

**PORTLAND PLANNING AND ZONING COMMISSION
REGULAR MEETING**

**Thursday, February 1, 2024 at 7:00 PM
Buck Foreman Room (2nd Floor)
265 Main Street, Portland, CT.**

AMENDED AGENDA

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

Public Hearing

4. Application #23-07: 1600 Portland Cobalt Road. Proposal to modify existing special permit approval with the addition of 2 more commercial buildings with garage bays. Application and property of 1600 Portland Cobalt Road LLC. Map 16, Lot 31-1. Zone B-1.
5. 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

6. Receive Application:
 - PZC 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.
 - 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.
7. New Business:
 - Business and Industrial Zoning
8. Old Business:
 - POCD Implementation Letter and Table
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: 1/18/24 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