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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 18, 2025**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, September 18, 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**

**a. Receipt:** Site plan amendment application of BT 2008, LLC for the installation of roof mounted solar panels to Phase 2 of the mixed-used development at 414 Berlin Turnpike in the BT-1 zone. *(must decide 11/22/2025)*

**b. Receipt & Schedule:** Subdivision application of Thomas Coccomo, Coccomo Bros., for a 3-lot subdivision at 398 Chamberlain Highway, property of Shuttle Meadow Development LLC, in the R-21 zone. *(must open 11/22/2025)*

1. **Commission Business**
	1. 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. *(presented 9/4/25, seated: Daly, Zigmont, Jorsey, Veley, Rogan, Millerd, Hamel; also present: Alternates Diakun, Biella, must decide 10/11/2025)*
2. **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. *(opened 9/4/2025 seated: Daly, Zigmont, Jorsey, Veley, Rogan, Millerd, Hamel; also present: Alternates Diakun, Biella, must close 11/8/2025)*

**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. **Adjournment**