

BERLIN PLANNING AND ZONING COMMISSION AGENDA
JUNE 1, 2023 (REVISED)

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=cC9OVHZSdVJHQjcvR3FwNjNISmUrdz09>

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 Executive Session

1. Discuss the status of the pending litigation of Little House Living, LLC v. Berlin Planning & Zoning Commission and Town of Berlin (Docket No. HHD-CV23-6165456-S) and possible action relating to same.
2. Consider whether to convene in executive session to discuss the status of the pending litigation of Little House Living, LLC v. Berlin Planning & Zoning Commission and Town of Berlin (Docket No. HHD-CV23-6165456-S).

V Review and Approval of Minutes

- a. May 18, 2023 (Daly, Millerd, Jorsey, Zigmont, Rogan, Velej, Hamel, Biella, Diakun)

VI 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

VII 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*)

Continued...

VIII 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)*

IX 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)

X 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)

XI Planner Comments

XII Adjournment