**Berlin Planning and Zoning Commission AGENDA - AUGUST 17, 2023**

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

on Thursday, August 17, 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 Schedule Public Hearing**

a. Proposed 2 lot subdivision, Lot 15K, Block 17, 0 Heritage Drive

(Expired approval of Paul Prior, suggested date 9/7/23)

**V Approval of Minutes**

a. June 1, 2023 c. July 6, 2023 e. August 3, 2023

b. June 15, 2023 d. July 20, 2023

**VI 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; must close; 58/65 ext days remain)* *(Continued to 8/17/23 at request of applicant)*

b. 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)*

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 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) *(PH opened 8/3/23;must close 9/7; 39/65 ext days remain)*

*Continued…*

**VI Public Hearings (*Continued*)**

d. 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:

*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" *(PH opened 8/3; must close 9/7; 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). *(PH opened*

*8/3; must close 9/7; 53/65 ext days remain)*

e. Moratorium of Cannabis Uses for Extension Through October 20, 2023

**VII 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

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 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"

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)

d. 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:

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"

*Continued…*.

**VII Old Business (Continued)**

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)

e. Moratorium of Cannabis Uses for Extension Through October 20, 2023

**VIII Commission Business**

a. Cannabis Discussion

**IX Planner Comments**

**X Adjournment**