

**TOWN OF BERLIN ZONING BOARD OF APPEALS**  
**Meeting Agenda**  
**March 26, 2024      7:00 p.m.**

The Berlin Zoning Board of Appeals will hold a meeting with Public Hearings on Tuesday, March 26, 2024 at 7:00 p.m. in the Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT. \*Interested parties may join and participate in person or remotely by video or telephone as provided below.

**Join Zoom video conference:\***

<https://berlinc-t-gov.zoom.us/j/83762882862?pwd=dzdIK1hZTDdTN0lDR2ozazA1eJpQT09>

**Meeting ID:** 837 6288 2862    **Passcode:** PZ100

**Join by phone:\*** 1 929 205 6099 **Meeting ID:** 837 6288 2862    **Passcode:**576531

\*Data and toll charges may apply.

**I.    Call to Order**

**II.   Election of Officers**

**III.   Public Hearings:**

**A.   ZBA #2024-02, 218 New Britain Road, Map 3-3 Block 24A Lot 44**

Maroun G. Zoghbi, Esq., is requesting a determination to allow a continuance of a non-conforming use to be operated by a new business, for a used car dealer operating at 218 New Britain Road per Berlin Zoning Regulations Section IV.C.3.e. The property is owned by 100 Harding Holdings LLC and is zoned CCD-1.

**IV.   Regular Meeting**

**A.   ZBA #2024-02, 218 New Britain Road, Map 3-3 Block 24A Lot 44**

Maroun G. Zoghbi, Esq., is requesting a determination to allow a continuance of a non-conforming use to be operated by a new business, for a used car dealer operating at 218 New Britain Road per Berlin Zoning Regulations Section IV.C.3.e. The property is owned by 100 Harding Holdings LLC and is zoned CCD-1.

**V.    Approval of Minutes**

January 30, 2024 (Francalangia, Mazzotta, Simonetta, Whiteside)

February 27, 2024 (Tubbs, Mazzotta, Simonetta, Matson)

**VI.   Commission Business**

**VII.   Adjournment**