**Berlin Planning and Zoning Commission**

**Special Meeting AGENDA**

**December 14, 2023**

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

on Thursday, December 14, 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. 30-36 Commerce Street site bond release for planting installed 2022 per settlement agreement.
	2. Request of Matt Auchy, Project Manager, StanChem Resins for release of site bond held for improvements related to the construction of the tank garage at 401 Berlin Street, East Berlin.
5. **Discussion with FHI Studios** concerning development of text amendments as identified in the FHI Zoning Review relating to Affordable Housing as recommended in the POCD and AHP.
6. **Commission 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, continued from 12/7/23 using 5/65 ext. days)*

* 1. 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, continued from 12/7/23 using 5/65 ext. days)*

* 1. Site plan amendment application of NCBP East Berlin LLC for property at 191 Commerce Street for outside storage and related site improvements in the PI zone.

*(Must decide 12/23/23)*

1. **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:

***No discussion to be had or decision to be made at this meeting on these applications. An extension has been provided by applicant and public comment will be received on a proposed Stipulation for Judgment at a special meeting to be held Wednesday, December 20, 2023 at 7:00 PM in Town Council Chambers. The draft Stipulation will be posted on the Town website on December 15, 2023.***

* + 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 1/3/2024 using 65/65 ext days)*

* + 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 1/3/2024 using 65/65 ext days)*

1. **Executive Session**
2. 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.
3. 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).
4. 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.
5. 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)
6. **Adjournment**