

**PORTLAND PLANNING AND ZONING COMMISSION
REGULAR MEETING
Thursday, August 4, 2022 at 7:00 PM
Buck Foreman Room (2nd Floor)
265 Main Street, Portland, CT.
Public access through Zoom link A at www.portlandct.org**

AGENDA

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 July 14, 2022*)

5. **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.
6. **Application # 22-01: Main Street, Marlborough Street, and west side of Perry Avenue.** Request for Special Permit Modification. Application of BRT DiMarco PTP, LLC.

Regular Meeting

7. **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).
8. Receive in Application(s):
9. Other:
10. Staff Report:
 - TCVD Reviews
 - Bond Reductions

- Land Use Training
- Updates on Brainerd Place
- Correspondence

11. 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.
12. Approval of Minutes: 7/14/2022 Regular Meeting
13. 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.