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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)

**Berlin Planning and Zoning Commission**

**AGENDA**

**August 1, 2024**

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

on Thursday, August 1, 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.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Meeting Minutes**
   1. August 17, 2023 (Veley, Daly, Jorsey, Millerd, Rogan, Hamel, Zigmont)
   2. July 18, 2024 (Daly, Zigmont, Jorsey, Veley, Biella, Hamel, Diakun, Paszczuk, Rogan)
5. **Receipt of New Applications and Scheduling of Public Hearings as Required or Necessary**
   1. Site plan application of LaProvence Realty, LLC & Weezy, LLC to construct a 7,441-sf expansion of an existing auto facility, Schaller Honda, at 0 & 11 New Britain Road, in the CCD-1 zone. *(must open 10/5/2024) (suggested date 9/19/2024)*
6. **Commission Business**
   1. Bond Reductions/Releases
      1. Tasca Ford- 250 Webster Square Road- Request for release of erosion control bond
      2. Reservoir Hills LLC- Reservoir Road- Request for release of planting bond
      3. 873 Farmington Avenue- Coccomo Brothers Associates- Request for release of site bond
   2. Discussion- Act Lab
   3. Discussion- Charging Station Installations
7. **Public Hearings**
   1. Special permit with site plan amendment application of LPM Holding Inc. to utilize the kitchen in Eversource for a School Lunch Program at 107 Selden Street, property of Rocky River Realty in the OT zone. *(must open 9/21/2024)*
   2. 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 August 1, 2024 and the public can attend and participate. Please contact the Planning and Zoning Department with any questions.***

1. **Deliberations**
   1. Special permit use with site plan amendment application of LPM Holding Inc. to utilize the kitchen in Eversource for a School Lunch Program at 107 Selden Street, property of Rocky River Realty in the OT zone.
   2. 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 has been set for August 1, 2024 and the public can attend and participate. 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**