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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**

**October 2, 2025**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, October 2, 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 & 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)*

**b. Receipt & Schedule:** Text amendment application of Newport Realty Group LLC to allow for development of a pre-existing parcel of less than 2 acres in the PR-1 zone. *(must open 12/6/2025)*

1. **Commission Business** 
   1. Site plan amendment application of BT 2008, LLC for the installation of roof mounted solar panels to Phase 2 of the mixed-use development at 414 Berlin Turnpike in the BT-1 zone. *(must decide 11/22/2025)*
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, 9/18/2025 seated: Daly, Zigmont, Jorsey, Veley, Rogan, Millerd, Hamel; also present: Alternates Diakun, Biella, must close 11/8/2025)*

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.

1. **Executive Sessions**
   1. Coccomo Brothers Associates, LLC v. Planning and Zoning Commission of Town of Berlin and Newport Realty Group, LLC (Docket No. HHB -CV19-6055772-S):

1. Discuss the status of the litigation of Coccomo Brothers Associates, LLC v. Planning and Zoning Commission of Town of Berlin and Newport Realty Group, LLC (Docket No. HHB-CV19-6055772-S), concerning the real property located at 873 Farmington Avenue, Berlin, Connecticut, and possible action relating to same, including potential amendment or modification of the Stipulated Judgment entered in said matter per section 12 thereof.

2. Consider whether to convene in executive session to discuss the status of the litigation of Coccomo Brothers Associates, LLC v. Planning and Zoning Commission of Town of Berlin and Newport Realty Group, LLC (Docket No. HHB-CV19-6055772-S).

* 1. 550-554 Berlin Turnpike Associates, LLC v. Berlin Planning & Zoning Commission and Town of Berlin (Docket No. HHD-CV23-6170450-S):

1. Discuss the status of the litigation of 550-554 Berlin Turnpike Associates, LLC v. Berlin Planning & Zoning Commission and Town of Berlin (Docket No. HHD-CV23-6170450-S), concerning the real property located at 502, 522, and 554 Berlin Turnpike, Berlin, Connecticut, and possible action relating to same, including potential amendment or modification of the Stipulated Judgment entered in said matter per section 12 thereof.

2. Consider whether to convene in executive session to discuss the status of the litigation of 550-554 Berlin Turnpike Associates, LLC v. Berlin Planning & Zoning Commission and Town of Berlin (Docket No. HHD-CV23-6170450-S).

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