

**BERLIN PLANNING AND ZONING COMMISSION
AGENDA
MARCH 21, 2024**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, March 21, 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 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. March 7, 2023
- b. correction to January 18, 2024

V. Commission Business

- a. Bond Reduction/Releases
 - i. Request of staff to call the subdivision bond of Katherine Kasiski Estate, for 771 Norton Road for the Town completed installation of sidewalks.
 - ii. Request for release of site bond for landscape maintenance held for AIM Partners, Focus Physical Therapy Phase 2 at 1138- 1156 Farmington Ave.
- b. Certificate of Zoning Compliance -for Indoor Retail Market Place of Kristen Yousef at 945 Farmington Avenue, property of FAVTO Realty LLC in the CCD-2 Zone.
- c. Site plan application of Kevin Budney, for a 5000-sf addition to an existing building and related site improvements, and construction of a stormwater management system, at 127 New Park Drive, property of Kevin M. Budney Lifetime Trust, in the BT-1 Zone.

VI. Public Hearings

- a. 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 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)*
- c. Applications of Nicholas Morizio c/o Colliers International prepared by Attorney Timothy Sullivan at properties owned by 550-554 Berlin Turnpike Associates LLC in the BT-1 Zone for:

- i. Application for site plan amendment approval for property at 550-554 Berlin Turnpike (*must open 4/6/2024*)
- ii. 2-part applications submitted pursuant to CGS §8-30g for
 - 1.) Text Amendment to the Berlin Zoning Regulations to create a new section “Berlin Turnpike Multi-Family Workforce Housing Development” and,
 - 2.) Site plan approval for a multi-family housing development at 522 Berlin Turnpike. (*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 Judgment. An extension has been provided by the applicant. The date for the required court hearing on Stipulation has been set for April 1, 2024 and the public can attend and participate. Please contact the Planning and Zoning Department with any questions.
 - 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. (*must open 4/20*)
- c. 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*)
- d. Applications of Nicholas Morizio c/o Colliers International prepared by Attorney Timothy Sullivan at properties owned by 550-554 Berlin Turnpike Associates LLC in the BT-1 Zone for
 - i. Application for site plan amendment approval for property at 550-554 Berlin Turnpike
 - ii. 2-part application submitted pursuant to CGS §8-30g for 1.) Text Amendment to the Berlin Zoning Regulations to create a new section “Berlin Turnpike Multi-Family Workforce Housing Development”, and 2.) Site plan approval for a multi-family housing development at 522 Berlin Turnpike.

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