

**PORTLAND CONSERVATION COMMISSION  
SPECIAL MEETING**

Wednesday, February 14, 2024

**\*\*6:00 PM\*\***

**Portland Library – Mary Flood Room  
20 Freestone Avenue**

AGENDA

1. Call Meeting to Order and Introduce Members
2. Accept Agenda
3. Public Comment
4. Approve Minutes: 1/10/2024 Regular Meeting and the 6/14/2024 Regular Meeting
5. New Business:
  - Application #23-09: 850 Portland Cobalt Road. Request for a Site Plan Review for a proposed retail fueling station and convenience store with drive thru. Application of Jannat LLC and property of MJS Realty Venture LLC. Map 31, Lot 23-2. Zone B-2.
  - PZC Application #23-10: 311 Brownstone Ave. Request for Site Plan Review for proposed construction of a spa with associated site grading, drainage, utility, lighting and landscaping improvements. Application of Tartan Spa Operations, Inc and property of Dean Soucy and Darlene Rice. Map 28, Lot 54. Zone B-3.
  - PZC Application #23-08: 209 Sand Hill Road. Proposal to modify existing special permit approval for a 15 ft addition around the whole perimeter of the previously approved barn structure to be used as an event space. Application of Arrigoni Winery LLC and property of R G Manner LLC. Map 5, Lot 14. Zone RR. (To be opened at March 7th meeting)
  - General Discussion and Planning
6. Old Business:
  - Discussion on Open Space
  - Portland Reservoir RIM Trail
  - Open Space: Meshomasic Forest Landscape
  - Conservation Activities: Watershed Protection Actions
  - Natural and Cultural Resources Open Space and Recreation
7. Public Comment
8. Correspondence & Other Updates
  - Meshomasic's Rattlesnake Brook Preserve
  - Walnut Hill Farm
9. Adjournment

Members not able to attend should contact the Land Use Dept. at 860/342-6727.
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*The Town of Portland will provide reasonable accommodations to assist those with special needs to attend and participate in public meetings. Please contact the Land Use Office at (860) 342-6727 at least 48 hours in advance to discuss your special needs.*

Cc: CC & Clerk, Bd., Extras (5)  
Email: BOS, TC, Library, Town Planner