

PORTLAND PLANNING AND ZONING COMMISSION
REGULAR MEETING
Thursday, June 15, 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

Regular Meeting Minutes

1. Call Meeting to Order

Robert Ellsworth called the meeting to order at 7:00 p.m.

2. Introduction of Members and Seating of Alternates

Present: Bob Ellsworth, Chantal Foster, Carolyn Freeman, Robert Taylor, Jennifer Tellone

Jennifer Tellone is seated for Victoria Tchetchet

Staff: Dan Bourret, Town Planner
Dawn Guite, Recording Secretary

Absent: Tom Bransfield, Victoria Tchetchet,

3. Accept Agenda

MOTION: Chantal Foster MOVED, seconded by Carolyn Freeman to ACCEPT the agenda as PRESENTED. **VOTE UNANIMOUS. MOTION CARRIED.**

4. Receive Applications:

Application #22-29: 74 Pickering Street. Proposed Site Plan Modification to construct accessory solar field and 7 ft. tall fence in front yard setback. Application of the Specialty Lighting Group and property of Carroll Properties LLC. Map 19, Lot 76. Zone I. **Public Hearing scheduled on July 13, 2023**

Application #22-30: Glastonbury Turnpike. Request for Special Permit Renewal of Sand and Gravel Excavation Permit to Excavate and Remove 562,000 Cubic Yards of Earth Material. Application of the Portland Aggregates LLC and property of Portland S& G LLC. Map 119, Lot 2 and 3. Zone R-25. **Public Hearing scheduled on July 13, 2023**

Application #22-31: 1488 Portland Cobalt Road. Request for Site Plan Review for 10,640 sq. ft. retail building. Application of Calito Development Group and property of Middles 66 LLC. Map 6, Lot 17. Zone B-2. **Site Plan Review Only on July 13, 2023**

5. Old Business:

- Electric Vehicle Charging Stations
- Riverfront Overlay Zone
- Potential Zone Changes

There was nothing to report.

6. New Business:

- Land Use Training

Dan Bourret said that Land Use Training will be scheduled at the end of July via Zoom on a Thursday. ZBA will participate and the topic will be Affordable Housing. Training will be four hours and if unable to members can view online at leisure.

- POCD Implementation Letter

Dan Bourret gave an overview of POCD saying that focus is state, regional (Portland: River Cog), and municipal. The Implementation Committee is requesting that the PZC review action items and specify what is needed prior to the next rewrite in March 2026. Consultants will be hired to draft the rewrite and public forums will be scheduled for input. The document should highlight town wide focus, setting the direction of the plan for the next ten years; where we were, where we are, where we want to

be. A balance between subdivisions and open space should be determined. The benefit of the POCD is zoning, support of grants, and funding opportunities.

7. Staff Report:
 - Correspondence – None
 - Brainerd Place Update

Concrete floor is being poured for the main apartment building.

8. 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.

There were no public comments.

9. Approval of Minutes: 6/01/2023

MOTION: Minutes were not available; motion deferred to next meeting.

10. Adjourn

MOTION: Chantal Foster MOVED, seconded by Robert Taylor to ADJOURN the meeting at 7:16 p.m. **VOTE UNANIMOUS. MOTION CARRIED.**

Respectfully Submitted:

Dawn Guite

Dawn Guite, Recording Secretary