

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

**PORTLAND INLAND WETLANDS COMMISSION  
REGULAR MEETING**

Tuesday, February 6, 2024 7:00 p.m.

**Buck Foreman Room (2nd floor)  
265 Main Street, Portland, CT.**

**Present:** Maureen O'Doherty, Nancy Brault, Jeff Flynn, Martha Dumas  
Margret Keser (Alternate)

**Absent:** Brian Anzellotti

**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 Nancy Brault, all in favor, motion carried.

**4. Approval of Minutes: 1/22/2024 Special Meeting & Regular**

**Meeting 1/2/2024**

Margaret Keser requested an amendment of the 01/2/2024 Meeting, to correct the spelling of her name. Brault made a motion to accept the Meeting minutes, seconded by Maureen O'Doherty, all in favor, motion carried. Jeff Flynn requested to strike the words "ground surface exposed" and substitute it with the word "when." from item five in the last sentence from the Special Meeting of January 22, 2024. Martha Dumas requested to insert Nancy Brault as recused (herself) from the January 22, 2024 Special Meeting. Also, to insert Brian

Anzellotti as an Absent member from the Meeting. Lastly, to correct the title of the January 22, 2024, to Special meeting. Maureen O'Doherty made a motion to accept the meeting minutes, seconded by Jeff Flynn, 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 #23-03: 311 Brownstone Ave. Proposal to construct a spa with associated site grading, drainage, utility, lighting and landscaping improvements within the inland wetland regulated area. Application of Tartan Spa Operations, Inc and property of Dean Soucy and Darlene Rice. Map 28, Lot 54. Zone B-3.
- Mr. Isaiah Brown spoke on behalf of the applicant. The area is surrounded by brownstone cliff walls. Tartan Spa Operations is proposing a Day Spa Facility, It will cover fourteen buildings, primarily two main buildings one is a bathhouse, the other is a bistro with a number of relaxation buildings and a restaurant. These buildings will include Barrel Saunas, Pools, Hot Tubs, it will be integrated with the landscape and brownstone Quarry. They are also proposing 133 parking spaces with a new driveway.
- Two features on why the presentation is being shown to IWC 1. There is a manmade pond, dug out by its current land owner, which catches some drainage and it has a small amount of Vegetation. 2. At the edge of the Quarry (the Quarry pond won't be touched) the project will sit within One hundred foot upper view buffer area which they plan to do work on/ it's a regulated area. The proposal is to remove the pond and fill it.
- Martha Dumas asked how the water coming off the cliff would be rerouted. Mr. Brown showed and explained the Drainage plan which includes a storm water system with lower impact design techniques. It's being considered to use a Swale to reroute the water off the site in addition, there is an existing drainage channel on the property it will be utilized to discharge water. The applicant is proposing to do landscape on the property as well. There will be a lot of replanting on the site.
- Jeff Flynn asked about the timeline for the PZC, Mr. Brown stated they submitted the plans for approval to Planning/ Zoning and should hear a response by next week, no official comment has been given.
- Jim Sipperly requested to accept the application and to set a public hearing along with a field trip. Maureen O'Doherty made a motion to accept the application seconded by Margaret Keser, all in favor, motion carried. Nancy Brault made a motion to accept a Public hearing and to set a Field Trip (Site walk) On February 24, 2024 at 11am and the Public hearing will be held on March 5th 2024 at 7pm .All in favor, motion carried.
- Update on Great Hill Pond Aquatic Invasive Species Removal

- Richard Benson spoke on behalf of Friends at Great Hill Pond. He informed the committee that a few years ago Portland sold the Dam to the State of Connecticut thus, the state owes the Pond. One of the state properties gives access to the Pond to the public. It's a popular destination for Swimming, Fishing, Canoeing and Kayaking during the Summer. An invasive species by the name of Curlyleaf Pondweed, an invasive aquatic plant, was discovered for the first time in the summer of 2022. Yet, in the Summer of 2023, Mr. Benson noticed a widespread bloom of Fanwort, another invasive plant, and Curlyleaf Pondweed. The invasive plants were everywhere and causing problems on the Pond, (significantly affect swimming, foul boat props, and tangle fishing lines) Mr. Benson believes the invasive plants came from Geese. He also mentioned that Many other lakes throughout the US have the same or similar problems.
- He contacted a Connecticut's Agricultural Experiment station. They conducted a preliminary survey on half the Pond, from the southern half to the eastern shore; it was bombarded with the Weeds. Greg Bugbee from Environmental Sciences of New Haven traveled to Portland to discuss what actions are needed to be carried out in order to maintain the situation. Jim Sipperly also met with Greg BugBee, at the Middletown Reservoir. One of his recommendations was to treat the weeds with certain Herbicides, depending on the plant species. Another recommendation was to use Aerators, applying those two treatments every few months could help.
- Mr. Benson stated the following Herbicides can be used; Diquat for Curlyleaf Pondweed and Flumioxazin on the areas affected by the Fanwort Weed. Furthermore, hiring a licensed Herbicide treatment firm that will apply for the necessary state permits in Connecticut and treat the Curlyleaf Pondweed with Herbicide in April 2024. Also they would need to contact the DEEP's Natural Diversity DataBase (NDDDB) team, they should find out if the licensed herbicide applicator needs to take any safety measures and will have to approve any plans the Herbicide treatment firm will implement. Lately, Mr. Benson is waiting to receive a decision on a AIS Grant application in May and to have applied an herbicide (Flumioxazin) to the areas affected by the Fanwort in the late summer.

