**Berlin Planning and Zoning Commission**

**AGENDA**

**January 18, 2024**

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

on Thursday, January 18, 2024, 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. **Approval of Meeting Minutes**
	1. **December 20, 2023**
5. **Bond Reductions & Releases**
	1. 30-36 Commerce Street site bond release for planting installed 2022 per settlement agreement. *(Pending satisfactory inspection; continued from 12/14)*
6. **Commission Business**
	1. Site Plan Amendment application of Jeffrey Michaud, Complete Sheet Metal, LLC for construction of aa 1250 s.f. attached storage shed on the north side of the manufacturing building 496 Four Rod Road, MBL 15-1-90-6-3 in the PI-2 zone. *(must decide2/24/24)*
7. **Public Hearings**
	1. Request for approval of a new event to the Special Permit use of The Berlin Lions Agricultural Fair, Inc., 410 Beckley Road for Connecticut Pickle Festival by Made in Connecticut Expo to be held July 13-14, 2024.
	2. Special permit with site plan application of Tom Coccomo, Coccomo Bros for proposed Garden Center use of Walpole at 398 Chamberlain Highway, MBL 8-3-12F-6A property of Datt Investments LLC, in the R-21 Zone. *(must open 1/20/24)*
8. **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:

***Deliberation of applications will be continued due to terms of pending Stipulation for Judgement. An extension has been provided by the applicant, No court date has been set for hearing on Stipulation.***

* + 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)*
		2. 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)*

* 1. Request for approval of a new event to the Special Permit use of The Berlin Lions Agricultural Fair, Inc., 410 Beckley Road for Connecticut Pickle Festival by Made in Connecticut Expo to be held July 13-14, 2024.
	2. Special permit with site plan application of Tom Coccomo, Coccomo Bros for proposed Garden Center use of Walpole at 398 Chamberlain Highway, MBL 8-3-12F-6A property of Datt Investments LLC, in the R-21 Zone.
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**