**Berlin Planning and Zoning Commission**

**Special Meeting NOTICE and AGENDA**

**December 20, 2023**

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

on Wednesday, December 20, 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. **Executive Session and Public Comment and Possible Action on Proposed Stipulation for Judgment**

[The proposed Stipulation for Judgment with site plan set and architecturals are posted on the Town of Berlin’s website at <https://www.berlinct.gov/> at the Planning and Zoning Commission’s page which can be accessed through the “Government” tab on the website’s homepage, and available for viewing at the  Planning and Zoning Department at the Berlin Town Hall, 240 Kensington Road.]

Discuss the status of the pending litigation and proposed Stipulation for Judgment in Little House Living, LLC v. Planning and Zoning Commission of Town of Berlin (Docket No. HHD-CV23-6165456-S), concerning the real property located at 1676 and 1688 Berlin Turnpike (Map 22-1 Block 114 Lot 22), Berlin, Connecticut, and possible action by the Commission related to same. Members of the public can participate and offer their comments on the Stipulation for Judgment to the Commission.

1. Consider whether to convene in executive session to discuss the status of the pending litigation and proposed Stipulation for Judgment in Little House Living, LLC v. Planning and Zoning Commission of Town of Berlin (Docket No. HHD-CV23-6165456-S).
2. **Deliberation Session**

Discussion and possible decision on proposed Stipulation for Judgment in Little House Living, LLC v. Planning and Zoning Commission of Town of Berlin (Docket No. HHD-CV23-6165456-S), concerning the real property located  at 1676 and 1688 Berlin Turnpike, Berlin, Connecticut.

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:

* + 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. **Adjournment**