### **Old Business:**

- Complaint regarding discharge of muddy water into Great Hill Pond
- Martha Dumas asked if any progress had occurred for the Winter on Mr. Sokoloff property. Jim Slippery informed the Commission and the Public he was on Sokoloff property today, Mr. Sokoloff attempted to do what was instructed yet Mr. Sipperly was discontent with the current state of the property. Mr. Sokoloff was required to put down Hay Mulch on the fabric, yet he misunderstood what that was. He also told everyone that Mr. Sokoloff responded to John Guskowski's letter from the Zoning officer, which involved matters of Conservation and Planning/Zoning. The plan includes implementing new changes to Mr. Sokoloff property this coming April.
- Michael St. Peter, of 59 Lake Road, petitioned the Town's Engineer, Mr. Jacobson's letter of recommendations dated November 13, 2023 should be included in the IWC meeting minutes. Also, he highlighted the committee fully understood the letter of recommendations, Mr. Sipperly references in Mr. Sokoloff recent letter. Lastly, Mr. St. Peter reiterated concerns about Mr. Sokoloff roof drain and footing drain entering a previous area Wetlands or is it a Watercourse area,

ultimately the water from Sokoloff's property leads to the pond. Martha Dumas stated if there are no longer Wetlands on Mr.Sokoloff property then the matter does not fall under the IWC jurisdiction. She will follow up with Dan Bourret, John Guszowski, and the Building dept.

- Leslie Steffman, of 60 Lake Road, pointed out Cattails could be a nuisance and it would eventually make its way to the pond. Jim Sipperly reminded the Public, he strongly advised against Cattails to Mr.Sokoloff at the Special Meeting of January 22, 2024. She would also like everyone to work together and to create a plan to resolve the matter on Great Hill Pond.
- Norm Ward, of 54 Lake Road, agreed with Leslie Steffman regarding the Cattails becoming a nuisance. Mr. Ward wanted Chairperson Martha Dumas to confirm water going across the property and ending up at Great hill Pond, in which she concurred. Mr. Ward reminded everyone the Drainage on Great hill Pond, Catch basin (drainage system) on Lake Road goes directly into the Lake. Therefore, most of the properties in that area that have Roof drain and Foot drain goes into the Catch basin which eventually the water goes into the Lake.
- Jim Steffman, of 60 Lake Road, reiterated the importance of the Town's Engineer Letter of Recommendations on how to cover the property during the Winter. Jeff Flynn agreed the matter has been an ongoing issue.
- Martha Dumas suggested to Jim Sipperly what recourse should be implemented at this point to Mr. Sokoloff. Maureen O'Doherty made a motion to Jim Sipperly to reach out to the City's Attorney to begin the Mulcting process towards Mr. Sokoloff, seconded by Margaret Keser, Nancy Brault recused herself, all in favor, motion carried.

**6. Reports of Officers, Staff, and Committees:**

Updates and Discussion Regarding Wetlands Violations and Agent Approvals: None

**7. Public Comment and General Questions**

The Commission will hear brief comments at this time from anyone wishing to speak. Comments may not be made regarding any pending application. The Committee heard from Norman Ward and Michael St. Peter, Jim Steffman, Leslie Steffman (Please refer to section "Old Business"for complete dialogue)

**8. Correspondence: None**

**9. Adjourn**

Mathra Dumas made a motion to adjourn, seconded by Margaret Kesser All voted Unanimously. Meeting was adjourned at 9:02pm.

Respectfully submitted by

*Jade Richardson*