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
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 Roese  
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


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 Subcommitte - 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.