

PORTLAND PLANNING AND ZONING COMMISSION
REGULAR MEETING
Thursday, March 7, 2024 at 7:00 PM
Buck Foreman Room (2nd Floor)
265 Main Street, Portland, CT.

AGENDA

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

Public Hearing

4. Application #23-08: 209 Sand Hill Road. Proposal to modify existing special permit approval for a 15 ft addition around the whole perimeter of the previously approved barn structure to be used as an event space. Application of Arrigoni Winery LLC and property of R G Manner LLC. Map 5, Lot 14. Zone RR. (To be opened at March 21st meeting)

Regular Meeting

5. Application #23-09: 850 Portland Cobalt Road. Request for a Site Plan Review for a proposed retail fueling station and convenience store with drive thru. Application of Jannat LLC and property of MJS Realty Venture LLC. Map 31, Lot 23-2. Zone B-2.
6. Application #23-10: 311 Brownstone Ave. Request for Site Plan Review for proposed construction of a spa with associated site grading, drainage, utility, lighting and landscaping improvements. Application of Tartan Spa Operations, Inc and property of Dean Soucy and Darlene Rice. Map 28, Lot 54. Zone B-3.
7. Receive Application:
 - PZC Application #24-11: 1561 Portland Cobalt Road. Request for Special Permit Renewal of Sand and Gravel Excavation Permit to excavate and remove 193,323 cubic yards of earth material which includes onsite crushing and screening. Application and property of Riverside Equites LLC. Map 6, Lot 21-1. Zone B-2.
 - PZC Application #24-12: 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. (Public hearing date needs to be set but not to be heard until at least April 18th)
 - PZC Application #24-13: Proposed Amendment to the Portland Zoning Regulations. Change to section 9.17.1 to increase the allowable MUD residential units to 350 from the current 240 and to increase the ration of allowable apartments from 16 to 21 per 5,000 square feet of commercial space. Change to section 9.17.5.E to allow the sum of the total commercial are to include any single up floor to the total commercial area where only the ground floor counts currently. Application of BRT DiMarco PTP, LLC.
 - PZC Application #24-14: 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.

8. New Business:
 - Business and Industrial Zoning
9. Old Business:
 - None
10. Staff Report:
 - Correspondence
 - Brainerd Place Update
11. 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.
12. Approval of Minutes: 2/15/24 Regular Meeting
13. 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