**LEGAL NOTICE**

**TOWN OF BERLIN**

**ACTIONS TAKEN BY THE BERLIN PLANNING & ZONING COMMISSION**

At its Regular Meeting of October 2, 2025, the Berlin Planning and Zoning Commission took the following actions:

1) Approved with conditions the site plan amendment application 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.

2) Approved as edited 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 in the POD zone.

3) The Commission approved a Motion to Amend or Modify Paragraphs 6(b)(2)(c) and 6(b)(3) of the Stipulation for Judgment approved by the Commission at its May 28, 2020 regular meeting and entered as the Judgment in the matter 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) by the Superior Court as follows:  (1) The clause at Section 6(b)(2)(c) which reads, “Residential use of two (2) one-bedroom residential apartments on second floor of the existing building to remain;” shall be amended to “Residential use of two (2) two-bedroom residential apartments on second floor of the existing building to remain;” and (2) The chart at Section 6(b)(3) entitled  “Square Footage of Permitted Uses at Plaintiff’s Property” which reads 2 1-BR Apts/2nd Fl. shall be amended to  “2 2-BR Apts/2nd Fl.”; and an additional Motion to Authorize counsel for the Commission to prepare a written amendment or modification of the Stipulation to be executed by the Parties in accordance with Section 12 of the Stipulation based on the approval of the prior Motion and to execute the written amendment or modification on behalf of the Commission and to file said amendment or modification with a motion for entry of same with the Court, if in the exercise of its continuing jurisdiction, the Court deems such filing to be necessary, and to comply with any additional requirements of the Court regarding this matter.

Dated this 16th day of October, 2025 at Berlin, CT.

Brian Rogan, Secretary

Berlin Planning & Zoning Commission

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