**Berlin Planning and Zoning Commission AGENDA - May 4, 2023**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting

on Thursday, May 4, 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 Review and Approval of Minutes**

a. April 20, 2023 Regular Meeting

**V Schedule Public Hearing**

a. Subdivision Application of Coccomo Brothers for a five lot subdivision at

Lots 46 and 46D, Block 142, 170 Wilks Pond Road and 243 Somerset Road

*Suggested Date: June 1, 2023*

**VI Request for Bond Releases**

a. Request of Earl Wicklund for release of the bond for Phase I, Nature’s Edge Court subdivision

b. Request of Earl Wicklund for release of the bond for Phase 2, Nature’s Edge

Court subdivision

c. Request of Marcus Bacon for a bond reduction, Focus Physical Therapy,

Phase 2

**VII Commission Business**

a. Acceptance of Site Plan Amendment Application of Marc Chamberland,

18-36 Willow Brook LLC, for a fence at Lot 18-36 Willow Brook Drive *WITHDRAWN BY APPLICANT*

b. Discussion of 2023 Plan of Conservation and Development Draft Document Revisions and Edits

**VIII 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;4/20/23)*

*Continued…*

*Berlin Planning and Zoning Commission Agenda (Continued)*

*May 4, 2023 – Page Two of Two*

**VIII Public Hearings (Continued)**

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

*CONTINUED TO MAY 18, 2023 – THERE WILL BE NO TESTIMONY OR*

*DISCUSSION AT THIS MEETING*

**IX Old Business**

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; 3/16/23; 4/20/23)*

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

*Continued to May 18, 2023*

**X Planner Comments**

**XI**

**Adjournment**