**Berlin Planning and Zoning Commission**

**AGENDA**

**December 7, 2023**

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

on Thursday, December 7, 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. **Bond Reductions & Releases**
	1. 10 Steele Boulevard – Mixed use building development site bond reduction.
	2. 30-36 Commerce Street site bond release for planting installed 2022 per settlement agreement.
	3. 239 Christian Lane – site bond release landscaping.
5. **New Business**
	1. Site Plan Amendment application of James Cassidy representing Nadeau Realty Group LLC for construction of a 9600 sf industrial building and related site improvements at 384 Deming Road MBL 10-2-83-11B in the BT-1 zone. *(must decide 12/9/23)*
	2. Site Plan Amendment application of James Cassidy, representing Nadeau Group LLC for construction of a 4500 sf industrial building and related site improvements at 370 Deming Road, MBL 10-2-83-10 in the BT-1 zone. *(must decide 12/9/23)*
6. **Public Hearings**
	1. Proposed 2-lot subdivision by Eric Kucharczyk, Oak Land Developers LLC for an additional building lot at 65 Savage Hill Road, MBL 17-3-143-1A in the R-15 zone. *(must open12/7/23, 39/65 ext days remain)*

* 1. Special Permit use application of Richard Pentore, Esq. for All Dry Services of Conn & RI for proposed Building Services use at 600 Four Rod Road unit #2, MBL 15-3-90-6-1-2 property of Four Rod Holdings LLC in the PI-2 zone. *(must open 1/6/24) Schedule for 1/18 at request of applicant*
1. **Commission Business**
2. Zoning review of Building Permit application of City of New Britain for construction of solar panels on New Britain Land Fill at 0 Deming Road, MBL 10-1-83-2 in the GI-2 zone as approved by CT Siting Council.
3. Comments to CT Siting Council Notice regarding for construction of ground mounted solar panels on vacant property of Tritec Americas LLC at 0 Chamberlain Hwy, MBL 30-2-74-40.
4. **Old Business**
	1. Proposed 2-lor subdivision by Eric Kucharczyk, Oak Land Developers LLC for an additional building lot at 65 Savage Hill Road, MBL 17-3-143-1A in the R-15 zone. *(must open12/7/23, 39/65 ext days remain)*
	2. Special Permit use application of Richard Pentore, Esq. for All Dry Services of Conn & RI for proposed Building Services use at 600 Four Rod Road unit #2, MBL 15-3-90-6-1-2 property of Four Rod Holdings LLC in the PI-2 zone. *(must open 1/6/24)*
	3. 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 12/7/23, 27/65 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, 11/65 ext. days remain)*

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.
6. 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)
7. Discuss the status of the pending litigation of 1906 Berlin LLC , LLC v. Berlin Planning & Zoning Commission and Town of Berlin and possible action relating to same.
8. Consider whether to convene in executive session to discuss the status of the pending litigation of 1906 Berlin LLC v. Berlin Planning & Zoning Commission and Town of Berlin
9. Discuss the status of the pending litigation of David Lewczyk, et al. v. Planning and Zoning Commission of Town of Berlin, et. al. (Docket No. HHB-CV23-6082532-S) and possible action relating to same.
10. Consider whether to convene in executive session to discuss the status of the pending litigation David Lewczyk, et al. v. Planning and Zoning Commission of Town of Berlin, et. al. (Docket No. HHB-CV23-6082532-S)
11. **Adjournment**