

**PORTLAND PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**Thursday, July 14, 2022 at 7:00 PM**  
**Buck Foreman Room (2<sup>nd</sup> Floor)**  
**265 Main Street, Portland, CT.**  
**Public access through Zoom link A at [www.portlandct.org](http://www.portlandct.org)**

**AGENDA (Revised 7/13/22)**

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

**Public Hearing**

4. **Application # 21-12: Amendments to the Town of Portland Zoning Regulations as follows:**

Article 2 Definitions, to amend Lot Line; Front Lot Line; Side, Yard, Front; and Yard, Side; Article 3 General Requirements, Table 3.1.2.A Shed Setbacks and Section 3.1.2C; Section 3.6 Corner Lots and Visibility; Section 3.7 Lot Line Designation, Corner and Triangular Lots; Section 3.10 Interior Lots; Article 4 Residential Zones, Table 4.1 Permitted Uses Residential Areas, Notes to Table 4.1 Permitted Uses Residential Zones; Article 5 Business Zones, Section 5.3 Special Requirements B-1 Designated Business Zones, Section 5.3.2.1 Site Plan Standards; Article 9 Special Regulations Section 9.15.1 Walls and Fences Residential Zones, Section 9.15.2 Walls and Fences Business Zones.

Article 2 Definitions, to delete error in definition of barrel and provide definition of Domestic Pet Grooming; Table 4.1 Permitted Uses Residential Zones; to allow Domestic Pet Grooming by site plan in all residential areas and allow as of right roadside stands selling agricultural products produced onsite in all residential areas; Table 5.1 Permitted Uses Business Zones, to clarify pet grooming standards; Article 9 Special Regulations, to define detached accessory apartments and clarify standards for visits for home occupations; and Article 10 Zone Change, Special Permit, and Site Plan Standards and Procedures to correct scrivener's error by removing "plot" from "...one set of the plot plans which...". (*Hearing continued from June 16, 2022*)

**Regular Meeting**

5. **Application #21-13: 264 Freestone Avenue.** Request for Site Plan Review for excavation work to construct a new 18,000 sq. ft. building for Contractor Trade Units. Application and property of Global Freestone LLC. Assessor's Map 20, Lot 179. Zone I (Industrial). **Extension requested to 8/4/22 meeting.**
6. Receive in Application(s): **Application # 22-01: Main Street, Marlborough Street, and west side of Perry Avenue.** Request for Special Permit Modification. Application of BRT DiMarco PTP, LLC.
7. Other:  
**Application #21-18:** Proposed Amendment to Section 9 of the Town of Portland Zoning Regulations to add a new Section 9.18 under "Special Regulations" for a Cannabis Moratorium. **Public hearing scheduled for 8/4/22.**
8. Staff Report:
  - TCVD Reviews – 164 Main Street, Hop Knot signage
  - Bond Reductions
  - Land Use Training

- Updates on Brainerd Place
- Correspondence

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.
10. Approval of Minutes: 6/16/2022 Regular Meeting
11. 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: TC, PZC & Clerk, ZEO, Land Use Admin., Bd., Applicant(s)  
Email to: BOS, ZEO, Land Use Admin.