

IWC Members:  
Martha Dumas  
Maureen O'Doherty  
Nancy Brault  
Jeff Flynn  
Margaret Kesler  
Jim Sipperly, Inland Wetlands Agent  
Jade Richardson, Clerk

**PORTLAND INLAND WETLANDS COMMISSION  
SPECIAL MEETING**

Tuesday, January 22, 2024 7:00 p.m.  
**Buck Foreman Room (2nd Floor)**  
**265 Main Street, Portland, CT.**

**Present:** Maureen O'Doherty, Jeff Flynn, Martha Dumas, Margaret Kesler

**Absent:** Nancy Brault

**Other Present:** Jim Sipperly, Inland Wetlands Agent

**1. Call Meeting to Order**

Martha Dumas called the meeting to order at 7:00pm

**2. Introduction of Members and Seating of Alternates**

The Commission members introduced themselves

**3. Accept Agenda**

Maureen O'Doherty made a motion to accept the agenda, seconded by Jeff Flynn, all in favor, motion carried.

**Regular Meeting**

**4. New Business:**

- Show cause hearing regarding cease and desist sent 1/12/24 to 40 Great Hill Pond Road from IWC enforcement officer Jim Sipperly for not complying with agreed remediation efforts as outlined in Ian Coles report dated April 27, 2023.
- Jim Sipperly read into record the letter of Cease & Desist addressed to Mr. Mark Sokoloff that was mailed on January 12, 2024.
- After the January 2, 2024 IWC Meeting, Jim went to visit the site, (Mr. Sokoloff property) to review its current state. Currently, there is a high volume of water going through and out of the property. One of the

main objectives is, once the water flows over land it's going to be clean. Ian Cole along with Geoff Jacobson shared recommendations which could help during the Winter months, once the ground surface is exposed, the plan is to place Mulch Hay down with Geotextile in order to hold back some of the water and erosion.

- Mark Sokoloff informed the committee and public the work he did on his property last Spring which included; grass seeds, hay, berm, and silt fence. He reminded everyone, last year's weather was unprecedented with an increase of rain storms in which most of his efforts were undone. He confirmed the only area that is lacking grass is the outer edges and that 99% of the area is covered in grass. Mr. Sokoloff intends to plant extra tall Arborvitae trees this Spring due to privacy concerns. He also plans to install cattails around his property lastly, he will lay out sod on the areas grass was unable to grow.

## **5. Public Comment and General Questions:**

- Michael St. Peter, of 59 Lake Rd., read into record a print out which highlights dates and course of action regarding the matter on 40 great hill Pond Rd. He focused on the lack of Soil stabilization on Mr. Sokoloff property. In his opinion, Mr. Slippery has not addressed the issue. St. Peter has requested to add into the IWC meeting minutes the notice of violation from the Planning/Zoning committee dated on January 8, 2024 which states the removal of the original Berm and Swale from the property. At this point, Mr. St. Peter and Mr. Slippery crossed referenced dates which included Geoff Jacobson letter of recommendation and a notice of Violation that involved another committee (Planning/Zoning). Mr. Slippery gave clarification to Mr. St. Peter the Swale/ Berm was there for a time/in the area until it was regraded, the Berm was not visible and will be reinstated. The matter falls under the Planning/Zoning committee, not InlandWetland committee. In closing, Mr. Slippery informed Mr. St. Peter, Mr. Sokoloff has indeed placed hay (ground covering) on the ground since the last IWC meeting in order to stabilize the soil. Mr. Sokoloff has complied in the past yet due to the amount of rain and the unprecedented weather much of his efforts has been undone.
- Jim Steffman, of 60 Lake Rd, read into record two violations which in his opinion overlaps with one another, land use and Planning/Zoning. Mr. Steffman also abbreviated an the town Engineer's report with recommendation on how to deal with the erosion during the winter months, which are more detailed than Mr. Sokoloff's future plans. The settlement and the flow of water are the two major concerns Mr. Steffman wants the commission to focus on.
- Leslie Steffman, of 60 Lake Rd, expressed her frustration and wants to see a resolution for this matter that has caused a rift between neighbors.
- Parker Jacquier, of 58 Lake Road, expressed his frustration on the ongoing issue. In his opinion, there is too much repetitive dialogue and with no work moving forward. Ultimately, he wants a professional design to be implemented in order to fix the problem, in which other committee's should be aware of and agree on.
- Mr. Sokoloff has agreed to comply with the section of the letter which includes placing Mulch Hay and Geotextile down once the ground surface is exposed and to maintain their property.

## **6. Adjourn**

Maureen O'Doherty made a motion to adjourn, seconded by  
Meeting Jeff Flynn all in favor, motion carried. Adjourned at 8:01pm.

Respectfully Submitted by

*Jade Richardson*