SPECIAL MEETING AGENDA

1. Call to Order/Roll Call.

2. Approval of Minutes.
   A. November 15, 2023 Regular Meeting

3. Agenda Review.

4. Election of Officers.

5. Discussion with Town Planner regarding Commission site walks.


7. Old Business.
   A. IWWC 23-24
      Applicant: Lana Stetler
      Location: 542 West Wakefield Boulevard
      Proposal: New Garage in the review area
      Application Received: 11/15/23
      Application 65 Day Review Period: 1/19/24

   B. IWWC 23-19 UPDATE
      Applicant: David Batista, Haley Ward in conjunction with Paul Selnau, Schadler Selnau Associates, P.C.
      Location: 115 Spencer Street (Winsted Health Center)
      Proposal: Redevelopment of Winsted Health Center for housing and artisan maker space
      Application was conditionally approved on 9/20/23
      (Emails between staff, applicant, and independent engineer re: timely incorporation of independent engineers comments provided.)

   A. IWWC 23-27
      Applicant: William Colby on behalf of prospective buyer Christopher Galvin
      Location: M/B/L 042/157/13-1 “144-B Newfield Road”
      Proposal: Development of lot with single family home, on-site septic and well
      Application Received: 12/13/23
      Application 65 Day Review Period: 2/07/24

   B. IWWC 23-28
      Applicant: John DiCara on behalf of Catherine Lee, property owner
      Location: 102 Shore Drive
Proposal: 22’ addition to front of house, enclose deck at rear, cover access deck on north side, construct concrete retaining wall, remove asphalt parking, add engineered pervious pavers as shown on Plot Plan.
Application Received: 12/13/23
Application 65 Day Review Period: 2/07/24

C. IWWC 23-29
Applicant: Bryan Dwyer on behalf of Timothy and Kristin Perra
Location: 176 Shore Drive
Proposal: Rebuild lake wall.
Application Received: 12/13/23
Application 65 Day Review Period: 2/07/24

D. IWWC 23-2-1
Applicant: Maureen Pizzano
Location: 148 East Wakefield Boulevard
Proposal: 40’ Dock and a boat lift.
Application Received: 12/13/23
Application 65 Day Review Period: 2/07/24

E. IWWC 23-30
Applicant Kevin Grindle on behalf of KR 185 Torrington Road (USA Waste & Recycling)
Location: 185 Torrington Road
Proposal: Construction of a truck maintenance garage and associated site improvements
Application Received: 12/13/23
Application 65 Day Review Period: 2/07/24

F. Request to transfer previously approved IWWC 23-10 (Replace waterfront decking) and IWWC 23-16 (Permitting of 1 Dock and 1 Boat Lift) to new property owner.
Applicant: Kristen Preusse
Location: 215 West Wakefield Boulevard
(Written request to Commission provided)

9. 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.

2. 840 East Wakefield Boulevard, James Pagano. IWWC-23-9 previously approved to repair an existing concrete retaining wall. A new wall is now being built after discovering irreparable damage. (Photo array provided by staff)

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
10. Communications
   A. “Redlined” copy of Dock and Mooring Ordinance from the Subcommittee.

11. 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. Ongoing site visits at 137 Torrington Road

12. Adjourn.