

**BERLIN PLANNING AND ZONING COMMISSION
AGENDA
MAY 2, 2024**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, May 2, 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. April 18, 2024 (Veley, Jorsey, Daly, Millerd, Zigmont, Rogan, Diakun)

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

- a. Special permit with a site plan amendment application of Rashaan Rankins, Spotless Motorsports, to add the sales of used cars at 102 Langdon Court, in the GC Zone. (*must open 7/6/2024, suggested date TBD*)
- b. Site plan amendment application of Tom Cocomo, Cocomo Bros, to construct an addition with a propane filling station at 212 Old Brickyard Lane, in the PI Zone. (*must decide 7/6/2024*)

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. (*opened 4/18, must close 5/23*)
- b. Subdivision application of Cocomo II LLC for a 2-lot subdivision of 44 Randeckers Ln (MBL 2-3-3-5) for a lot created at 0 Club Drive. (*must open 5/4/2024*)
- c. Special permit with site plan amendment application of Harrison Poltorak, at 232 Mill Street, for Rebel Dog Coffee Co. Berlin, in the CCD-2 Zone. (*must open 6/8/2024*)
***Applicant has requested the Public Hearing be postponed until 5/16/2024**
- 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*)

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 not been scheduled and the public can attend and participate. Please contact the Planning and Zoning Department with any questions.

VII. Deliberations

- 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. (*opened 4/18, must close 5/23*)
- b. Subdivision application of Coccomo II LLC for a 2-lot subdivision of 44 Randeckers Ln (MBL 2-3-3-5) for a lot created at 0 Club Drive.
- c. Special permit with site plan amendment application of Harrison Poltorak, at 232 Mill Street, for Rebel Dog Coffee Co. Berlin, in the CCD-2 Zone.

****Applicant has requested the Public Hearing be postponed to 5/16/2024***

- d. 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*)
- e. 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
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 not been scheduled and the public can attend and participate. Please contact the Planning and Zoning Department with any questions.
 - i. Application for site plan amendment approval for property at 550-554 Berlin Turnpike
 - 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.

VIII. Planner's Comments

IX. Executive Session

- a. 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.
- b. 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