

**BERLIN PLANNING AND ZONING COMMISSION AGENDA
APRIL 20, 2023**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, April 20, 2023, at 7:00 p.m. This meeting may be attended in person at Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT or remotely by video or telephone as provided below.

Join Zoom Meeting*

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

Meeting ID: 890 4804 4587 Passcode: PZ100

Join by telephone* +1 929 205 6099 US (New York) Meeting ID: 814 055 6035 Passcode: 488321

*Data and toll charges may apply

I Call to Order

II Pledge of Allegiance

III Roll Call

IV Schedule Public Hearing

- a. Subdivision Application Earl Wicklund, reapproval of expired Phase 3 Natures Edge Court, 7 lots. (Suggested Date: May 4, 2023)

V Commission Business

- a. Review and recommendation in accordance with §8-24 of the Connecticut General Statutes of the plan for the Town and Board of Education to develop and construct the Outdoor Classroom Project at McGee Middle School.
- b. Review and recommendation in accordance with §8-24 of the Connecticut General Statutes of the matter of converting Biscoglio Field at Berlin High School to synthetic turf surface
- c. Authorization for permitting Phase III, 13,500 s.f. of Site Plan Amendment, 166 Old Brickyard Lane (166-212 Old Brickyard, building address 200 Old Brickyard Lane), Cocomo Old Brickyard Lane, LLC.
- d. 892 Farmington Avenue, Signage permit for Dollar General, Farmington Avenue Design Standard review.
- e. Commission discussion to direct staff drafting of text amendment(s) on Cannabis Uses

VI New Business

- a. Site Plan Amendment Application, Somewhere Over the Spectrum, 120 Webster Square Road, Stick Village Unit #160 for fencing to enclose outdoor area.

VII Public Hearings

- a. Proposed Amendment of Planning and Zoning Staff to Berlin Zoning Regulations Section XI.DD Planned Residential Infill Development
(Public Hearing Opened January 19, 2023; 2/2/23; 2/16/23; 3/2/23)
- b. Zone Change Application of Ralph Y. Ed-Hayek, member CRL Hayek LLC to change the zone of Map 16-1 Block 106 Lots 27, 27A and 27B, Berlin Turnpike from Berlin Turnpike-2 (BT-2), SP-DD2 Overlay to Berlin Turnpike-1 (BT-1) Zone

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IX Planner Comments

X Adjournment