

PORTLAND PLANNING AND ZONING COMMISSION
REGULAR MEETING
Thursday, January 19, 2023 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 #22-15: 1401 Main Street. Proposed 2 lot re-subdivision. Application and property of Cote Range LLC. Map 68, Lot 1. Zone R-25.

Regular Meeting

5. Application #22-16: 662 Portland Cobalt Road. Proposed site plan review for food truck hosted by Core & Restore Yoga/Spa. Application of Roseanna Singer and property of 662 PCMI LLC. Map 22, Lot 2. Zone B-2.

6. Receive in Application(s):

Application #22-17: Proposed amendments to the Town of Portland Zoning Regulations: Article 2 Definitions, to amend people. Article 2 Definitions, to add Cannabis; Cannabis Establishments; Cultivator; Delivery Service; Dispensary Facility; Food and Beverage Manufacturer; Hybrid Retailer; Micro-cultivator; Product Manufacturer; Product Packager; Retailer; Transporter. Article 5.1 Permitted Uses Business Zones. Article 6.1 Permitted Uses Industrial Zones. Add Article 9.18 Cannabis; Add Article 19.18.1 Locational Requirements.

Application #22-18: 34 Gospel Lane. Proposed Special Permit modification for change of use to add 2,950 sq. ft. gym business to existing building. Application and property of MJS Realty Ventures LLC. Map 31, Lot 26. Zone IP.

Application #22-19: 185 Marlborough Street. Proposed site plan review for a Tattoo Studio. Application of Stephen Guerin and property of Rosario Agostino. Map 20, Lot 202. Zone B-2.

Application #22-20: 127 Main Street. Proposed site plan review for a new 2 story 20,075 sq. ft. commercial storage unit building. Application and property of SROA 127 Main Street LLC. Map 19, Lot 75. Zone I.

7. Old Business:
 - Online material repository and training
 - Potential solar regulation changes for Sustainable CT
 - Electric Vehicle Charging Stations
 - Riverfront Overlay Zone
8. Staff Report:
 - Correspondence
 - Brainerd Place 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: 1/5/2023
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: PZC & Clerk, Bd., Applicant(s), Extras
Email to: TC, BOS, ZEO, Town Planner