

**BERLIN PLANNING AND ZONING COMMISSION
AGENDA
APRIL 4, 2024**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, April 4, 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. November 16, 2023
- b. March 21, 2024

V. Receipt of New Applications and Scheduling of Public Hearings as Required or Necessary

- a. Subdivision application of Coccomo 2 LLC for a 2-lot subdivision of 44 Randeckers Ln for a lot created at 0 Club Drive. *(must open 5/4/2024) (suggested date: May 2)*
- b. Special permit with site plan application of Harrison Poltorak, at 232 Mill Street, for Rebel Dog Coffee Co. Berlin, in the CCD-2 Zone. *(must open 6/8/2024) (suggested date TBD)*
- c. Site plan amendment application of Jon Bonet of JB Construction Solutions LLC, for a proposed addition at 830 Berlin Turnpike, in the CCD-1 Zone. *(must decide 6/8/2024)*
- d. Letter proposing a text amendment to the Berlin Zoning Regulations regarding livestock and poultry, from Pamela Lavery, received on 3/12/2024.

VI. Commission Business

- a. Site plan amendment application of Joe DeCiucels, for the construction of a 40' x 70' steel building for storage and related site improvements, at 855 Berlin Turnpike, property of Joe DeCiucels of Nu-Face Home Improvements, in the CCD-1 Zone. *(must decide 3/23/2024, ext to April 2024)*

VII. 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. *(opened 3/21/24, must close 4/25/2024)*

VIII. 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 22, 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. Site plan amendment application of Joe DeCiucels, for the construction of a 40' x 70' steel building for storage and related site improvements, at 855 Berlin Turnpike, property of Joe DeCiucels of Nu-Face Home Improvements, in the CCD-1 Zone. (*must decide 3/23/2024*)
- c. 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*)
- d. 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*)

IX. Planner's Comments

X. Adjournment