

**PORTLAND PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**Thursday, June 6, 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](http://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. (Will be opened at May 16<sup>th</sup> meeting)
6. PZC Application #23-15: Proposed Amendment to the Portland Zoning Regulations. Change to section 9.17.1 to change to the maximum number of 2 bedrooms to 30% were 55% is currently allowed. To add a maximum number of 16 residential units per historic building restored. To remove text from section 9.17.5.M.2 “For good cause shown, and following a public hearing, the developer may secure relief from this requirement as a modification to the approved plan provided that the Commission is satisfied that conditions beyond the control of the developer will prevent the execution of the schedule of development as approved.” Application of Ben Srb.
7. 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)

**Regular Meeting**

8. Receive Application:
  - 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.
  - PZC Application #23-19: 1359 & 1401 Main Street. Request for a Special Permit for special event permit to hold the Portland Fair from October 4<sup>th</sup> to October 6<sup>th</sup>. 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.
9. New Business:
  - None

10. Old Business:
  - Business and Industrial Zoning
11. Staff Report:
  - Correspondence
  - Brainerd Place Update
12. 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.
13. Approval of Minutes: 5/16/24 Regular Meeting, 5/8/24 and 5/29/24 Special Meetings
14. 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