

BERLIN PLANNING AND ZONING COMMISSION AGENDA

JULY 6, 2023

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, July 6, 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. Proposed Subdivision Application of Pistol Brook Holdings, LLC for four residential lots at Map 20-4, Block 72, Lot 9, 1709 Kensington Road
Suggested Date: August 3, 2023 (must open by 8/18/23)

V Commission Business

- a. In accordance with Section 8-24 of the Connecticut General Statutes, review and recommendation for the matter of installing two (2) solar-powered streetlights in the parking lot at the south end of Brandegee Lane
- b. In accordance with Section 8-24 of the Connecticut General Statutes, review and recommendation for the project for the construction of sidewalks on Four Rod Road from Winding Meadow Drive to Norton Road, on Percival Avenue from Carbo Lane to Percival Field, on Robbins Road from Town Drive to Timberwood Road, on Kensington Road from Norton Road to Steeple View Drive, and on Norton Road, east and west of Cole Lane.
- c. Cannabis uses public survey discussion and receipt of public comment regarding cannabis uses
- d. 398 Chamberlain Highway “Garden center” uses

VI Public Hearings

- 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
(Rescheduled from June 15, 2023) *(must open, 39 extension days remaining)*
- b. Subdivision Application of M. Konferowicz for 3 residential lots at Map 11-1;

Block 127; Lot 16; 235 Wethersfield Road (*must open by: July 22, 2023*)

- c. Applications of 1906 Berlin LLC prepared by Christopher J. Smith Esq., Alter & Pearson, LLC submitted pursuant to Connecticut General Statutes §8-30g. Affordable Housing Land Use Appeals:
 - i. Proposed Text Amendment to the Berlin Zoning Regulations §XI, to add new subsection “Planned Residential Infill Development — Inclusionary Multi-Family Residential Use with a Housing Opportunity or Workforce Housing Component” (*must open 7/8/23*)
 - ii. Proposed site plan for properties at Map 21-2 Block 115 Lot 7, 109 Berlin Turnpike, Lot 8, and Lot 8a, 1934 Berlin Turnpike for Spruce Brook Apartments, 52-unit multi-family development (*must open 7/8/23*)

VII Old Business

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- b. Subdivision Application of M. Konferowicz for 3 residential lots at Map 11-1; Block 127; Lot 16; 235 Wethersfield Road
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VIII Planner Comments

IX Adjournment