

**BERLIN PLANNING AND ZONING COMMISSION MINUTES**  
**JUNE 15, 2023**

**I Call to Order**

The Town of Berlin, CT Planning and Zoning Commission held a Regular Meeting on Thursday, June 15, 2023, at 7:00 p.m. in the Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT. Attendance at this meeting was in person or available remotely.

**II Pledge of Allegiance**

Those in attendance stood for the Pledge of Allegiance.

**III Roll Call**

Chairwoman Joan Veley

Commissioners June Daly; Andra Millerd; Diane Jorsey; Timothy Zigmont;

Alternate Commissioners Steve Biella, Jr. (via remote, seated); John Diakun (joined the meeting at 7:28 p.m. as noted in the minutes)

Maureen Giusti, AICP, Town Planner

Dylan Willette, ENV SP, Assistant Town Planner

Excused

Commissioners Brian Rogan; Scott Hamel

**IV Review and Approval of Minutes**

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

Tabled to July 6, 2023.

**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*

Commissioner Jorsey moved to schedule the public hearing for July 20, 2023.

Commissioner Zigmont seconded the motion which carried unanimously.

**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

Economic Development Coordinator James Mahoney joined the meeting remotely.

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2023 AUG 14 PM 2:19

Kathy G. Wells

BERLIN, CT.

Ms. Giusti stated the Knights of Columbus had been approved for a senior housing project at the site a number of years ago. The project included a transfer of land to the Housing Authority. As it may be getting closer to development of the parcel, some items need to be clarified, including this lot line revision.

Mr. Mahoney stated the plan has been somewhat modified, including the lot modification for Percival Park adjustments for the conservation easement.

Mr. Joseph Bajorski, Berlin Housing Authority, provided further clarification of the application. He stated trails on the site will be public.

Commissioner Jorsey moved to forward a favorable recommendation to the Town Council. Commissioner Millerd seconded the motion which carried unanimously.

## **VII New Business**

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

Mr. Arthur G. Simonian, P.E. LEED, Executive Director, Mattabassett District, stated the permit is re-approved every 3 years. There are 5,000 to 6,000 c.y. of ash removed each year and brought to a landfill located at Lot 2, Block 75A, Route 9. So far, 130,000 c.y. yards of ash has been brought to the site which has a capacity of 465,00 c.y. Quarterly and annual testing is done to meet state requirement. Trucks, which are water tight and only contain ash which has been drained, leave their location in Cromwell and travel on Route 9, John Downey Drive, and onto Edgewood to the site. An as-built will be provided in a couple of months when the work has been completed in August or September. Any interim and drainage plans will be coordinated with Inlands Wetlands throughout the project.

Commissioner Jorsey moved to approve the application, subject to staff comments. Commissioner Zigmont seconded the motion which carried unanimously.

Commissioner Diakun arrived at the meeting at this time and was seated. The time was 7:28 p.m.

## **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)

Ms. Giusti stated engineering staff has indicated the bond may be released.

Commissioner Jorsey moved to approve the bond release. Commissioner Diakun seconded the motion which carried unanimously.

- 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)

Ms. Giusti stated the project has been completed. The bond may be reduced to \$12,864.00 which would be held for a maintenance bond to be held for twelve months from the completion of the project.

Commissioner Jorsey moved to reduce the bond to its maintenance amount of \$12,864.00. Commissioner Millerd seconded the motion which carried unanimously.

## **IX Public Hearings**

Commissioner Jorsey read the Call of the Hearings.

Commissioner Jorsey moved to next consideration Item c. of the Public Hearings (Subdivision of Cocomo Brothers)

Commissioner Daly seconded the motion which carried unanimously.

Ms. Giusti stated the applicant has requested the public hearing be tabled and continued to July 6, 2023. She stated for the record, if approved, this action would use 21 of the 65 available extension days.

Commissioner Jorsey moved to continue the application to July 6, 2023.

Commissioner Daikin seconded the motion which carried unanimously.

- 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.

Mr. Francesco Gomes, FHI Studio (remote), and Mr. Ken Livingston, FHI Studio, Hartford, CT, represented the Plan of Conservation and Development (POCD) consultant services.

Mr. Livingston stated they have been working with town staff and the public for over two years regarding the 2023 Plan of Conservation and Development and at this time, the POCD is ready for adoption.

