

**PORTLAND PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
Thursday, May 19, 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**

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...".

**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).
6. Receive in Application(s):
  - Application # 21-16: 264 Main Street. Request for Special Permit for change of use on second floor from commercial to residential apartments. Application and Property of 264 Main LLC. Assessor's Map 28, Lot 48. Zone B3.
  - Application #21-17: 143 Marlborough Street. Request for Special Permit for small engine repair business to be located in existing rear building. Application of Chester Dumont. Property of 143 Marlborough Street LLC. Assessor's Map 20, Lot 214. Zone B2.
7. Preliminary Discussion: Questions regarding property located at Brownstone Avenue and Lower Main Street. Letter received from Rachel Fazzino on 5/10/2022

8. Staff Report:
  - TCVD Reviews
  - Bond Reductions
  - Zoning Regulation Work Group
  - 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: 5/5/2022 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.