**Berlin Planning and Zoning Commission**

**AGENDA**

**June 20, 2024**

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

on Thursday, June 20, 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 6, 2023 (Veley, Daly, Hamel, Jorsey, Millerd, Rogan, Zigmont, Diakun, Biella)
   2. June 6, 2024 (Veley, Daly, Zigmont, Jorsey, Rogan, Diakun, Biella)
5. **Public Hearings**
   1. 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, 47/65 extension days used)*
   2. Special permit with site plan amendment application of Rashaan Rankins, Spotless Motorsports, to add the sales of used cars per Berlin Zoning Regulations §§VI.F. and XI.R. at 102 Langdon Court, property of 100 Harding Holdings LLC, in the GC Zone. *(must open 7/6/2024)*
   3. Special permit with site plan amendment application of Thomas Coccomo, Coccomo Bros LLC, for property at 166 Old Brickyard Lane including an addition to the garage and establishment of Walpole Outdoors outdoor living and fence products contractor shop for the unit at 212 Old Brickyard Lane, add a propane filling station, and related site improvements in the PI Zone per Berlin Zoning Regulations §§VII.D. and G. *(must open 7/6/2024)*
   4. 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. **Deliberations**
   1. 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.
   2. Special permit with site plan amendment application of Rashaan Rankins, Spotless Motorsports, to add the sales of used cars per Berlin Zoning Regulations §§VI.F. and XI.R. at 102 Langdon Court, property of 100 Harding Holdings LLC, in the GC Zone.
   3. Special permit with site plan amendment application of Thomas Coccomo, Coccomo Bros LLC, for property at 166 Old Brickyard Lane including an addition to the garage and establishment of Walpole Outdoors outdoor living and fence products contractor shop for the unit at 212 Old Brickyard Lane, add a propane filling station, and related site improvements in the PI Zone per Berlin Zoning Regulations §§VII.D. and G.
   4. 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
     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.

***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 when the public can attend and participate has been canceled. A new notice will issue when the matter is rescheduled. Please contact the Planning and Zoning Department with any questions.***

1. **Planner’s Comments**
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**