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Meeting ID: 890 4804 4587 Passcode: PZ100 \*Data and toll charges may apply

**Join by telephone**\* +1 929 205 6099 US (New York) Meeting ID: 890 4804 4587 Passcode: 061820

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**

**October 3, 2024**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, October 3, 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. September 19, 2024 (Daly, Zigmont, Jorsey, Veley, Rogan, Millerd, Hamel, Diakun, Biella, Paszczuk)
	2. September 7, 2023 (Daly, Jorsey, Millerd, Rogan, Zigmont, Veley, Hamel, Biella, Diakun)
5. **Receipt of New Applications and Scheduling of Public Hearings as Required or Necessary**
	1. Subdivision Application of Coccomo Brothers for a five-lot subdivision at Lots 46 and 46D, Block 142, 170 Wilks Pond Road and 243 Somerset Road *(must open 12/7/2024)*
	2. Special Permit with Site Plan modification of Mark Lovley and Anthony Valenti for the redevelopment of ten (10) residential units at 848 Farmington Avenue, property of Newport 848 Farmington Ave LLC in the CCD-2/R-11 zones. *(must open 12/7/2024)*
6. **Commission Business**
	1. 2107 Chamberlain Highway, H2O Farms permit modifications including Head house/ office architectural modifications. *(discussion 9/5, 9/19)*
	2. Site plan amendment application of Joe DeCiuceis, Arctic Home Improvement, for the installation of a 70x40 steel structure at 855 Berlin Turnpike in the CCD-1 zone. *(must decide 11/9/2024)*
7. **Public Hearings**
	1. Special permit use with site plan amendment application of Calco Construction and Development, INC. for a mixed-use redevelopment with a drive-thru restaurant and site improvements at 466 Deming Road, 337 Berlin Turnpike, and 51 Worthington Ridge, property of 337 Berlin LLC in the BT-1 zone. *(opened 9/19/2024)*
8. **Deliberations**
	1. Special permit use with site plan amendment application of Calco Construction and Development, INC. for a mixed-use redevelopment with a drive-thru restaurant and site improvements at 466 Deming Road, 337 Berlin Turnpike, and 51 Worthington Ridge, property of 337 Berlin LLC in the BT-1 zone.
9. **Planner’s Comments**
10. **Adjournment**