

PORTLAND PLANNING AND ZONING COMMISSION
REGULAR MEETING
Thursday, August 1, 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
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.
6. 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 opened August 8th)
7. PZC Application #23-19: 1359 & 1401 Main Street. Request for a Special Permit for special event permit to hold the Portland Fair from October 4th to October 6th. 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.
8. PZC Application #23-22: 33 Payne Boulevard. Request for Special Permit construction of improvements to the Rivercrest Well Field. Application and Property of Connecticut Water. Map 6, Lot 25. Zone R-15 and RR.
9. PZC Application #24-02: 1600 Portland Cobalt Road. Request for Special Permit for office, yard and storage area with 8 ft fence for Primary Energy. Application of George Law and property of 1600 Portland Cobalt Road, LLC. Map 16, Lot 31-1. Zone B-1.

Regular Meeting

10. PZC Application #23-21: 170 Marlborough Street. Request for a Site Plan Review for the construction of a contractor's business office. Application and property of Morecon Builders, LLC. Map 20, Lot 148. Zone B-2.
11. PZC Application #24-01: 74 Pickering Street. Proposed Site Plan Modification to construct accessory solar field and 7 ft tall fence in front yard setback. Application of the Specialty Lighting Group and property of Carroll Properties LLC. Map 19, Lot 76. Zone I.
12. Receive Application:

- PZC Application 24-04: 529 Glastonbury Turnpike. Proposed 2 lot resubdivision and site plan review for 3 new commercial self-storage buildings. Application and property of Global 17 LLC. Map 83, Lot 38-2. Zone I.
- PZC Application 24-05: Proposed Amendment to the Portland Zoning Regulations. Change to the definition of Health Care Institution. Application of the Town of Portland.

13. New Business:
 - None
14. Old Business:
 - Business and Industrial Zoning
15. Staff Report:
 - Correspondence
 - Brainerd Place Update
16. 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.
17. Approval of Minutes: 7/11/24 Regular Meetings, 7/10/24 Special Meeting
18. 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