

**PORTLAND INLAND WETLANDS COMMISSION (IWC)
MINUTES OF PUBLIC HEARINGS AND REGULAR MEETING July 6, 2010**

1. CALL MEETING TO ORDER

Chairman Richard Morin called the Portland Inland Wetlands Commission Meeting to order at 7:05 p.m.

2. ROLL CALL AND SEATING OF ALTERNATES

Members Present: Richard Morin, Chair; Jay Asikainen; Christopher Flood; Robert Hetrick

Members Absent: Keith Knauerhase; Laura Burgess

Staff Present: Lincoln White, Portland Building Official (IWC Agent)

3. ACCEPT AGENDA

Motion by Jay Asikainen to accept the agenda of the July 6, 2010 Portland Inland Wetlands Commission meeting. Christopher Flood seconded the motion and it was unanimously approved. Motion carried.

4. APPROVAL OF MINUTES: June 1, 2010

Motion by Jay Asikainen to approve the minutes of the June 1, 2010 Portland Inland Wetlands Commission meeting. Christopher Flood seconded the motion and it was unanimously approved. Motion carried.

5. CONTINUED PUBLIC HEARING AND POSSIBLE ACTION ON THE FOLLOWING:

Application #09-08: 26 Riverview Street. Request to disturb a watercourse to create a maintenance area for periodic removal of sediment. Application and property of Peter Sulinski. Map 11 Lot 114.

Motion by Jay Asikainen to open the public hearing for Application #09-08: 26 Riverview Street, request to disturb a watercourse to create a maintenance area for periodic removal of sediment, application and property of Peter Sulinski. Map 11 Lot 114. Christopher Flood seconded the motion and it was unanimously approved. Motion carried.

It was noted that the applicant was not present. Mr. White reviewed the plans with IWC members, and provided a brief history on the application. Mr. Sulinski was originally

cited for working in a wetland area without a permit. He came before the IWC with a sketch, and based on what was presented, the work was determined to be a significant activity, and the application was sent to the town engineer for review.

The applicant has since hired the firm of Bascom & Benjamin to prepare a site plan of the area, and has also secured the services of a soil scientist to flag the wetlands. Overall, the proposal is very similar to what was originally presented. After discussion, it was determined that Mr. White would talk with the engineers regarding the following: sequence of grading, sedimentation and erosion control measures, placement of the log along the embankment, removal and spreading of topsoil, hay bales and seeding. Mr. White will ask the engineer to note these items in the plans. He will also ask them to change the lines demarcating the ultimate cleared area versus what is being proposed. Suggested plantings for the designated area were also discussed. Mr. White indicated that the plans will be corrected and completed for final approval and decision at next month's IWC meeting.

Motion by Robert Hetrick to close the hearing for Application #09-08: 26 Riverview Street, request to disturb a watercourse to create a maintenance area for periodic removal of sediment, application and property of Peter Sulinski. Map 11 Lot 114. Christopher Flood seconded the motion and it was unanimously approved. Motion carried.

Motion by Robert Hetrick to table Application #09-08 until the August 3, 2010 IWC meeting for final review and approval. Christopher Flood seconded the motion and it was unanimously approved. Motion carried.

6. OLD BUSINESS - None.

7. NEW BUSINESS

Application #09-20: Vacant lot at the corner of Freestone Avenue and High Street. Request to develop site and construct office building and parking lot within regulated area. Application of Walter J. Smith, c/o Du-Lite Co., Middletown. Map 20, Lot 183

As Mr. Frank Magnotta was unable to be present, he asked Mr. Benjamin Srb to speak on behalf of the applicant. The Town Engineer's memorandum, and Mr. Magnotta's responses were reviewed and discussed. The plan is to build an 11,800 square foot office building on this flat parcel located on the corner of High Street and Freestone Avenue. Mr. Srb noted that the applicant hopes to develop the property into a medical facility. The property itself covers a little over an acre and is relatively flat, so very little grading will need to occur. For this reason, Mr. Magnotta does not feel that this constitutes a significant activity.

Mr. White noted that since the initial presentation last month, Mr. Magnotta has taken steps to address the concerns raised by IWC members. It was noted that the runoff

calculations provided would be reviewed by the Town Engineer. Also, while Mr. Magnotta has indicated that there are no wetlands on the area, Mr. White feels it would be good to have some type of documentation on file from an actual wetland scientist verifying this. After further discussion, the consensus of IWC members was that the proposed activity will only serve to improve the current conditions of the property.

Motion by Robert Hetrick that Application #09-20: Vacant lot at the corner of Freestone Avenue and High Street, request to develop site and construct office building and parking lot within regulated area, application of Walter J. Smith, c/o Du-Lite Co., Middletown, Map 20, Lot 183, does not present a significant impact on existing wetlands, and is therefore approved with the following conditions:

1. That this permit shall expire 5 years from the date of approval unless extended by this Agency;
2. That this permit shall not be assigned or transferred without permission of this Agency;
3. That a bond for E&S controls be submitted in an amount determined by the Town Engineer prior to commencement of activity;
4. That all E&S controls be installed by the applicant and inspected by the Town Engineer and/or Wetlands Officer prior to the start of activity;
5. That the letter of approval supplied by the Town be placed on the final revised plan(s);
6. The applicant address all items referenced in the Town Engineer's review memo dated _____.
7. That the Agency has relied in whole or in part on information provided by the applicant and if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked.
8. All permits issued by the Agency are subject to and do not derogate any present or future rights or powers of the Agency or the Town of Portland, and convey no rights in real estate or material nor any exclusive privileges, and are further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the subject land or activity.
9. If the activity authorized by the Agency's permit also involves an activity which requires zoning or subdivision approval, special permit, variance or special exception under sections 8.3(g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit may begin until such approval is obtained.
10. In constructing the authorized activities, the permittee shall implement such management practices consistent with the terms and conditions of the permit as needed to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.

Christopher Flood seconded the motion and it was unanimously approved. Motion carried.

8. PUBLIC COMMENT AND GENERAL QUESTIONS – None.

9. REPORTS OF OFFICERS, STAFF AND COMMITTEES

Mr. White noted that Gail Pititto has been hired to fill the Administrative Assistant position vacated by Linda Manchester's retirement. She will be assisting the Assessor's Office as well.

Mr. White also noted that he has a potential candidate to fill the vacant IWC seat.

Mr. White encouraged IWC members to take advantage of any training opportunities that come along, as it is worth the investment of time.

10. CORRESPONDENCE – None.

11. ADJOURN

Motion by Robert Hetrick to adjourn the meeting at 8:02 p.m. Jay Asikainen seconded the motion and it was unanimously approved. Motion carried.

Respectfully submitted,

Susan Matterazzo
Recording Secretary

TC, FS, BOS, IWC, LW, Book, Library, Planning