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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**

**Special Meeting Notice and AGENDA**

**June 12, 2025**

The Town of Berlin, CT Planning and Zoning Commission will hold a Special Meeting on Thursday, June 12, 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. **Public Hearings**
	1. Text amendment application of Vesta Corporation to revise §XI.Q.6 Housing for Elderly Persons to modify minimum lot area required for each unit type for development of senior, affordable housing. *(must open 8/9/2025)*
	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 5/10/25, 33/65 ext. days used*
5. **Commission Business**

**a.** Site plan application of Cariati Family Ltd. Partnership for construction of a parking lot at 2197 Berlin Tpke MBL 21-4-153-13, 2189 Berlin Tpke MBL 21-4-153-12, and 0 Stone Dr. MBL 21-4-153-11A. *(must decide 7/3/25)*

1. **Deliberations**
	1. Text amendment application of Vesta Corporation to revise §XI.Q.6 Housing for Elderly Persons to modify minimum lot area required for each unit type for development of senior, affordable housing.
	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.
2. **Planner’s Comments**
3. **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).
4. **Adjournment**