

**PORTLAND PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**Thursday, April 7, 2022 at 7:00 PM**  
**Portland Library – Mary Flood Room**  
**20 Freestone Avenue**

**REVISED AGENDA**

1. Call Meeting to Order
2. Introduction of Members and Seating of Alternates
3. Accept Agenda
4. Election of Officers (Requires all regular members be present)

**Public Hearing**

5. **Application #21-10: 78 Marlborough Street.** Request for Site Plan Review for proposed adult use cannabis retailer. Application and property of 6 West Ave, LLC. Assessor's Map 20, Lot 31. Zone B2.

**Regular Meeting**

6. Receive in Application(s):
  - **Application #21-13: 264 Freestone Avenue.** Request for Special Permit for excavation work and Site Plan Review 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). Public hearing date to be determined.
  - **Application #21-14: 165 Bartlett Street.** Request for Special Permit to install an eight foot and six foot cedar stockade fence along eastern property line. Application of David Pellett. Property of David and Karen Pellett. Assessor's Map 50, Lot 80. Zone R25. Public hearing date to be determined.
  - **Application #21-15: 264 Freestone Avenue.** Request for Special Permit for plastics manufacturing business to occupy one unit within the existing building. Application of American Precision Mold Inc. Property of Global Freestone LLC. Assessor's Map 20, Lot 179. Zone I (Industrial). Public hearing date to be determined.
7. Staff Report:
  - TCVD Reviews:
    - 255 Main Street:** Entry Porch Roof in Front of Building and Awning over Handicap Ramp at Rear of Building. Application of Portland Dental Care, LLC. Property of Gletzakos Realty, LLC. Assessor's Map 28, Lot 21. Zone B3/TCVD.
    - 245 Main Street:** Two Heat Pump Units at Rear of Building. Application of Air Temp Mechanical Services. Property of Liberty Bank. Assessor's Map 19, Lot 56. Zone B3/TCVD.
  - Bond Reductions
  - Zoning Regulation Work Group
  - Correspondence
  - Appointment of Michael D'Amato and John Guskowski as Zoning Enforcement Officers
8. Other:
  - Application # 21-11: 9 Rose Hill Road.** Request for Special Permit for seasonal outdoor dining on new patio area; outdoor special events including weddings, gatherings, functions with sitting and standing room; live music and entertainment; wine/beer tastings; outdoor movies; fireworks displays; outdoor lighting; and proposed 22 ft. x 25 ft. structure for golf simulator. Application and property of

Nexus Golf Properties, LLC. Assessor's Map 60, Lot 4. Zone RR. **Public hearing date to be discussed and determined.**

**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...".

Table 5.1 Permitted Uses Business Zone to add "Retail Store Selling Cannabis and/or Cannabis Products" and "Cannabis Manufacturing or Processing" via Special Permit in the B-1, B-2, and B-3 zones with footnotes that "Retail Store Selling Cannabis and/or Cannabis Products" is intended to mean "Businesses meeting the definition of "Retailer" or "Hybrid Retailer" as found in Connecticut General Statutes Title 21-A and that Manufacturing or Processing" include a footnote "Businesses meeting the definition of "Product Manufacturer," "Food and Beverage Manufacturer," or "Product Packager" as found in Connecticut General Statutes Title 21-A"; Table 6.1 Permitted Uses Industrial Zone to add "Cultivation of Cannabis for Sale" and "Cannabis Manufacturing or Processing" via Special Permit in the I, IP, and RI zones with footnotes that "Cultivation of Cannabis for Sale" is intended to mean "Businesses meeting the definition of "Cultivator" or "Micro-cultivator" as found in Connecticut General Statutes Tiles 21- A and "Cannabis Manufacturing or Processing" is intended to mean "Businesses meeting the definition of "Product Manufacturer," "Food and Beverage Manufacturer," "or "Product Packager" as found in Connecticut General Statutes Title 21-A.

**Tentative public hearing date for the above proposed Amendments to the Town of Portland Zoning Regulations is 5/19/2022.**

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: 3/17/2022 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.