

PORTLAND CONSERVATION COMMISSION

SPECIAL MEETING

WEDNESDAY, JANUARY 10, 2024

6:00 P.M.

PORTLAND LIBRARY – VAN BEYNUM ROOM

20 FREESTONE AVENUE

1. CALL MEETING TO ORDER AND INTRODUCE MEMBERS

Attendees: Norm Ward – Chair (current), Christopher Chenier, Joseph Spada, Robert Wildermouth

Absent: Karen Renner, Nancy Brault – Alternate, Peter Lord - Alternate

Others: John Dillon (BOS), Christopher Blauvelt (Applicant)

At 6:01 p.m., Norm Ward called the meeting to order.

2. ACCEPT AGENDA

Under Item 4, add minutes of June 14 for approval. Robert Wildermouth made a motion to accept the amended agenda, seconded by Joe Spada, all were in favor, none opposed, no abstentions, motion carried.

3. PUBLIC COMMENT

4. APPROVE MINUTES: 6/14/23 Meeting; 10/11/2023 MEETING

June 14, 2023 Minutes: Tabled until next meeting.

Joe Spada made a motion to approve the October 11, 2023 meeting minutes, seconded by Robert Wildermouth, all were in favor, none opposed, no abstentions, motion carried.

5. ELECTION OF CHAIR

Chris Chenier nominated Norm Ward, seconded by Joe Spada, all were in favor, motion passed.

6. APPROVAL OF 2024 MEETING CALENDAR

Chris Chenier made a motion, seconded by Robert Wildermouth, to approve meeting the second Wednesday of each month in 2024, all were in favor, motion carried.

7. NEW BUSINESS:

- **PZC APPLICATION #22-06: 6 Strickland Street.** Proposed 4 lot subdivision. Application and property of 1600 Portland Cobalt Road LLC. Map 16, Lot 31-1. Zone B-1. Application and property of Strickland Street LLC. Map 49, Lot 25, Zone R-25.

The applicant appeared and explained when he purchased the parcel and that he wants to subdivide and either build or sell the lots. The site evaluation and engineering has been completed. Lot 4 has a conservation easement. He wants to see if Commission was interested in keeping it as conservation. One easement is in flood zone. On Lot 1, he did some work on conservation. There was a barn that collapsed and a small concrete foundation. He remediated the barn and concrete and would like to put topsoil there and put seed down so it was maintainable if it remains conservation. Chatham Health has given their approval. Norm Ward said he appreciated the conservation aspect.

Applicant was advised that he should speak to Dan Bourret regarding putting topsoil and seed where the barn was on the conservation area.

The Commission consensus is that they are in agreement with this application.

- **PZC APPLICATION #23-07: 1600 Portland Cobalt Road.** Proposal to modify existing special permit approval with the addition of 2 more commercial buildings with garage bays. Application and property of 1600 Portland Cobalt Road LLC. Map 16, Lot 31-1. Zone B-1.

No action necessary. Commission is in agreement with this application.

- General Discussion and Planning

Norm made the Commission aware of the plans for a gas station on Rt. 66. He would like to see the back of parcel be considered for conservation and suggested that P&Z look at that area.

8. OLD BUSINESS

- Discussion on Open Space
- Portland Reservoir RIM Trail: A short discussion took place regarding fishing.
- Open Space: Meshomasic Forest Landscape
- Natural and Cultural Resources Open Space and Recreation

9. PUBLIC COMMENT

10. CORRESPONDENCE & OTHER UPDATES

- Meshomasic's Rattlesnake Brook Preserve
Purchase completed for Middlesex Land Trust. Town is working with them re beavers.
- Walnut Hill Farm: No action taken. Status quo.

11. ADJOURNMENT

Robert Wildermouth made a motion to adjourn, seconded by Chris Chenier; all were in favor and the meeting was adjourned at 7:03 p.m.

Respectfully submitted,


Sharon Hoy, Recording Clerk