

**PORTLAND PLANNING AND ZONING COMMISSION  
REGULAR MEETING**

**Thursday, February 15, 2024 at 7:00 PM**

**Buck Foreman Room (2<sup>nd</sup> Floor)**

**265 Main Street, Portland, CT.**

**Regular 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, Jennifer Tellone, Chantal Foster, Victoria Tchetchet, Tom Bransfield

Staff: Dan Bourret, Town Planner  
Dawn Guite, Recording Secretary

3. Accept Amended Agenda

**MOTION:** Robert Taylor MOVED, seconded by Chantal Foster to ACCEPT the agenda as AMENDED. **VOTE UNANIMOUS. MOTION CARRIED.**

**Public Hearing**

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 existing barn structure on site used for 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 7<sup>th</sup> meeting.*

**Regular Meeting**

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.

*Waiting for Engineering's Review. Will not be heard tonight.*

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.

Chris Puchalla, Pomeroy Lodging, represented the applicant requesting a Site Plan Review for proposed construction of a spa with associated site grading, drainage, utility, lighting and landscaping improvements. A PowerPoint presentation showed representations of other spas in the USA and Canada built by Pomeroy to show the flow of the spa experience and renderings for the Portland, CT site. Also present were Timothy Onderko, P.E., and Isiah Brown, P.E., Langan Engineering. A 2,900 s.f. building currently on the site will be renovated and house Mr. Soucy's commercial equipment. Exterior lighting will be full cut off with no leakage across property line. Shorter fixtures will point down. There are low impact design techniques for storm water will full drainage extending off of a forced main. Storm water goes to the quarry is collected and treated with a stone level spreader.

The anticipated traffic for the proposed Pomeroy Nordic Spa is discussed in a memorandum in tonight's packet. Vehicles will access a driveway on Brownstone Avenue through Middlesex Avenue via Main Street (CT Route 17A). It is not expected that there will be a significant increase in traffic to the surrounding roadway network. According to data, Friday will be the busiest weekday and Saturday the busiest day overall with 98 and 102 during peak hours. The existing roadway infrastructure in the vicinity of the site is suitable to accommodate the proposed spa. Traffic to and from the spa will not have a noticeable impact on traffic operations in the area. Ample parking (133 spots) with overflow being negotiated at the lot above the quarry.

The spa experience incorporates the quiet natural environment that surrounds buildings; a 2-story bathhouse with 360 lockers, a Bistro and an outdoor patio. Bistro doorways lead to heated pedestrian walkways adjacent to steam rooms, salt hydro therapy spas, pool, fire pits, barrel saunas, and remote

area for private parties, etc. There are no deterrent chemicals. Spa visits are approximately 2 – 4 hours. Bistro is only open to spa visitors, not the general public. No noise impact on abutting properties. Landscaping will be in keeping with the setting including flower beds and trees. Invasive species, burning bush, will be researched. Building architecture will incorporate brownstone to emphasize local architecture. Mr. Soucy and Ms. Rice are stewards of this site/land and are environmentally conscious of the quarry and the history it represents in town.

There is a staff of 70 total employees working three separate shifts on an average day. Massage therapists in Connecticut will be hired for regular working hours. Hours are 9:00a.m. – 9:00 p.m. There are no overnight accommodations.

Public Comment:

Bobby Hetrick, 3 Clearview Drive, said that all drainage on Main Street flows into the quarry up to 20 feet deep.

Mark Riesbeck, Tolland, CT, said that Mr. Soucy and Ms. Rice have worked with him and that they are serious about keeping the quarry and its natural beauty.

Discussion will continue during the meeting(s) in March.

7. New Business:

- Business and Industrial Zoning

Dan Bourret asked commissioners to review standards presented for Towns: Bloomfield, Cromwell, and East Hampton. He has also posted standards for Guilford (can provide be hard copies). All standards are available on the Google drive. To be discussed during the meeting on March 7, 2024.

Dan Bourret requested \$75,000 for POCD consulting.

There was a discussion about reviewing applications prior to comments/summary received from Engineering Department. Dan Bourret said that Engineering comments are sent immediately to applicants when he receives them.

8. Old Business:

Nothing to report.

9. Staff Report:

- Correspondence

There was no correspondence.

- Brainerd Place Update

Bright Ravens Development will be bringing a modification before the BOS regarding tax abatement. Historic preservation will also be discussed. There is a tarp covering the Hart Jarvis building.

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: 2/1/2024

**MOTION:** Robert Taylor MOVED, seconded by Jennifer Tellone to ACCEPT the Regular Meeting Minutes of 2/1/2024 as written. **VOTE UNANIMOUS. MOTION CARRIED.**

11. Adjourn

**MOTION:** Chantal Foster MOVED, seconded by Robert Taylor to ADJOURN the meeting at 8:30 p.m. **VOTE UNANIMOUS. MOTION CARRIED.**

Respectfully Submitted:

***Dawn Guite***

Dawn Guite, Recording Secretary