Ms. Giusti stated the Capitol Region Council of Governments has submitted their review in which it is stated that CCROG finds no conflict with the regional plan. She noted the letter has been distributed to the commission. *(Later during this public hearing, Commissioner Jorsey read the letter dated June 15, 2023 into the record.)*

Mr. Livingston stated numerous meetings had been held with the commissioners and every opportunity for public input had been made available, including a printed and on-line survey and

web posting of reports. The draft has been posted for over a month. There are six major topic areas. He reviewed goals of the topic areas.

Commissioner Zigmont noted some inaccuracies with regard to the fire stations.

Commissioner Millerd commented there should be verification of some historic buildings noted.

Ms. Mary Catherine Laroche, 26 Woodruff Lane, Kensington, stated she had attended several public meetings regarding the POCD. She stated sidewalks for Percival Avenue and Robbins Road should be considered; priority should be given to the aging water system and preservation of preserving historic buildings. She complimented the work of the final draft of the document.

There were no other public comments.

Chairwoman Veley stated the proposed POCD has addressed all issues, protects the character of town and preservation of open space with consideration given for the growth of the town.

Commissioner Jorsey stated working on the committee for the POCD has been rewarding and the final plan is exceptional in many ways due to the expertise of the consultants.

Ms. Giusti stated the credit page will include the names of all those who participated in the process of the adoption of the plan.

Mr. Livingston addressed the comments of the commissioners and Ms. Laroche.

Commissioner Jorsey moved to close the public hearing.

Commissioner Diakun seconded the motion which carried unanimously.

- 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;)

The commission reviewed the latest revision to the proposal.

For the record, Ms. Giusti stated this item has had testimony over several hearings and reminded the voting commissioners they need to have reviewed the entire record. Commissioner Diakun recused himself from voting as he is the newest commissioner and had not reviewed all the meetings.

The commissioners reviewed the updates.

Commissioner Jorsey moved to close the public hearing.

Commissioner Millerd seconded the motion which carried unanimously.

- c. 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  
The applicant has requested this item be tabled. No discussion or action.

No discussion or action. Continued to July 6, 2023.

## **X Old Business**

- 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.

Commissioner Zigmont moved to approve the 2023 Plan of Conservation and Development, with correction to information regarding the fire departments.

Commissioner Jorsey seconded the motion which carried unanimously.

- 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;)

Commissioner Zigmont moved to continue this agenda item to July 6, 2023.

There was no second of his motion. Commissioner Zigmont withdrew the motion.

Commissioner Jorsey moved to approve the application, subject to revisions as discussed at this evening's meeting.

Commissioner Millerd seconded the motion.

The motion carried unanimously, with one abstention (Commissioner Daikin)

- c. 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

No discussion or action taken.

## **XI Planner Comments**

Ms. Giusti stated the intention at the June 1, 2023 Planning and Zoning Commission, as well as that of the Town Attorney, was to schedule the date for the public hearings as July 20, 2023 for the following two applications:

- Site Plan Application, of Sprucebrook Apartments of Patrick Snow, 1906 Berlin LLC at 1906 Berlin Turnpike for demolition of all existing structures and pavements as proposed

by infilling, grading and construction of multi family structures various underground utilities and paved parking areas.

- Site Plan Application, for the Bungalows at 1676 Berlin Turnpike for a 20 unit multi-family residential community

The date for each public hearing should be July 20, 2023, as stated in the notice sent to the Herald for publication.

She reviewed some other topics:

- Garden Center – Chamberlain Highway  
Inquiries coming in – The commission may consider clarification and modification to interpretation of permitted uses
- Bottle and Can Return Center (Redemption Center) – seems to fit industrial locations if large scale
- Bennerup property on Chamberlain Highway has been sold.
- Complaints regarding the fill permit on Southington Road have been addressed.
- Eversource – proposed slight modification to fencing at the Training Facility – The commission indicated administrative staff review was appropriate for the modification.

## **XII Adjournment**

Commissioner Jorsey moved to adjourn.

Commissioner Millerd seconded the motion which carried unanimously.

The time was 10:00 p.m.

Respectfully submitted,

Frances M. Semnoski

Recording Secretary