

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

**PORTLAND INLAND WETLANDS COMMISSION
REGULAR MEETING**

Tuesday, May 6, 2025 7:00 pm.
**Portland Library – Mary Flood Room
20 Freestone Avenue**

Present: Martha Dumas, Margaret Keser, Robert Wilermouth,
Jim Flynn, Jim Sipperly, Inland Wetlands Agent

Absent: Marilyn McGrath

1. Call Meeting to Order At 7pm by Chairperson Martha Dumas

2. Introduction of Members and Seating of Alternates

3. Accept Agenda: Robert Wilermouth made a motion to accept the agenda seconded by Margaret Keser all in favor, motion carried.

4. Approval of Minutes: From the 4/4/2025 meeting Jeff Flynn made a motion to accept the minutes seconded by Margaret Keser, 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 #24-08: Cox Road. Proposal to construct a bridge across Carr Brook to access the building lot. Application of and property of Joseph DelMastro and Laure Ferguson. Map 78, Lot zone RR.

A public hearing has been requested by Mr. Sipperly, as required by regulation. Mr. Christopher Bell will present his report, followed by the Town's Engineer Mr. Jacobson. The hearing is scheduled for June 2nd. Joseph DelNastro informed the commission Mr. Howard and Mr. Bell reported substantial progress during their recent meeting, including addressing the dewatering component and related questions. Mr. Jim Flynn inquired about how the public is notified. The Town provides a hearing notice sign, which the applicant places on the property. Additional notice is published in *The River East*. During the hearing, scientists, the Town Engineer, and private engineers will be available to respond to public inquiries following standard procedures. After the hearing concludes, the Commission will deliberate and make their decision.

6. Old Business: None

7. Reports of Officers, Staff, and Committees: First Selectmen Michael Pelton introduced himself to the commission. Mr. Sipperly and Mr. Pelton informed the Commission that a new applicant will be coming soon to IWC. The project for the boat launch and riverfront plan has made progress with a design for the development, located in the Tilcon Co. property. The new walkway will give residents a parking area and access to a town-owned Connecticut River site, where a formal boat launch will be built. It will also connect the former baseball field to the new riverfront launch, more information will follow.

8. Public Comment and General Questions: None

9. Correspondence: None

10. Adjourn: Margaret Keser made a motion to adjourn the meeting, seconded by Robert Wildermuth all in favor, motion carried. Meeting ended at 7:30pm

Submitted by:

Jade Richardson