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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)

**Application Materials which are available digitally:**

**Current PZC Applications:** [**https://www.dropbox.com/scl/fo/c0hrog5esfgdkdtk7zuvm/ABAA-w5uIJ0UdVQzWES-Hpk?rlkey=5fyaapfue50wrn8iczqa0zqnn&st=ef1w6791&dl=0**](https://www.dropbox.com/scl/fo/c0hrog5esfgdkdtk7zuvm/ABAA-w5uIJ0UdVQzWES-Hpk?rlkey=5fyaapfue50wrn8iczqa0zqnn&st=ef1w6791&dl=0)

**Berlin Planning and Zoning Commission**

**\*revised AGENDA**

**April 3, 2025**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, April 3, 2025, 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. **Receipt of New Applications and Scheduling of Public Hearings as Required or Necessary**
   1. Site plan amendment application of Michael Wrang for construction of a 22’ x 97’ addition at 46 Woodlawn Road, property of Kazimierz Perzan, in the BT-1 zone. (PH not required, must decide 6/7/25)
5. **Commission Business**-1
   1. Request of Michael Reiner, Esq. for Coccomo Brothers LLC for a modification of the Stipulated Judgement Superior Court Judicial District of New Britain, Docket No. NNH-CV-19-6055772-S, to allow an extension of the Time Frame for Completion of Site Plan Improvements as shown on the unified plan approved June 3, 2021 for properties at 873 Farmington Avenue of Coccomo Brothers LLC and 873 Farmington Avenue of Newport Realty Group LLC in the CCD-2 Zone, Kensington Village Overlay Core Area 1.

**\*This extension request is not being pursued at this time so no action will be taken by the Commission. \***

* 1. 55 Steele Boulevard (approved mixed-use project 861, 889, 903, 913 Farmington Ave.) Request of Newport Realty and Town of Berlin for modifications to previously approved plan to install a retaining wall and raise the grade in the parking lots to retain impacted fill on-site under the proposed geomembrane liner. Property of Town of Berlin in the CCD-2, Core Area 1 zone.

1. **Public Hearings**
   1. Proposed text and related map amendments of FHI Studio at the direction of the Berlin Economic Development Commission and Planning & Zoning Commission to amend Berlin Zoning Regulations relating to commercial zoning in:
      1. §VI.G. BT-1; and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements.
      2. §VI.H. BT-2; and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements.

(**i & ii combined hearing** opened 3/6/2025, 3/20/2025 must close 5/10/25)

(seated: Veley, Daly, Zigmont, Jorsey, Millerd, Rogan, Biella, Jr.)

* + 1. §VI.C. SP-DD; and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements. (opened 3/20/2025 must close 5/24/2025)

(seated: Zigmont, Jorsey, Veley, Rogan, Millerd, Diakun, Biella, Paszczuk)

* + 1. §VIII.F. CCD-2/ Kensington Village Overlay, and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements. (opened 3/20/2025 must close 5/24/2025)

(seated: Zigmont, Jorsey, Veley, Rogan, Millerd, Diakun, Biella, Paszczuk)

* + 1. Zoning Regulation and Map amendments for elimination of §VI.D and §VI.E. SP-DD Overlay and SP-DD2 Overlay; and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements. (opened 3/20/2025 must close 5/24/2025)

(seated: Zigmont, Jorsey, Veley, Rogan, Millerd, Diakun, Biella, Paszczuk)

* 1. Special permit with site plan application of Sal Morello for the construction of (9) one-story metal Butler-style buildings at 0 Four Rod Road, property of JSJ Berlin Development LLC in the PI zone. (must open 5/10/2025)
  2. Special permit with site plan application of Aaron Greenblatt, Vesta Corporation and Joseph Migani, O’Riordan Migani Architects LLC, for the construction of elderly housing at 143 Percival Avenue, property of the Town of Berlin, in the R-11 zone. (must open 5/10/2025)

**\*The public hearing is being postponed to the Planning and Zoning Commission meeting of May 1, 2025. No testimony will be heard on April 3, 2025.**

* 1. Special permit application of David Barbagallo for an Accessory Dwelling Unit (ADU) at 265 Lincoln Street in the R-15 zone. (must open 5/10/2025)

1. **Deliberations**
   1. Proposed text and related map amendments of FHI Studio at the direction of the Berlin Economic Development Commission and Planning & Zoning Commission to amend Berlin Zoning Regulations relating to commercial zoning in:
      1. §VI.G. BT-1; and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements.

(seated: Veley, Daly, Zigmont, Jorsey, Millerd, Rogan, Biella, Jr.)

* + 1. §VI.H. BT-2; and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements. (seated: Zigmont, Jorsey, Veley, Rogan, Millerd, Diakun, Biella, Paszczuk)
    2. §VI.C. SP-DD; and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements. (seated: Zigmont, Jorsey, Veley, Rogan, Millerd, Diakun, Biella, Paszczuk)
    3. §VIII.F. CCD-2/ Kensington Village Overlay, and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements. (seated: Zigmont, Jorsey, Veley, Rogan, Millerd, Diakun, Biella, Paszczuk)
    4. Zoning Regulation and Map amendments for elimination of §VI.D and §VI.E. SP-DD Overlay and SP-DD2 Overlay; and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements. (seated: Zigmont, Jorsey, Veley, Rogan, Millerd, Diakun, Biella, Paszczuk)
  1. Special permit with site plan application of Sal Morello for the construction of (9) one-story metal Butler-style buildings at 0 Four Rod Road, property of JSJ Berlin Development LLC in the PI zone.
  2. Special permit with site plan application of Aaron Greenblatt, Vesta Corporation and Joseph Migani, O’Riordan Migani Architects LLC, for the construction of elderly housing at 143 Percival Avenue, property of the Town of Berlin, in the R-11 zone.
  3. Special permit application of David Barbagallo for an Accessory Dwelling Unit (ADU) at 265 Lincoln Street in the R-15 zone.

1. **Approval of Meeting Minutes**
   1. March 20, 2025 (Zigmont, Jorsey, Veley, Rogan, Millerd, Diakun, Biella, Paszczuk)
2. **Commission Business-2**
   1. \*Bond Release/Reductions
      1. Request of Thomas Coccomo for release of a site bond being held for 166 Old Brickyard Lane.
      2. Request of Coccomo Brothers Associates for release of an erosion control bond being held for 196 Old Brickyard Lane.
3. **Planner’s Comments**
4. **Adjournment**