**Berlin Planning and Zoning Commission**

**AGENDA**

**November 16, 2023**

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

on Thursday, November 16, 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. **Public Hearings** 
   1. Proposed text amendments of Planning and Zoning staff to amend by updating sections of the Berlin Zoning Regulations referencing family day care to include family and group child care homes in accordance with the requirements of subsection (b) of Public Act 23-142. *(postponed from 11/2/2023)*
   2. Proposed text amendments of Planning and Zoning staff at the direction of the Planning and Zoning Commission to the Berlin Zoning Regulations §IV.A.22. Lot Dimensions, and Subdivision Regulations §53:00 Lots, to clarify application of building square requirements. *(postponed from 11/2/2023)*
   3. Subdivision application of Michael Honeyman for 11 lots at MBL 8-3-52-1, on the east side of High Road and Glenn Street. *(must open 11/25)*
5. **Old Business**
   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, 39/65 ext. days remain)*

* + 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)

*(PH opened 8/3, 8/17; 9/21, 9/28, 10/12, closed 10/19)*

*(must decide by 12/23/2023, 11 ext. days remain)*

* 1. Proposed text amendments of Planning and Zoning staff to amend by updating sections of the Berlin Zoning Regulations referencing family day care to include family and group child care homes in accordance with the requirements of subsection (b) of Public Act 23-142.

* 1. Proposed text amendments of Planning and Zoning staff at the direction of the Planning and Zoning Commission to the Berlin Zoning Regulations §IV.A.22. Lot Dimensions, and Subdivision Regulations §53:00 Lots, to clarify application of building square requirements.
  2. Subdivision application of Michael Honeyman for 11 lots at MBL 8-3-52-1, on the east side of High Road and Glenn Street.

1. **Planner Comments**
2. **Executive Session**
3. Discuss the status of the pending litigation of 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.
4. Consider whether to convene in executive session to discuss the status of the pending litigation of 550-554 Berlin Turnpike Associates, LLC v. Berlin Planning & Zoning Commission and Town of Berlin (Docket No. HHD-CV23-6170450-S).
5. 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 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)

1. **Adjournment**