

**TOWN OF BERLIN
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARINGS**

The Berlin Planning and Zoning Commission will hold Public Hearings at a Regular Meeting on Thursday, August 21, 2025 at 7:00 P.M. in the Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT. Interested parties may join the meeting and participate in the public hearings in person or remotely as provided below.

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.

Applications and related meeting materials are available at the Planning and Zoning Department, Berlin Town Hall, 240 Kensington Road, Berlin, Connecticut.

Remote access to this meeting is available by Zoom video conference at the following link:

<https://berlinc-t-gov.zoom.us/j/89048044587?pwd=cC9OVHZSdVJHQjcvR3FwNjNIsmUrdz09>

Meeting ID: 890 4804 4587 - Passcode: PZ100 - Dial by your location* - +1 929 205 6099 US (New York) - Meeting ID: 890 4804 4587- Passcode: 061820 *Data and toll charges may apply.

Dated this 8th day of August, 2025 at Berlin, CT.

Brian Rogan, Secretary

Berlin Planning and Zoning Commission

New Britain Herald

Legal Notices/Classified Advertising

Dates of Publication: Monday, August 11, 2025

Friday, August 15, 2025

Posted with Berlin Town Clerk: Friday, August 8, 2025

**NARRATIVE DESCRIPTION
ZONING REGULATION TEXT AMENDMENT**

NEW SUBSECTION XI C. 9.

**Town of Berlin
Received**

JUL 02 2025

1. Description of Change Desired:

To encourage farm preservation, add new subsection XI C. 9. to expand definition of Agriculture to include single-family dwelling, so long as certain requirements are satisfied.

Planning & Zoning Department

Berlin, Connecticut

2. Identify Section of the Zoning Regulations: new Section XI C.9.

3. Identify and Discuss the Reasoning for Making the requested Text Amendment:

One goal in the recently adopted POCD is farm preservation, wherever feasible. One specific strategy recommended is allowance of houses on farms in the POD zone, subject to certain conditions. See page 106 of the POCD. Since Agriculture is already a permitted use in the POD zone, a slight expansion of that Agriculture definition would target this specific strategy.

The proposed new subsection to the Agriculture regulations sets forth reasonable requirements that will balance the purpose of the POD and the important POCD goal of encouraging farming preservation. Failure to allow for this additional residential use will likely result in the loss of more family-style farms in the POD zone and perhaps elsewhere.

9. *Single-family dwelling*: A single-family dwelling shall be permitted, so long as the following requirements are satisfied:

- i. **The parcel use of the parcel is for agricultural purposes, specifically: a farm, a greenhouse (residential) or a hobby farm, as defined in Zoning Regulations Section XI C. 1. d., e., or g.,**
- ii. **The primary and required agricultural activity and operation is maintained;**
- iii. **The lot size is no less than 10 acres; or no less than 5 acres if the lot is part of the farming subdivision master plan for a parcel greater than 10 acres;**
- iv. **Notwithstanding the Area and Bulk Table for the Industrial Zones, the following area and dimensional requirements are satisfied:**
 - (1) **a minimum street frontage of 200 feet;**
 - (2) **a minimum width of 200 feet**
 - (3) **a minimum depth of 300 feet**
 - (4) **a minimum front yard of 75 feet**
 - (5) **a minimum side yards (each) of 45 feet**
 - (6) **a minimum rear yard of 75 feet**