**Berlin Planning and Zoning Commission**

**AGENDA**

**February 15, 2024**

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

on Thursday, February 15, 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. February 1, 2023
5. **Commission Business**
   1. Site plan application of John Gagas, StanChem Polymers, Inc. prepared by Triton Environmental Inc. for a storage tank area and related site improvements at 401 Berlin Street, East Berlin, property of Stanconn LLC in the PI zone.
6. **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, 2/1/2024) (must close by 2/22/2024)*

* 1. Special permit with site plan amendment application of David Camacho, Camacho Enterprises, LLC to add a proposed Automotive Used Dealer Use per Berlin Zoning Regulations §§ VI.G.3.g., and XI.R. at 86 Woodlawn Road, property of J and S Enterprises Inc, in the BT-1 Zone. *(must open 4/20)*

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)*

* 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.
  2. Special permit with site plan amendment application of David Camacho, Camacho Enterprises, LLC to add a proposed Automotive Used Dealer Use per Berlin Zoning Regulations §§ VI.G.3.g., and XI.R. at 86 Woodlawn Road, property of J and S Enterprises Inc, in the BT-1 Zone.

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**