

Berlin Planning and Zoning Commission Agenda

The Berlin Planning and Zoning Commission will hold its Regular Meeting on **Thursday, August 20, 2020 at 7:00 PM** in person at the Board of Education Conference Room, located in the Board of Education Administrative Offices at 238 Kensington Road, Berlin, in the rear lower level of Berlin Town Hall. The public will also be able to access and participate in the meeting via Webex video conference and conference call as provided below. Therefore, the public may attend the meeting in person, via Webex video conference, or via telephone conference call.

To join via WEBEX Meeting Link:

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=m1fb656e162b2db7611d59c598f76c419>

Meeting Number: 132 356 8645

Meeting password: PZC700 (792700 from phones and video systems)

To call in via Telephone:

Dial-In Number: 1-408-418-9388

Access Code: 132 356 8645

*****PLEASE NOTE: The agenda and all meeting materials related to the agenda items which will be distributed to the Commission will be posted on the town's website at: www.town.berlin.ct.us and will be available for viewing twenty-four (24) hours prior, during and after the meeting. Members of the public are encouraged to submit materials relevant to the applications no later than 12:00 p.m. on Wednesday, August 19, 2020, for posting prior to, during and after the meeting.**

I Call to Order

The following Public Hearings will commence at 7:00 PM at which time an opportunity will be given to those who wish to be heard relative to the following applications:

II Public Hearings

- a. Text Amendment of The Metro Realty Group, LTD to amend Berlin Zoning Regulations Section XI.BB Workforce Housing (WFD)
- b. Zone Change Request of 833 Deming Road, LLC and Berlin Remnant Land Parcels, LLC to change the zone of Block 122, Lots 10, 11, 11-2 from Residential 43 and Office Technology to Work Force Housing (WFD)
- c. Special Permit/Site Plan Applications of 833 Deming Road, LLC and Berlin Remnant Land Parcels, LLC to construct 11 residential apartment buildings, total 88 units, at Lots 10, 11-1, 11-2, Block 122, at 0, 823 and 833 Deming Road
- d. Proposed amendments to the Berlin Zoning Regulations regarding outdoor storage in industrial zones
- e. Special Permit/Site Plan Applications of Merhan Cecunjanin for a Barber Academy and barbershop at 1427 Berlin Turnpike
(Due to delays caused by weather related issues, this public hearing will not be opened at this meeting - continued to September 3, 2020)
- f. Special Permit/Site Plan Applications of Thomas O'Rourke, Military Experience Museum Inc. for a Military Experience Museum at 76 Chamberlain Highway (Map 30-2, Block 74, Lot 37 and 0 Chamberlain Highway) and 0 Chamberlain Highway (Map 30-2, Block 74, Lot 39) *(Due to delays caused by weather related issues, this public hearing will not be opened at this meeting - continued to September 3, 2020)*

Continued...

III Old Business

- a. Text Amendment of The Metro Realty Group, LTD to amend Berlin Zoning Regulations Section XI.BB Workforce Housing (WFD)
- b. Zone Change Request of 833 Deming Road, LLC and Berlin Remnant Land Parcels, LLC to change the zone of Block 122, Lots 10, 11, 11-2 from Residential 43 and Office Technology to Work Force Housing (WFD) .
- c. Special Permit/Site Plan Applications of 833 Deming Road, LLC and Berlin Remnant Land Parcels, LLC to construct 11 residential apartment buildings, total 88 units, at Lots 10, 11-1, 11-2, Block 122, at 0, 823 and 833 Deming Road
- d. Proposed amendments to the Berlin Zoning Regulations regarding outdoor storage in industrial zones
- e. Special Permit/Site Plan Applications of Merhan Cecunjanin for a Barber Academy and barbershop at 1427 Berlin Turnpike
(Continued to September 3, 2020)
- f. Special Permit/Site Plan Applications of Thomas O'Rourke, Military Experience Museum Inc. for a Military Experience Museum at 76 Chamberlain Highway (Map 30-2, Block 74, Lot 37 and 0 Chamberlain Highway) and 0 Chamberlain Highway (Map 30-2, Block 74, Lot 39) *(Continued to September 3, 2020)*

IV Review of Minutes

- a. June 18, 2020
- b. July 16, 2020

V Requests for Bond Releases

- a. Request of Allan W. Hall, Building Committee Chair, for a bond release, The Kensington Congregational Church, 312 Percival Avenue
- b. Request for a Bond Release, Armand DeMatteo, Silver Island Homes

VI Adjournment