

PORTLAND PLANNING AND ZONING COMMISSION
REGULAR MEETING
Thursday, June 20, 2024 at 7:00 PM
Buck Foreman Room (2nd Floor)
265 Main Street, Portland, CT
Public access through Zoom link A at www.portlandct.org

AGENDA

1. Call Meeting to Order
2. Introduction of Members and Seating of Alternates
3. Accept Agenda
4. Meeting Procedures

Public Hearing

5. PZC Application #23-12: 220 Isinglass Hill Road. Request for Special Permit for construction of an 8-bedroom residential care home. Application of Oroville Place, LLC and property of Sean McGrail Revocable Trust. Map 129, Lot 9. Zone RR.
6. PZC Application #23-17: 69 Marlborough Street. Request for Special Permit Modification. Application and Property of BRT DiMarco PTP, LLC. Map 19, Lot 68. Zone B-2, B-3 and TCVD. (To be determined)
7. PZC Application #23-18: Proposed Amendment to the Portland Zoning Regulations. Add to use table in section 5.1 “Offices: Sale, Service & Delivery of Heating Fuel Products” to B1 zone as a special permit. Application of TCBS Properties LLC.
8. PZC Application #23-19: 1359 & 1401 Main Street. Request for a Special Permit for special event permit to hold the Portland Fair from October 4th to October 6th. Application of the Portland Fair and property of Cote Range LLC and Portland Farmers Fish and Game Club Inc. Map 75 Lot 2 and Map 68 Lot 1. Zone FP.

Regular Meeting

9. Receive Application:
 - PZC Application #23-20: Proposed Amendment to the Portland Zoning Regulations. Add “*Health Care Institution*” to section 9.17.2.B of list of allowable uses. Add footnote to 9.17.2.B that states “*For purposes of this § 9.17: (i) commercial use means any use set forth in this § 9.17.2B as being recognized and permitted in a MUD other than residential units; and (ii) residential units shall exclude any beds or units within a Health Care Institution.*”. Add text to section 9.17.5.F “*Notwithstanding Section 5.2.B, no single commercial establishment within the MUD other than Health Care Institution shall exceed 65,000 square feet in gross floor area and no Health Care Institution within the MUD shall exceed 130,000 square feet in gross floor area, and no MUD shall contain more than one establishment of maximum size with all other establishments not to exceed 40,000 square feet in gross floor area.*”. Application of BRT DiMarco PTP, LLC.
10. New Business:

- None

11. Old Business:

- Business and Industrial Zoning

12. Staff Report:

- Correspondence
- Brainerd Place Update

13. Public Comment: The Commission will hear brief comments at this time from anyone wishing to speak. Comments may not be made regarding any pending application.

14. Approval of Minutes: 6/6/24 Regular Meeting, 5/23/24 and 5/29/24 Special Meetings

15. Adjourn

Members not able to attend should contact the Land Use Dept. at 860/342-6727

The Town of Portland will provide reasonable accommodations to assist those with special needs to attend and participate in public meetings. Please contact the Planning Office at (860) 342-6727 at least 48 hours in advance to discuss your special needs.

Cc: PZC & Clerk, Bd., Applicant(s), Extras
Email to: TC, BOS, ZEO, Town Planner