

BERLIN PLANNING AND ZONING COMMISSION
AGENDA
MARCH 7, 2024

***REVISED 3/6/2024**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, March 7, 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://berlincnct-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](#)

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Approval of Meeting Minutes

- a. February 15, 2023

v. Commission Business

a. *Bond Reduction/Releases

i. 1685 Orchard Road-Priority LLC Site Bond

- b. Site plan amendment application of Brian McPhail, Solect Energy Development LLC, to install commercial roof mounted solar panels at Brightfeeds, 76 Fuller Way, property of 76 Fuller Way LLC in the GI zone. *(must decide 4/6/2024)*

VI. Public Hearings

- a. Zoning Map amendment application of Pavan Kumar, member Rajarajeshwari Realty LLC/ SHRI Vijayalakshmi LLC to change the zone of 1251 Berlin Turnpike (16-3-138-18A) from SP-DD to Berlin Turnpike-1 (BT-1) Zone, and 1309 Berlin Turnpike (16-3-138-1) and 115 Middletown Road (16-3-138-18) from R-15 to Berlin Turnpike-1 (BT-1) Zone. *(must open 4/6/2024)* **TO BE POSTPONED TO THE MEETING OF 3/21/2024 (at the request of the applicant)**
- b. 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 4/20/2024)*
- b. Zoning map amendment application of Anja Skehan, on behalf of Carys Real LLC to change the zone of 1100 Berlin Turnpike (16-1-106-17) and portion of 857 Worthington Ridge (16-1-106-18) from Berlin Turnpike-2 (BT-2) to Berlin Turnpike-1 (BT-1) Zone. *(must open 4/6/2024)*

VII. Deliberations

- a. 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.
 - i. 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)
 - ii. 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)
- b. 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.
- c. Zoning map amendment application of Anja Skehan, on behalf of Carys Real LLC to change the zone of 1100 Berlin Turnpike (16-1-106-17) and portion of 857 Worthington Ridge (16-1-106-18) from Berlin Turnpike-2 (BT-2) to Berlin Turnpike-1 (BT-1) Zone.

VIII. Planner’s Comments

IX. Executive Session

- a. 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.
- b. 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).
- c. Discuss the status of the pending litigation of 1906 Berlin LLC v. Planning and Zoning Commission of Town of Berlin (Docket No. HHD-CV24-6178446-S), and possible action relating to same.
- d. Consider whether to convene in executive session to discuss the status of the pending litigation of 1906 Berlin LLC v. Planning and Zoning Commission of Town of Berlin (Docket No. HHD-CV24-6178446-S)

X. Adjournment