

**BERLIN PLANNING AND ZONING COMMISSION AGENDA  
JUNE 1, 2023**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, June 1, 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://berlinc-t-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. May 18, 2023 (Daly, Millerd, Jorsey, Zigmont, Rogan, Veley, Hamel, Biella, Diakun)

**V Request for Bond Reductions/Releases**

- a. Request of Pat Snow for a release of the Erosion and Sedimentation Bond, Finisher's Court, 319 Main Street, East Berlin
- b. Request of Pat Snow for a release of the Site Bond, Finisher's Court, 319 Main Street, East Berlin

**VI Schedule Public Hearing**

- a. Subdivision Application of M. Konferowicz for 3 residential lots at Map 11-1; Block 127; Lot 16; 235 Wethersfield Rd. (*Suggested Date: TBD, must open 7/22*)

**VII New Business**

- a. Site Plan Application of PDS Serafino Calafiore, PDS Engineering and Construction, Inc. for a proposed 7,250 sq. ft. addition with parking lot expansion, Map 4-3, Block 81, Lot 3A, 400 Christian Lane (*must decide 7/7/23*)
- b. Site Plan Amendment Application of Luke McCoy, PLA, Kaestle Boos Associates, Inc. for renovations to Biscoglio Field at Berlin High School, 139 Patterson Way (*must decide 7/7/23*)

**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; 5/4/23; 5/18/23; 6/1/23)

*Continued...*

**IX Old Business**

- a. 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 (April 20, 2023; 5/18/23 closed) (must decide by 7/22/23)
- b. 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; 5/4/23; 5/18/23)

**X Planner Comments**

**XI Adjournment**