

PORTLAND CONSERVATION COMMISSION
REGULAR MEETING
Wednesday, February 14, 2024
6:00 PM
Portland Library – Van Beynum Room
20 Freestone Avenue

Present: Norm Ward-Chairperson, Christopher Chenier, Robert Wildermouth,
Nancy Brault-Alternate

Absent: Karen Renner and Joseph Spada

Other: John Dillon (BOS)

1. Call Meeting to Order and Introduce members

Norm Ward chairperson called the regular meeting to order at 6:02pm

2. Accept Agenda

Norm Ward made a motion to approve the agenda, seconded by
Chris Chenier, Vote unanimous, Motion carried.

3. Public Comment: None

4. Approve Minutes:1/10/24 Regular Meeting and 6/14/24 Regular Meeting

Norm requested an amendment on the 6/14/24 Regular Meeting to
be corrected to 6/14/23. Norm Ward made a motion to amend
the Regular Meeting of 6/14/24 seconded by Chris Chenier, all in favor,
motion carried. Norm Ward made a motion to accept Regular Meeting
minutes for 1/10/24 seconded by Chris Chenier,
(Nancy Brault excused herself) all in favor, motion carried. Norm Ward made
a motion to accept the 6/14/23 Regular Meeting minutes seconded by Nancy
Brault, both in favor, motion carried.

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.

- Norm Ward wanted on the record to keep a close eye on the rare property for any conservation (inaudible) pertaining to any future rail trails. No action necessary. The Commission is in agreement with this application.
- **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.
- No action necessary.
- **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.
- No action necessary.

6. Old Business:

- **Discussion on Open Space:** Status Quo
- **Portland Reservoir RIM Trail:** Status Quo
- **Open Space: Meshomasic Forest Landscape:** Status Quo
- **Conservation Activities: Watershed Protection Actions:** Status Quo
- **Natural and Cultural Resources Open Space and Recreation:**
Status Quo

7. Public Comment: None

8. Correspondence & Other Updates: None

- **Meshomasic' Rattlesnake Brook Preserve:** Status Quo
- **Walnut Hill Farm:** Status Quo

9. Adjournment: Robert Wildermouth made a motion to adjourn, seconded by Nancy Brault, all Voted Unanimous, motion passed. The meeting was adjourned at 6:37pm

Respectfully Submitted by
Jade Richardson
Board Clerk