**Berlin Planning and Zoning Commission**

**AGENDA - September 21, 2023**

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

on Thursday, September 21, 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

Previous meeting recordings are available for viewing on the Town’s YouTube Channel:

[Town of Berlin, Connecticut - YouTube](https://www.youtube.com/channel/UC5AtkQIY7aNVJEd6S4XWhzA)

**I Call to Order**

**II Pledge of Allegiance**

**III Roll Call**

**IV Commission Business**

1. Request regarding approved Bennerup resubdivision of 1829 Orchard Road to excuse installation of underground utilities for the new residential lot #10-1, 1845 Orchard Road per Berlin Subdivision Regulations §52:033

**V Public Hearings**

 a. Extension of Special Permit per BZR §XI.P., Berlin Lions Agricultural Fair, Inc., 410 Beckley Road, new event: Christmas trees display event

b. 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

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, 8/17, 9/7; must close; 25/65 ext days remain)*

 c. 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, 8/17; must close; 39/65ext. days remain)*

 *Continued…*

**V Public Hearings (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).

*(PH opened 8/3, 8/17; must close; 39/65 ext days remain)*

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

*(PH 7/6/2023, 8/17/2023,; must close; 23/65 ext days remain)*

 e. 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.

*(PH 8/17/2023, must close 9/21)*

 f. Proposed re-subdivision of Paul Prior, Jr. for two lots at 0 Heritage Drive,

 Map 25-1; Block 17; Lot 15K. (request to reapprove expired approval)

**VI Old Business**

1. Extension of Special Permit per BZR §XI.P., Berlin Lions Agricultural Fair, Inc., 410 Beckley Road, new event: Christmas trees display event
2. 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"

*(PH 7/20, 8/3, 8/17, closed 9/7/2023, must decide 11/11/2023)*

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)

1. 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…*

**VI 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)

 d. 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.

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

 f. Proposed re-subdivision of Paul Prior, Jr. for two lots at 0 Heritage Drive,

 Map 25-1; Block 17; Lot 15K. (request to reapprove expired approval)

**VII Planner Comments**

**VIII Executive Session**

1. *Discuss the status of the pending litigation of Little House Living, LLC v. Berlin Planning & Zoning Commission and Town of Berlin (Docket No. HHD-CV23-6165456-S) and 550-554 Berlin Turnpike Associates, LLC v. Berlin Planning & Zoning Commission and Town of Berlin (Docket No. HHD-CV23-6170450-S), and possible action relating to same.*
2. *Consider whether to convene in executive session to discuss the status of the pending litigation of Little House Living, LLC v. Berlin Planning & Zoning Commission and Town of Berlin (Docket No. HHD-CV23-6165456-S) and 550-554 Berlin Turnpike Associates, LLC v. Berlin Planning & Zoning Commission and Town of Berlin (Docket No. HHD-CV23-6170450-S).*

**IX Adjournment**