

**LEGAL NOTICE  
TOWN OF BERLIN**

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

At its Regular meeting of June 5, 2025, the Berlin Planning and Zoning Commission took the following actions:

- 1) Approved with conditions a site plan application of Chris Downey, for the construction of a 20,000-sf multi-tenant office/warehouse style building, a 28-space parking lot, and site improvements at 0 Clark Drive, MBL 17-2-133-18E in the PI zone.
- 2) Approved the release of a site bond being held for 2730 Berlin Turnpike.
- 3) Approved the reduction to the maintenance amount of \$8,055 of a site bond being held for 2200 Berlin Turnpike.
- 4) Approved with conditions a special permit with site plan application of Sal Morello for the construction of (9) one-story metal Butler-style buildings for contractor shop use at 0 Four Rod Road, MBL 15-3-107-2A, property of JSJ Berlin Development LLC in the PI zone.
- 5) Approved the 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.
- 6) Approved with modifications the 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.

Dated this 7<sup>th</sup> day of July, 2025 at Berlin, CT.

Brian Rogan, Secretary  
Berlin Planning & Zoning Commission

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New Britain Herald

Legal Notices/Classified Advertising

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# Town of Berlin

## Planning and Zoning Department

240 Kensington Road  
Berlin, Connecticut 06037  
www.berlinct.gov

Planning and Zoning Commission  
Zoning Board of Appeals  
Conservation Commission  
Historic District Commission

### MEMORANDUM

**TO:** Kate Wall, Town Clerk  
**FROM:** Alexa Gorlick, Assistant Town Planner *ag*  
**DATE:** June 12, 2025  
**RE:** **Add New Car Automobile Dealership Auto Storage Lots to Berlin Zoning Regulations §II.B. Definitions and §VI.G.3. BT-1 Special Permit Uses.**

The following text amendments to the Berlin Zoning Regulations were approved as modified by the Planning and Zoning Commission on June 12, 2025.

The Notice of Decision: posted with the Town Clerk on July 7, 2025 and to be published in the New Britain Herald on July 10, 2025.

Per BZR §XVI.D the Effective Date of this amendment is July 11, 2025.

(New subsection use and definition to be added)

#### **ADOPTED TEXT:**

**Bold Underlined** Text: Added

~~Strikethrough~~ Text: Deleted

#### **SECTION VI. SPECIAL USE ZONES**

##### **G. Berlin Turnpike Zone – (BT-1).**

##### **3. Special Permit Uses.**

**gg. New Car Automobile Dealer Auto Storage Lots, secured to the satisfaction of the Commission.**

#### **SECTION II. RULES AND DEFINITIONS**

##### **B. Definitions.**

**New Car Automobile Dealer Auto Storage Lots. Lots for the storage of inventory automobiles by a national brand, licensed new car dealership (the “Dealership”) located no more than one mile from the primary location of the Dealership. The storage of vehicles for repair by the Dealership shall be prohibited.**

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