

BERLIN PLANNING AND ZONING COMMISSION AGENDA - AUGUST 3, 2023

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, August 3, 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

I Call to Order

II Pledge of Allegiance

III Roll Call

IV Request for Bond Release

- a. Request of Earl Wicklund for a bond release, paving of parking lot, 120 Webster Square Road

V Public Hearings

- a. Subdivision Application of M. Konferowicz for 3 residential lots at Map 11-1; Block 127; Lot 16; 235 Wethersfield Road (*PH 7/6/2023*) (*Continued to 8/17/23 at request of applicant*) **NO TESTIMONY ON 8/3/2023**
- b. 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 (*PH opened 7/20/23 must close 8/24/23*)
- c. Sunny Border Subdivision application of Pistol Brook Holdings, LLC for property of Pierre Bennerup and Susan Sawicki at 1709 Kensington Road (Map 20-4; Block 72; Lot 9) to create four residential lots in the R-86 Zone. (*Must open by 8/19/2023*) **POSTPONED TO 8/17/23 Per Agreement with Applicant**
- d. 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 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" (*Opened 7/20/23 must close by 8/24/23*)
 - ii. 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 39/65 extension days remain*)

Continued...

V Public Hearings (*Continued*)

- e. 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: (*must open, 53/65 ext days remain*)
 - i. 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, 53/65 ext days remain*)
 - ii. 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). (*must open, 53/65 ext days remain*)

VI Old Business

- a. Sunny Border Subdivision application of Pistol Brook Holdings, LLC for property of Pierre Bennerup and Susan Sawicki at 1709 Kensington Road (Map 20-4; Block 72; Lot 9) to create four residential lots in the R-86 Zone.
- 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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 - i. 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”
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Continued...

VI Old Business (*Continued*)

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VII Commission Business

- a. Cannabis Discussion
- b. Consideration of re-application fees: application of Joseph Cascio, Mulligan’s Virtual Golf, 586 Deming Road

VIII Planner Comments

IX Adjournment