**Berlin Planning and Zoning Commission AGENDA**

**july 20, 2023**

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

on Thursday, July 20, 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: 890 4804 4587 Passcode: 061820 \*Data and toll charges may apply

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Schedule Public Hearing**
	1. Moratorium of Cannabis Uses for extension through October 20, 2023

*Suggested Date: August 17, 2023*

1. **Public Hearings**
	1. 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

 (Originally scheduled June 15, 2023) *(must open, 25/65 extension days remaining)*

* 1. Subdivision Application of M. Konferowicz for 3 residential lots at Map 11-1;Block 127; Lot 16; 235 Wethersfield Road *(PH 7/6/2023, Must Close by 8/10/23**)*
	2. Application of Anthony Valenti on behalf of Newport 848 Farmington Avenue LLC for Proposed Text Amendment of the Berlin Zoning Regulations, Section VIII.F. Kensington Overlay Zone, subsection 3.b. Special Permit Uses – Village Core Area 2, and subsection 7. Affordability Guidelines
	3. 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 *(Postponed and re-noticed from 1/6/23)(must open or ext.)*:
		1. Proposed zone text amendment to create new §XI. EE. “Planned Residential Infill Development — Inclusionary Multi-Family Residential Use with a Housing Opportunity or Workforce Housing Component" *(Must Open, rescheduled from 7/8/23, 53/65 ext. days remain)*
		2. Application for site plan approval to permit a fifty-two (52) unit multi-family residential community (Spruce Brook Apartments) on real properties known as 1906 Berlin Turnpike (Map 21-2 Block 115 Lot 7), 1934 Berlin Turnpike (Map 21-2 Block 115 Lot 8) and 0 Berlin Turnpike (Map 21-2 Block 115 Lot 8a) *(Must open, rescheduled from 7/8/23, 53/65 ext. days remain)*
	4. Applications of Little House Living LLC prepared by Christopher J. Smith Esq., Alter & Pearson, LLC submitted pursuant to Connecticut General Statutes §8-30g. Affordable Housing Land Use Appeals:
		1. Proposed zone text amendment to create new §XI. EE. “Planned Residential Infill Development — Inclusionary Multi-Family Residential Use with a Housing Opportunity or Workforce Housing Component"
		2. Application for site plan approval to permit a twenty (20) unit multi-family residential community on real property known as 1676 Berlin Turnpike (Map 22-1 Block 114 Lot 10).
1. **Old Business**
	1. 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

 (Originally scheduled June 15, 2023) *(must open, 25/65 extension days remaining)*

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1. **Commission Business**
	1. Cannabis uses
		1. Public survey discussion and
		2. Receipt of public comment regarding cannabis uses
2. **Planner Comments**
3. **Adjournment**