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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**

**September 4, 2025**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, September 4, 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**
5. **Approval of Meeting Minutes**

**a.** August 21, 2025 (Daly, Zigmont, Jorsey, Veley, Rogan, Millerd, Diakun, 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, 63/65 ext. days used to 9/4/25)*
	2. Site plan amendment application of Calco Construction and Development, INC. for modifications to approved site plan including parking and drives, stormwater management and associated improvements, at 466 Deming Road, 337 Berlin Tpke, and 51 Worthington Ridge in the BT-2 and PI zones. *(must decide 10/11/2025)*
	3. Request for a modification to the DeCormier Woods subdivision, site plan to eliminate the island at the entrance of Brittany’s Path at Ice Pond Road.
	4. Bond Release/Reductions
		1. Request of Jeffrey Michaud for the release of an erosion control bond being held for 496 Four Rod Road.
	5. Discuss the status of the pending litigation of David Lewczyk and Donna Lewczyk v. Planning & Zoning Commission of Town of Berlin and 175 West Main St LLC (Docket No. HHB-CV23-6082532-S) and the August 28, 2025 request of the Superior Court (Cohn, J.T.R.) for clarification on the Commission’s decision on the subdivision application of M. Konferowicz on behalf of 175 West Main St LLC for three (3) residential lots at 235 Wethersfield Road, Berlin (Map 11-1 /Block 127/ Lot 16).

1. **Public Hearings**

**a.** 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. *(must open 9/13/2025)*

**b.** Text amendment application of DEB Realty to add new subsection to Planned Shopping-A, Permitted Site Plan Uses, §VI.A.2., to include the addition of Event Venue as a new use. *(must open 10/11/2025)*

1. **Deliberations**

**a.** 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.

**b.** Text amendment application of DEB Realty to add new subsection to Planned Shopping-A, Permitted Site Plan Uses, §VI.A.2., to include the addition of Event Venue as a new use.

1. **Planner’s Comments**
2. **Commissioner’s Comments**

**a.** Status Update/Concerns relating to approved development projects

1. **Adjournment**