

**PORTLAND PLANNING AND ZONING COMMISSION
REGULAR MEETING**

Thursday, February 15, 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 #23-09: 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.
5. PZC 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.
6. PZC 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 7th meeting)

Regular Meeting

7. New Business:
 - Business and Industrial Zoning
8. Old Business:
 - None
9. Staff Report:
 - Correspondence
 - Brainerd Place Update
10. 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.
11. Approval of Minutes: 2/1/24 Regular Meeting
12. 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