

**TOWN OF BERLIN
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARINGS**

The Berlin Planning and Zoning Commission will hold Public Hearings at a Special Meeting on Thursday, June 12, 2025 at 7:00 P.M. in the Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT. Interested parties may join the meeting and participate in the public hearings in person or remotely as provided below.

1. Text amendment application of Vesta Corporation to revise §XI.Q.6 Housing for Elderly Persons to modify minimum lot area required for each unit type for development of senior, affordable housing.

2. Special permit with site plan application of Aaron Greenblatt, Vesta Corporation and Joseph Migani, O’Riordan Migani Architects LLC, for the construction of elderly housing at 143 Percival Avenue, property of The Town of Berlin, in the R-11 zone.

Applications and related meeting materials are available at the Planning and Zoning Department, Berlin Town Hall, 240 Kensington Road, Berlin, Connecticut.

Remote access to this meeting is available by Zoom video conference at the following link:

<https://berlinc-t-gov.zoom.us/j/89048044587?pwd=cC9OVHZSdVJHQjcvR3FwNjNlSmUrdz09>

Meeting ID: 890 4804 4587 - Passcode: PZ100 - Dial by your location* - +1 929 205 6099 US (New York) - Meeting ID: 890 4804 4587- Passcode: 061820 *Data and toll charges may apply.

Dated this 29th day of May, 2025 at Berlin, CT.

Brian Rogan, Secretary
Berlin Planning and Zoning Commission

New Britain Herald

Legal Notices/Classified Advertising

Dates of Publication: Saturday, May 31, 2025

Friday, June 6, 2025

Posted with Berlin Town Clerk: Thursday, May 29, 2025

Proposed Text Amendment

§ XI. Special Regulations

Q. Housing for elderly persons. The purpose of this section is to promote the public health, safety and general welfare of the community by providing decent, safe and sanitary housing units for elderly persons (as defined in the Connecticut General Statutes § 8-113a(m)) at reasonable rents, to ensure housing facilities specially adapted for elderly persons as a public use in the public interest, and to allow housing for elderly persons within the town in accordance with the appropriate standards, conditions and safeguards as hereinafter set forth in this section. In order to afford the opportunity to the Berlin Housing Authority or another housing provider to provide "Housing for Elderly Persons" under Connecticut General Statutes § 8-112a et seq. (chapter 128, part VI), housing for the elderly where permitted shall be subject to site plan and a special permit approval by the Commission in accordance with the requirements of Section XII and XIII, subject to the following standards, conditions and safeguards set forth below:

1. *Conditions of establishment.* Housing for elderly persons shall only be permitted if developed and operated by the Berlin Housing Authority or by a private for-profit or non-profit entity on land sold by the Town for such purposes.
2. *Permitted uses.* Construction of residential dwelling units for the elderly under this section shall be permitted for detached dwellings, semidetached dwellings and attached dwellings such as apartments, garden apartments and townhouses, but not for hotels, motels, rooming houses, boarding houses and lodging houses or tourist homes. No elderly unit shall have more than two bedrooms and not more than 50 percent of elderly housing units shall be two-bedroom units. Rooms with closets shall be construed to be bedrooms.
3. *Affordability requirement.* In addition to affordability requirements that may be imposed by state or federal funding sources, a minimum of 50 percent of housing units shall be comprised of affordable housing units as defined in Section II.B of these regulations. At least 25 percent of housing units shall be affordable housing units priced to be affordable to household earning 60 percent or less of the area median income.
4. *Accessory uses.* Necessary accessory buildings, structures and uses including community buildings, facilities for maintenance, administration, off-street parking, storage facilities, and those facilities necessary to the operation of utility systems serving the development, may be permitted.
5. *Location.* All residential buildings shall be connected to public sewer and public water. All sites shall have access to an improved public road.
6. *Site area.* Each site shall have a minimum lot area of four acres. For each efficiency unit, the lot area shall be not less than 2,800 2,200 square feet, for each one-bedroom unit the lot area

shall be not less than ~~3,200~~ 2,400 square feet, and for each two-bedroom unit the lot area shall be not less than ~~3,800~~ 3,000 square feet. For each accessory building the lot area shall be not less than 5,000 square feet.

7. *Setbacks.* Setbacks for buildings and other structures shall be at least 50 feet from front and rear property lines. Side yards shall not be less than 20 feet.

8. *Height.* The maximum building height shall be 40 feet or 3 stories, whichever is less. (See definitions of Building Height)

9. *Dwelling unit design.* Each dwelling unit shall be designed and constructed to provide the necessary features that contribute to the safety, convenience, and aid to the residents. Plans and drawings shall demonstrate that dwelling units are designed in compliance with the accessibility requirements and standards of the applicable International and State Building Codes and of the Fair Housing Act as specified in the US Department of Housing and Urban Development's Fair Housing Act Design Manual. A minimum of 10% of dwelling units shall be designed to meet the "Accessible" standard of ICC A117.11 Accessible and Usable Buildings and Facilities. Accessible units shall reflect the unit composition of the development as a whole with respect to unit size and number of bedrooms and should be indicated on relevant plans and drawings.

10. *Recreation area.* Suitably equipped and adequately maintained recreation and open space shall be provided. A minimum of 150 square feet of usable open space shall be provided per dwelling unit. Recreation areas shall be well designed to impart a sense of containment or security and to provide group privacy.

11. *Landscaping and screening.* All buildings, structures and off-street parking areas shall be adequately screened from adjoining streets and properties with suitable landscaping and/or walls or fencing.

12. *Off-street parking.* There shall be provided at least 1.25 parking spaces for each dwelling unit.

a. Walks, ramps and driveways shall be designed to meet ADA requirements and to prevent slipping or stumbling. Handrails and ample places for rest shall be provided. Gradients of walks shall not exceed five percent and two percent across slope.

b. All parking areas and active recreation areas shall be not less than ten feet from any building or 30 feet from any lot line and 10 feet from any rear and side lot lines. Open parking areas, including access ways and driveways, shall be paved with hard-top surface upon a suitable subgrade in accordance with sound engineering design practices and town standards. The pavement area shall be adequately drained so as to prevent excessive accumulation of water, snow, and ice.

c. There shall be provided safe and convenient system of drives, service access roads and walks, designed with such items as handrails and ramps. Such facilities shall be adequately lighted.

13. *Refuse areas.* Refuse and recycling areas shall be established and conveniently located for all units. The collection areas shall be properly screened and supplied with covered receptacles.