**Berlin Planning and Zoning Commission**

**AGENDA**

**October 19, 2023**

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

on Thursday, October 19, 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**
	1. Renovating the Police Department by utilizing the former firearms training range and Board of Education storage area in the Town Hall.
5. **Commission Business**
	1. Request to Town Council for an amendment to the contract with FHI Studios concerning amendments to the Zoning Ordinance for development of proposed text amendments as identified in the FHI Zoning Review relating to Affordable Housing as recommended in the POCD and AHP
6. **Public Hearings**
	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, 9/28, 10/12)*

*(Ext to close provided to 10/19 when 11/65 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)

 *(PH 8/3/23, 8/17, 9/7; 9/21, 9/28, closed 10/12)*

 *(must decide by 12/16/2023. 4/65 ext. days 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:

* + 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 by 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. **Planner Comments**
2. **Adjournment**