**Berlin Planning and Zoning Commission**

**SPECIAL MEETING NOTICE and AGENDA**

**September 28, 2023**

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

on Thursday, September 28, 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)

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **CGS §8-24 Municipal Improvement Referral**

Wigwam Road acquisition – modification to previous reviewed referral

1. **Public Hearings** 
   1. 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; 9/21)*

*(Ext to close provided to 10/12 when 4/65 ext. days will remain)*

* 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:

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; 9/21)*

*(Ext to close provided to 10/12 when 18/65 ext. days will remain)*

1. **Old Business**
   1. 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:

* + 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" *(PH 8/3, 8/17, closed 9/21)*

*(must decide 11/25/23)*

* + 1. 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. **Commission Business**
   1. Discussion of Text Amendments:
      1. Cannabis uses
      2. Building Square
      3. Family Child Care facilities
      4. Garden Center use
   2. Discussion of PZC By-Laws provisions
2. **Planner Comments**

Assisted living development inquiry

Commissioner Training requirement reminder: log and report to staff

Pending permitting

1. **Executive Session**
2. *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.*
3. *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).*
4. **Adjournment**