

CONSERVATION COMMISSION  
MARCH 3, 2009

Present: Norman Ward, Michael Kirchberger and Mitchell Kogut  
Also Present: Frank Magnotta

1. Call Meeting to Order and Introduce Members

The meeting was called to order at 6:35 p.m. by Chairman Norman Ward.

2. Accept Agenda

Motion was made by Mitch Kogut and seconded by Mike Kirchberger to approve the agenda with the following amendments:

- Add IWC Appl. #08-11 186 Isinglass Hill Rd. – 3-lot subdivision to follow Public Comment on the agenda
- Add to New Business:
  - P & Z Appl. #08-26 Lot #8 Main Street, Map 75 Recreation Use in F8 Zone
  - IWC Appl. 08-12 94 Camp Ingersol Rd., Replace Existing Culvert with 4' x 8' Box Culvert
  - P & Z Appl. #08-25 Multiple Properties on Marlborough Street, Main Street and Perry Avenue – Mixed Use Development “Portland Town Place” – Special Permit Application

Motion passed unanimously.

3. Public Comment

None

- IWC Appl. #08-11 186 Isinglass Hill Rd. – 3-lot Subdivision  
Frank Magnotta reviewed the proposed application for one front lot and two interior lots. The lot sizes for the two interior lots are 4.4 acres and 4.3 acres and the front lot is 1.3 acres. The two interior lots will share a common driveway. The remaining 9.2 acres remains with the existing house and approximately 22% of the property will be designated as open space.

4. Approve Minutes

Motion was made by Mike Kirchberger and seconded by Mitch Kogut to approve the minutes of the January 6, 2009 meeting. Motion passed unanimously.

5. Old Business

- Open Space: Meshomasic Forest Landscape

Status quo

- Portland Reservoir RIM Trail

Norm reported that he met with Susan Bransfield and Sean Dwyer of Parks & Recreation. The permit application was reviewed and a new permit will be sent to Parks & Recreation for completion. Mr. Dwyer indicated that he would like to put together a listing of hiking trails to post on the town's web site.

- Conservation Activities
  - Open Space Grant

Deanna Rhodes is continuing to work on the open space grant.

- Open Space: Natural & Cultural Resources Inventory  
Continuing to move forward.

## 6. New Business

- P & Z Application #08-20: 316 Marlborough Street, Tri Town Farmers Market  
Norm reported that Tri Town is planning to have an outside farmer's market during the summer.

- P & Z Application #08-21: Text Amendment for Home Operations  
Norm reported that Planning & Zoning is looking at a procedure for requiring a permit for a home business.

- IWC Application #08-09: Gospel Lane, Bulk Propane Storage  
Norm reported that the applicant will be looking for a special permit.

- ZBA Application #08-04: 209 Pickering Street, Repairers License for Oil Trucks  
Applicant will be going before ZBA to request a license.

- ZBA Application #08-05: 80C Main Street, Dealer & Repairers License for Fire Trucks  
Applicant will be going before ZBA to request a license.

- P & Z Appl. #08-26 Lot #8 Main Street, Map 75 Recreation Use in F8 Zone  
Property is currently in use.

- IWC Appl. 08-12 94 Camp Ingersol Rd., Replace Existing Culvert with 4' x 8' Box Culvert  
Norm reported that that existing culvert will be replaced due to the severe washout that previously occurred. Once the culvert is installed, the sediment will be removed from the pond.

- P & Z Appl. #08-25 Multiple Properties on Marlborough Street, Main Street and Perry Avenue – Mixed Use Development “Portland Town Place” – Special Permit Application

The commissioners reviewed that plan for the proposed development. The application will be going before Planning & Zoning on May 7<sup>th</sup>. Norm stated that the applicant will

be looking for waivers to reduce the 25-foot buffer to 15 feet along Perry Avenue; to reduce the minimum number of parking spaces; to allow loading spaces to be located in the rear of the complex; reduce the 10-foot minimum landscape strip in order to provide a larger green area to be located by the proposed town green area; reduce the width of the sidewalk from 5 feet to 4 feet; and reduce the minimum 8-foot requirement for a fire lane to 6 feet

#### 7. Public Comment

None

#### 8. Correspondence

- Received information from the State of Connecticut Department of Environmental Protection regarding a permit for improvements on Route 66 in Middletown.

- Information received from the Connecticut Land Council regarding a conference to be held on April 4<sup>th</sup>.

- St. Clements Castle is sponsoring a Clean Energy Expo on March 21<sup>st</sup>.

- The Department of Natural Resources and the Environment are sponsoring a student union on Monday, March 9<sup>th</sup>. The cost is \$50.

#### 9. Adjournment

Motion was made by Michael Kirchberger and seconded by Mitchell Kogut to adjourn the meeting at 7:50 p.m. Motion passed unanimously.

Respectfully submitted,

Virginia Darna  
Recording Secretary

Cc: FS, TC, CC, BOS, Bd. Clerk, Book. Library, Press, Bul. Bd. Plan.