 feet of roadway within the East Wakefield Blvd right of way

Application Submitted: 9/13/23

Application 65 Day Review Period: 11/17/23

D. IWWC 23-16-1

Owner/Applicant: Kristen Preusse

Location: 215 West Wakefield Boulevard

Proposal: Permitting of 2 existing docks, 1 Boat lift, and 1 Mooring ball

Application Submitted: 7/30/23

Application 65 Day Review Period, Extended: 12/7/23

E. IWWC 23-18

Applicant: Gunjan Prakash & Daniel Roeser

Location: 149 East Lake Street

Proposal: Miscellaneous Site Improvements

Application Submitted: 8/10/23

Application 65 Day Review Period, extended: 12/18/23

F. IWWC 23-22

Applicant: R.A.M. Contracting, Inc.

Location: 204 East Wakefield Boulevard

Proposal: Seawall Maintenance

Application Submitted: 9/13/23

Application 65 Day Review Period: 11/17/23

G. IWWC 23-21

Applicant: R.A.M. Contracting, Inc.

Location: 206 East Wakefield Boulevard

Proposal: Seawall Maintenance

Application Submitted: 9/13/23

Application 65 Day Review Period: 11/17/23

6. New Business.

A. IWWC 23-23

Applicant: Margaret Ziolkowski

Location: 344 East Wakefield Boulevard

Proposal: Front Walkway installation with pervious pavers

Application Submitted: 10/12/23

Application 65 Day Review Period: 12/15/23

B. ***Request to vacate previously approved*** IWWC 22-32 & IWWC 22-49

Applicant: Palm Coast Capital, LLC

Location: New Hartford Road (Map 034, Block 158, Lot 001E-2)

Proposal: Construction of new Tractor Supply Company Retail Store

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.

B. Warnings

None

C. Violations/Orders

- A. 265 Colebrook Road
- B. North Main Street (18.1-acre parcel located behind 493 North Main Street)
- C. 308 East Wakefield Boulevard
- D. 713 East Wakefield Boulevard
- E. 139 West Wakefield Boulevard
- F. 52 Strong Terrace

8. Communications

- A. Email from Clairice Stevens of 374 East Wakefield Boulevard requesting review of the terms "Object" vs. "Vessel" as they relate to the Dock and Mooring Ordinance.

9. Other Business.

- A. Report from Dock and Mooring Ordinance Subcommittee - Jeff Lippincott, Jackie Mulvey, Mason Kiesewetter
- B. Report from Department of Public Works Liaisons – Russ Davenport and Jeff Lippincott
- C. Report from Highland Lake Watershed Association Liaisons – Jackie Mulvey
- D. Discussion about the possibility of charging back property owners for post storm cleanup as related to runoff.
- E. Discussion about the possibility of adding a lake level drawdown question to IWWC applications.
- F. Ongoing site visits at 137 Torrington Road

10. Adjourn.