

IWC Members:
Martha Dumas
Jeff Flynn
Margaret Keser
Rebecca Esmi
Jim Sipperly, Inland Wetlands Agent
Jade Richardson, Clerk

PORTLAND INLAND WETLANDS COMMISSION
REGULAR MEETING
Tuesday, February 4, 2025 7:00 pm.
Portland Library – Mary Flood Room
20 Freestone Avenue

Present: Martha Dumas, Rebecca Esmi, Jim Flynn

Absent: Margaret Keser

Other Present: Jim Sipperly, Inland Wetlands Agent

1. Call Meeting to Order

Martha Dumas called the meeting to order at 7:03pm

2. Introduction of Members and Seating of Alternates

The Commission members introduced themselves

3. Accept Agenda

Jeff Flynn made motion to accept the agenda, seconded by Rebecca Esmi, all in favor, motion carried.

4. Approval of Minutes: 12/10/2024 Regular Meeting

Jeff Flynn, made a motion to approve the January 7, 2025 Meeting Minutes, seconded by Martha Dumas, all in favor, motion carried.

Regular Meeting

5. New Business: Receive application(s) and determine whether to hold a public hearing (significant activity or in the public's interest)

- Application #24-05:298 Middle Haddam Road. Proposal to construct a new single-family house with associated improvements within the inland wetlands regulated area. Application of Pat Morton and property of Donald Snyder. Map 17, Lot 3-5. Zone RR. Pat Benjamin, a Civil Engineer spoke on the behalf of Pat Morton, he provided an update to the Commission in regards to property and latest plans. Pat showed the commission a copy of the site plan, he informed

everyone they came in with health district, they made four new test bits, the soil was good and passed the soil testing. As a result, Mr. Morton would like to build a house on the rear of the property. The current plan follows the original plan that was previously approved by the Commission in the 1980's. Mr. Benjamin reassured all of the work is within the 100 feet of the Wetlands. None of it is in the woods, the majority is in the grass field area. Jeff Flynn made a motion to approve the application, Rebecca Esmi seconded it, all in favor, motion carried.

RECORDED VOTE

DATE: February 4, 2025

COMMISSION: PORTLAND INLAND WETLANDS COMMISSION

MOTION

TO APPROVE IWC Application #24-05: 289 Middle Haddam Road. Proposal to construct new single-family house with associated improvements within the inland wetland regulated area. Application of Pat Morton and property of Donald Snyder. Map 17, Lot 3-5. Zone RR. Based on site plans and documentation submitted, testimony presented and subject to the following conditions:

- 1. That the letter of approval be placed in the file.**
- 2. That this permit shall expire 5 years from the date of this approval unless extended by this Agency;**
- 3. That this permit shall not be assigned or transferred without permission of this Agency;**
- 4. That a bond for E&S controls be submitted in an amount determined by the Town Engineer prior to commencement of any land disturbance activity on the property'**
- 5. That all E&S controls be installed by the applicant and inspected by the Wetlands Officer or other appropriate Town Staff prior to the start of activity;**
- 6. That the Agency has relied in whole or in part on information provided by the applicant and if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended, or revoked.**
- 7. That all permits issued by the Agency are subject to and do not derogate any present or future rights or powers of the Agency or the Town of Portland, and convey no rights in real estate or material nor any exclusive privileges, and are further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the subject land or activity.**
- 8. That if the activity authorized by the Agency's permit also involves an activity which requires zoning or subdivision approval, special permit, variance or special exception under sections 8.3(g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit may begin until such approval is obtained.**
- 9. That in constructing the authorized activities, the permittee shall implement such management practices consistent with the terms and conditions of the permit as needed to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.**
- 10. That disturbed soil is stabilized with grass or other suitable method in accordance with the 2002 E&S Guidelines.**

REASONS:

Made by: Jeff Flynn

Seconded by: Rebecca Esmi

IN FAVOR

IN OPPOSITION

IN ABSTENTION

Recorded By: Jade Richardson

6. New Business: The Commission is seeking for one member to join the Committee and two alternates.

7. Old Business: None

8. Reports of Officers, Staff, and Committees:

(i) Wetlands violation on Cox Road. Vacant lot between 312 and 332 Cox Road. Map 78, Lot 6. Clearing and stumping within the 100 ft upland review area. Jim Sipperly reiterated on the conflict Mr. Delmastro has with the Wetland violation on Cox Road. Since the last meeting, Mr. Delmastro has tried to get his soil Scientist George Logan to delineate the Wetlands, prior to the last field trip this past Saturday. Yet Mr. Logan has a conflict in his schedule and was unable to flag the Wetlands, in order for the Commission to observe. Mr. Delmastro informed Jim Sipperly, Mr. Logan will be at the property to flag the Wetlands, on Friday February 7, 2025 a field trip is scheduled for Monday February 17, 2025 at 4pm.

9. Public Comment and General Questions: None

10. Correspondence: None

11. Adjourn:

Rebecca Esmi made a motion to adjourn, seconded by Jeff Flynn, motion carried.
Meeting adjourned at 7:50pm

Submitted by:

Jade Richardson