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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**

**June 5, 2025**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, June 5, 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. **Commission Business - 1**
   1. Site plan application of Chris Downey, for the construction of a 20,000sf office/warehouse building, a 28-space parking lot, and site improvements at 0 Clark Drive, MBL 17-2-133-18E in the PI zone. *(must decide 6/7/2025)*

1. **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, MBL 15-3-107-2A, property of JSJ Berlin Development LLC in the PI zone. (opened 4/3/2025, 5/15/2025, must close, 27/65 ext. days used to 6/5) (seated: Daly, Zigmont, Jorsey, Veley, Millerd, Hamel, Diakun)
   2. Zone change application of Cariati Family Ltd. Partnership for 2197 Berlin Tpke. MBL 21-4-153-13 from BT-2 to PI, 2189 Berlin Tpke. MBL 21-4-153-12 from BT-2 to PI, and 0 Stone Dr. MBL 21-4-153-11A from R-15 to PI. *(must open 6/7/2025)*
   3. Text amendment application of Arthur Schaller to add New Car Automobile Dealership Auto Storage Lots to Berlin Zoning Regulations §II.B. Definitions and §VI.G.3. BT-1 Special Permit Uses. *(must open 7/3/2025)*
2. **Commission Business - 2**
   1. Bond Release/Reduction

**i.** Request of Joseph Klepacki for the release of a public improvements bond for the maintenance amount of $12,864 being held for 2730 Berlin Turnpike.

**ii.** Request of J.R. Clisham, Connecticut Self Storage of Berlin, LLC, for the reduction of a site bond being held for 2200 Berlin Turnpike.

* 1. Informal presentation request of Goman-York Property Advisors, LLC for a concept plan for an age restricted development at 102 Meadow Ln. MBL 21-2/115/3 in the PI-2 zone.

1. **Deliberations**
   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, MBL 15-3-107-2A, property of JSJ Berlin Development LLC in the PI zone. (seated: Daly, Zigmont, Jorsey, Veley, Millerd, Hamel, Diakun)
   2. Zone change application of Cariati Family Ltd. Partnership for 2197 Berlin Tpke. MBL 21-4-153-13 from BT-2 to PI, 2189 Berlin Tpke. MBL 21-4-153-12 from BT-2 to PI, and 0 Stone Dr. MBL 21-4-153-11A from R-15 to PI.
   3. Text amendment application of Arthur Schaller to add New Car Automobile Dealership Auto Storage Lots to Berlin Zoning Regulations §II.B. Definitions and §VI.G.3. BT-1 Special Permit Uses.
2. **Approval of Meeting Minutes**
   1. May 1, 2025 (Daly, Zigmont, Jorsey, Veley, Rogan, Millerd, Diakun)
   2. May 15, 2025 (Daly, Zigmont, Jorsey, Veley, Rogan, Millerd, Hamel, Diakun, Biella)
3. **Planner’s Comments**
4. **Adjournment**