**Berlin Planning and Zoning Commission**

**AGENDA**

**June 6, 2024**

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

on Thursday, June 6, 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. November 2, 2023 (Veley, Jorsey, Millerd, Rogan, Zigmont, Hamel, Daly, Biella, Diakun)
   2. December 7, 2023 (Rogan, Daly, Jorsey, Millerd, Zigmont, Veley, Diakun, Biella)
   3. December 14, 2023 (Veley, Jorsey, Daly, Millerd, Zigmont, Biella)
   4. May 30, 2024 (Daly, Zigmont, Jorsey, Rogan, Millerd, Hamel, Diakun, Biella)
5. **Commission Business**
   1. In accordance with §8-24 of the Connecticut General Statutes, review and recommendation regarding proposed sidewalk connections around Berlin High School, McGee Middle School, Willard Elementary School, and Hubbard Elementary School.
   2. Review of new Special Event - St. Paul Parish Summer Concert at 462 Alling Street on July 18, 2024
   3. Review of proposed modifications for Landscape screening of mechanical installation at Precision Punch, 304 Christian Lane, property of Punch Realty LLC in the GI-2 zone.
   4. Site plan amendment application of Jon Bonet, JB Construction Solutions LLC, to construct a 1313 sf front addition and related site improvements, at 830 Berlin Turnpike, MBL 10-4-105-11A and Lot 10, properties of David R. George and Catherine Labadia, in the CCD-1 Zone.
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, 14/65 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. *(opened 5/30/2024, must close 7/4/2024, 33/65 extension days used)*
   3. 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:
      1. Application for site plan amendment approval for property at 550-554 Berlin Turnpike *(must open 4/6/2024)*
      2. 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. *(must open 4/6/2024)*

***\*These applications have been continued to the June 20 meeting\****

***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 June 18, 2024 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. 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 required court hearing on Stipulation has been held. 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 for:
     1. Application for site plan amendment approval for property at 550-554 Berlin Turnpike *(must open 4/6/2024)*
     2. 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. *(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 been set for June 18, 2024 and the public can attend and participate. Please contact the Planning and Zoning Department with any questions.***

1. **Planner’s Comments**
   1. Economic Development Director – business inquiry update
   2. Misc Matters.
2. **Executive Session**
   1. 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.
   2. 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).
   3. 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.
   4. 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).
3. **Adjournment**