

BERLIN PLANNING AND ZONING COMMISSION AGENDA
JUNE 15, 2023

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, June 15, 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=cC9OVHZSdVJHQjcvR3FwNjNIcUJmUrdz09>

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. June 1, 2023 (Veley; Daly; Millerd; Jorsey; Rogan; Hamel; Biella, Diakun)

V Schedule Public Hearing

- a. Proposed text amendment of Newport 848 Farmington Ave, LLC to amend Section VIII.F. of the Berlin Zoning Regulations
Suggested Date: July 20, 2023

VI Commission Business

- a. Review and recommendation in accordance with §8-24 of the Connecticut General Statutes for a lot line revision to add a 0.25 acre portion of 143 Percival Avenue to Percival Field parcel Map 8-4, Block 54, Lot 69, for the sale of 143 Percival Avenue (4.65 acres after the lot line revision) and for the lease of a 4.15 acre portion Percival Field parcel Map 8-4, Block 54, Lot 65 all as shown on the survey of Angus McDonald, Gary Sharpe a& Associates, Inc. dated October 4, 2017.

VII New Business

- a. Fill Permit of The Mattabasset District to fill 18,000 c.y. over a three year period (6,000 c.y./year) at Lot 2, Block 75A, Route 9

VIII Request for Bond Reductions/Releases

- a. Request of Joe Klepacki, Edgewater Townhomes, LLC for the release of the Erosion Control Bond, 1-30 Edgewater Circle, Berlin (formerly 2718-2730 Berlin Turnpike)
- b. Request of Joe Klepacki, Edgewater Townhomes, LLC for the release of the Public Improvements Bond, 1-30 Edgewater Circle, Berlin (formerly 2718-2730 Berlin Turnpike)

Continued...

IX Public Hearings

- a. Proposed Plan of Conservation and Development 2023-2033. Copies of the proposed draft are posted on the Town's website and available for public inspection at the Office of the Town Clerk and Planning and Zoning Department.
- 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; 6/1/23;)
- c. Subdivision Application of Cocomo Brothers for a five lot subdivision at Lots 46 and 46D, Block 142, 170 Wilks Pond Road and 243 Somerset Road

X Old Business

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XI Planner Comments

XII Adjournment