**Berlin Planning and Zoning Commission**

**AGENDA**

**May 30, 2024**

The Town of Berlin, CT Planning and Zoning Commission will hold a Special Meeting

on Thursday, May 30, 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://berlinct-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](https://www.youtube.com/channel/UC5AtkQIY7aNVJEd6S4XWhzA)

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Meeting Minutes**
   1. May 2, 2024 (Jorsey, Daly, Zigmont, Rogan, Hamel, Paszczuk, Biella)
5. **Commission Business**
   1. Extension of 90 days to record approved 4-lot subdivision of Pistol Brook Holdings, LLC, 1709 Kensington Road (Ext allows to 7/31/2024)
   2. Special permit modification application of Peter LaPointe on behalf of Colvest/Kensington LLC for a change of use to allow fast food use (Jersey Mike’s) at 1041B Farmington Avenue, property of Colvest/Kensington LLC in the CCD-2 Zone. *(must decide 7/20/2024)*
   3. Site plan amendment application of Leone Realty & Development, LLC, for proposed parking modifications and drainage improvements at 63 Fuller Way in the GI Zone. *(must decide 6/22/2023)*
   4. Restoration plan- conservation area encroachment- DeCormier Woods subdivision, Brittany’s Path adjacent to Lot 13-1
6. **Public Hearings**
   1. 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 & S Enterprises Inc, in the BT-1 Zone. *(opened 4/18, must close 5/23, 7/65 extension days used)*
   2. 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. *(must open 5/4/2024, 26/65 extension days used)*
   3. 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)*
   4. Application of Tom Coccomo, Coccomo Bros, to construct an addition, add a propane filling station, and Walpole’s use at 166 (unit at 212) Old Brickyard Lane, in the PI Zone. *(must open 7/6/2024)*

**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 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.***

1. **Deliberations**
   1. 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 & S Enterprises Inc, in the BT-1 Zone.
   2. 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.
   3. 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.
   4. Application of Tom Coccomo, Coccomo Bros, to construct an addition, add a propane filling station, and Walpole’s use at 166 (unit at 212) Old Brickyard Lane, in the PI Zone.
   5. 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.***

* + 1. 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)*
    2. 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)*
  1. 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.

1. **Planner’s Comments**
2. **Adjournment**