**Join Zoom Meeting\***

<https://berlinct-gov.zoom.us/j/89048044587?pwd=cC9OVHZSdVJHQjcvR3FwNjNlSmUrdz09>

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**

**July 10, 2025**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, July 10, 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. **Receipt of New Applications and Scheduling of Public Hearings as Required or Necessary**
	1. Text amendment application of Robert and Sharon Fontanella to add new subsection to Special Regulations. Agriculture, §XI.C.9., to expand the definition of Agriculture to allow single-family dwelling.

*(Suggested Date; August 7, 2025) (must open 9/13/2025)*

* 1. Authorization for administrative scheduling of anticipated addendum to pending Fontanella text amendment application. (if received, date anticipated to coincide with scheduling of ‘a.’)
1. **Approval of Meeting Minutes**

**a.** June 5, 2025 (Daly, Zigmont, Jorsey, Veley, Millerd, Rogan, Hamel, Diakun)

**b.** June 12, 2025 (Daly, Zigmont, Jorsey, Veley, Hamel, Biella)

1. **Commission Business**
	1. 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, 21/65 ext. days used to 7/24/25)*

**\*This application has been postponed by the applicant with use of available extension time, to the next meeting scheduled for July 24, 2025.**

* 1. Bond Release/Reduction
1. Request of Eric Kucharczyk for the release of a site bond being held for 728 Reservoir Road.
2. Request of Thomas Coccomo for the reduction of a site bond being held for 309 Main Street, East Berlin.

1. **Planner’s Comments**
	1. Request of Pat Snow, Little House Living LLC, for administrative approval of modifications to entrance berm grading and plantings, finish swale grading, and unit privacy fencing at 1676 Berlin Tpke due to construction site conditions.
2. **Commissioner Comments**
	1. Status Update/Concerns relating to approved development projects
3. **Executive Session**

**a.** 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.

**b.** 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).

1. **Adjournment**