

**PORTLAND PLANNING AND ZONING COMMISSION
SPECIAL MEETING
Thursday, February 6, 2025 at 7:00 PM
Buck Foreman Room
Public access through Zoom link A at www.portlandct.org**

Special Meeting Minutes

1. Call Meeting to Order

Robert Ellsworth called the meeting to order at 7:00 p.m.

2. Introduction of Members and Seating of Alternates

Present: Bob Ellsworth, Robert Taylor, Carolyn Freeman

Absent: Chantal Foster, Victoria Tchetchet, Jennifer Tellone, Tom Bransfield, Joe Spada

Seating of Alternates: Carolyn Freeman is seated for Chantal Foster.

Staff: Dan Bourret, Town Planner
Henry Colangelo, ZEO
Dawn Guite, Recording Secretary

3. Accept Agenda

MOTION: Rob Taylor MOVED, seconded by Carolyn Freeman to ACCEPT the agenda as PRESENTED. **VOTE UNANIMOUS. MOTION CARRIED.**

4. Meeting Procedures

Tonight's meeting follows normal procedure.

Regular Meeting

5. Receive Application:

- PZC Application #24-15: Proposed Amendment to the Portland Zoning Regulations. Change to section 5.1 permitted uses to allow "Dwellings, containing up to 4 dwelling units in one building and no more than 1 such building per lot (See Section 5.4)". Change to section 5.4 to include B-2 zone. Application of S&G Holdings. *Public Hearing scheduled for 2/20/2025.*
- PZC Application #24-16: 167 Thompson Hill Road. Proposal to construct detached garage with one bedroom accessory apartment. Application of Frank Magnotta and property of Travis and Melissa Puida. Map 111, Lot 22. Zone R-25. *Public Hearing scheduled for 2/20/2025.*

6. New Business:

- 2025 Meeting Calendar

MOTION: Rob Taylor MOVED, seconded by Carolyn Freeman to APPROVE the 2025 Meeting Calendar as presented. **VOTE UNANIMOUS. MOTION CARRIED.**

7. Old Business:

- None

8. Staff Report:

- Correspondence

There was no correspondence

- Land Use Update

Soft opening of Starbucks at Brainerd Place is this evening. Tenants have begun moving into apartments. There is a 200 person waiting list.

The Nordic Spa is moving along. Fire review will take place soon.

9. 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.

There were no public comments.

10. Approval of Minutes: 12/05/2024 Regular Meeting

Minutes are tabled due to lack of quorum.

11. Adjourn

MOTION: Rob Taylor MOVED, seconded by Carolyn Freeman to ADJOURN the meeting at 7:09 p.m. **VOTE UNANIMOUS. MOTION CARRIED.**

Respectfully Submitted:

Dawn Guite

Dawn Guite, Recording Secretary