**LEGAL NOTICE**

**TOWN OF BERLIN**

**ACTIONS TAKEN BY THE BERLIN PLANNING & ZONING COMMISSION**

At its Regular meeting of April 3, 2025, the Berlin Planning and Zoning Commission took the following actions:

1) Approved with conditions the request of Newport Realty LLC and Town of Berlin for modifications to approved parking improvements at 55 Steele Blvd. (former 889 Farmington Ave) property of Town of Berlin in the CCD-2 Core Area 1 zone.

2) Approved with conditions a special permit application of David Barbagallo for an Accessory Dwelling Unit (ADU) at 265 Lincoln Street in the R-15 zone.

3) Denied (4:3) a proposed text amendment to Berlin Zoning Regulations §VI.J. to reduce the required minimum front yard.

4) Denied (4:3) a proposed text amendment to Berlin Zoning Regulations §VI.J. to reduce the required minimum lot size.

5) Approved (6:1) a proposed text amendment to Berlin Zoning Regulations §VI.G.3. \* to reduce the required minimum lot size for carwashes as modified to 1.5 acres.

6) Unanimously approved as modified, text amendments to the Berlin Zoning Regulations §VI.G. BT-1; and related amendments to §II.B definitions and §VI.J and §VIII.I. V Bulk Tables Requirements.

7) Unanimously approved with modifications, text amendments to the Berlin Zoning Regulations §VI.H. BT-2; and related amendments to §II.B definitions and §VI.J and §VIII.I. V Bulk Tables Requirements.

8) Unanimously denied proposed text amendments to the Berlin Zoning Regulations §VIII.F. CCD-2/Kensington Village Overlay, and related amendments to §II.B definitions and §VI.J and §VIII.I. V Bulk Tables Requirements.

9) Denied the release of a site bond request of Thomas Coccomo being held for 166 Old Brickyard Lane.

10) Approved the release of an erosion control bond request of Coccomo Brothers Associates being held for 196 Old Brickyard Lane.

Brian Rogan, Secretary

Berlin Planning & Zoning Commission

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