

**PORTLAND PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
Thursday, May 15, 2025 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
4. Meeting Procedures

**Regular Meeting**

5. Receive Applications:
  - PZC Application #24-19: 1401 Main Street. Proposed Special Permit Modification for food truck hosted by Chris Cote’s Driving Range. Application of Millie Texidor Maffuci and property of Cote Range LLC. Map 68, Lot 1. Zone FP, RI and R-25.
  - PZC Application #24-20: Proposed Amendments to the Portland Zoning Regulations. Proposed change to section 2 definitions of the definition of “Story”. Proposed change to section 3.9 height exceptions to only allow the projection of steps into the required setbacks from the first floor. Proposed change to section 3.10.2.H.1 landscape buffer requirements to remove language “at least 20 feet setback” from regulation. Application of Town of Portland.
6. New Business:
  - None
7. Old Business:
  - Lighting regulations
8. Staff Report:
  - Correspondence
  - Land Use Update
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: 5/1/25 Regular Meeting
11. Adjourn

<b>Members not able to attend should contact the Land Use Dept. at 860/342-6727</b>
---

*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