**Berlin Planning and Zoning Commission**

**AGENDA**

**February 1, 2024**

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

on Thursday, February 1, 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. **Election of Officers**
5. **Approval of Meeting Minutes**
	1. **December 20, 2023**
	2. **January 18, 2024**
6. **Receipt of new applications and scheduling of Public Hearings as required or necessary:**
	1. Applications of Nicholas Morizio c/o Colliers International prepared by Attorney Timothy Sullivan for:
		1. Application for site plan amendment approval for property at 550-554 Berlin Turnpike
		2. 2-part applications submitted pursuant to CGS §8-30g for
			1. Text Amendment to create new section “Berlin Turnpike Multi-Family Workforce Housing Development; and,
			2. Site plan approval for multi-family housing development at 522 Berlin Turnpike.
	2. Application of Kevin Budney for site plan amendment approval for a new building at 127 New Park Drive.
	3. Application for Zone Map amendment approval of Anja Skehan, Carys Real LLC to rezone 1100 Berlin Turnpike and rear portion of 857 Worthington Ridge to the BT-1 Zone. (must open PH by 4/6/2024)
	4. Application for Zone Map amendment approval of A. Pavna Kumar to rezone properties at 1309 Berlin Turnpike, 1251 Berlin Turnpike and 115 Middletown Road to the BT-1 Zone. (must open PH by 4/6/2024)
	5. Application for site plan amendment approval of B. McPhail, Solect Energy Development LLC for rooftop solar installation at Bright Feed, 76 Fuller Way.
7. **Commission Business**
	1. Extension of 90 days to record approved 3-lot resubdivision of Konferowicz, 235 Wethersfield Road. *(deadline to record 2/2/2024, extension allows to 4/2/2024)*
	2. Extension of 90 days to record approved 4-lot subdivision of Pistol Brook Holdings, LLC 1709 Kensington Road *(deadline to record 2/2/2024, extension allows to 4/2/2024)*
8. **Public Hearings**
	1. 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.

*(Opened 1/18/2024, must close by 2/22/2024)*

* 1. Proposed text amendment of Ed Egazarian to amend Berlin Zoning Regulations §VI.G.2., Berlin Turnpike-1 (BT-1) Site plan uses with new subsection to allow teaching the art of dance, and with amendment of Planning and Zoning staff to include “schools operated for profit, studios of dance, photography, graphic design., painting and similar artistic endeavors”. *(must open by 2/24/2024)*
	2. Proposed text amendment of FHI Studio and Planning and Zoning staff to amend Berlin Zoning Regulations §XI.Q. Special Regulations, Housing for elderly persons and §II.B Definitions to support affordable housing development for elderly persons and modify the definition of affordable housing.
1. **Deliberations**
	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)*

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	2. Proposed text amendment of Ed Egazarian to amend Berlin Zoning Regulations §VI.G.2., Berlin Turnpike-1 (BT-1) Site plan uses with new subsection to allow teaching the art of dance, and with amendment of Planning and Zoning staff to include “schools operated for profit, studios of dance, photography, graphic design., painting and similar artistic endeavors”.
	3. Proposed text amendment of FHI Studio and Planning and Zoning staff to amend Berlin Zoning Regulations §XI.Q. Special Regulations, Housing for elderly persons and §II.B Definitions to support affordable housing development for elderly persons and modify the definition of affordable housing.
1. **Planner’s 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. **Adjournment**