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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**

**AGENDA**

**may 15, 2025**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, May 15, 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. **Discussion and possible scheduling of additional meeting** (suggested date: June 12, 2025)
5. **Commission Business**
	1. Site plan amendment application of Michael Wrang for a proposed 22FT x 97FT addition at 46 Woodlawn, property of Kazimierz Perzan, in the BT-1 zone. *(must decide 6/7/2025)*
6. **Public Hearings**
	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. (opened 4/3/2025, must close 5/8/2025, 7/65 ext. days used)
	2. Special permit with Site Plan application of Aaron Greenblatt, Vesta Corporation, 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, 5/65 ext. days used)
7. **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.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) (opened 3/20, closed 4/3, must decide 6/7/2025)
		2. 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) (opened 3/20, closed 4/3, must decide 6/7/2025)
	2. 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.
	3. 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.
8. **Approval of Meeting Minutes**
	1. May 1, 2025 (Daly, Zigmont, Jorsey, Veley, Rogan, Millerd, Diakun)
9. **Planner’s Comments**
10. **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).
11. **Adjournment**