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2020 NOV 20 AM 10:14  
Kathy Juarez  
BERLIN, CT.

**TOWN OF BERLIN  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARINGS**

The Berlin Planning and Zoning Commission will hold its Regular Meeting on **Thursday, December 3, 2020 at 7:00 PM** in person in the Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT. 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.

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=m1cb3cee3935f41be9f362529bee5d497>

Meeting number: 132 430 2160

Password: PZCTh700 (79284700 from phones and video systems)

Join by phone

+1-408-418-9388 United States Toll

**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](http://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, December 2, 2020, for posting prior to, during and after the meeting.

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

- a. Zone Change Request of BT 2008 LLC to change the zone at 404 Berlin Turnpike (Map Lot Block: 10-2-83-12-7333) and (Map Lot Block 10-2-83-12-7334) and (Map Lot Block: 10-2-83-13A) and (Map Lot Block: 10-2-83-13C-7509) and (Map Lot Block: 10-2-83-13C-7510) from Berlin Turnpike-1 Zone to Berlin Turnpike Development Zone (BT-1)
- b. Special Permit/Site Plan Applications of BT2008, LLC for a mixed-use development at 404 Berlin Turnpike (Map Lot Block: 10-2-83-12-7333) and (Map Lot Block 10-2-83-12-7334) and (Map Lot Block: 10-2-83-13A) and (Map Lot Block: 10-2-83-13C-7509) and (Map Lot Block: 10-2-83-13C-7510)
- c. 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) *(Continued from September 3, 2020 and November 19, 2020)*

Brian Rogan, Secretary  
Berlin Planning and Zoning Commission

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Posted in the Town Clerk's Office – November 20, 2020

ALTER &  
PEARSON, LLC  
ATTORNEYS AT LAW

Meghan Alter Hope \*  
mhope@alterpearson.com

BERLIN, CT.  
K. Hope  
2020 NOV 20 AM 10:04  
RECEIVED FOR RECORD  
BERLIN TOWN CLERK

701 Hebron Avenue  
P.O. Box 1530  
Glastonbury, CT 06033

860.652.4020 TELEPHONE  
860.652.4022 FACSIMILE

November 19, 2020

Ms. Kate Wall, Town Clerk  
Berlin Town Hall  
240 Kensington Road  
Berlin, CT 06037

**RE: Applications of BT 2008, LLC for a Petition to Rezone from BT-1 to BT-D, together with Site Plan and Special Permit Applications for a Mixed-Use Development at 404 Berlin Turnpike (Map Lot Block: 10-2-83-12-7333 & Map Lot Block: 10-2-83-12-7334), Map Lot Block: 10-2-83-13A and Map Lot Block: 10-2-83-13C-7509 and Map Lot Block: 10-2-83-13C-7510, Berlin, CT.**

Dear Ms. Wall:

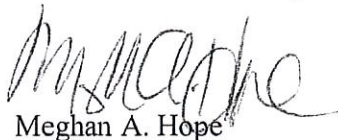
In accordance with C.G.S. §8-3(a) attached to this cover letter please find the following items for filing:

- Map showing the above-referenced area to be rezoned; and
- A metes and bounds description of the above-referenced area to be rezoned.

Finally, a copy of the complete application is on file with the Planning and Zoning Department, Berlin Town Hall, 240 Kensington Road, Berlin, CT.

Very truly yours,

ALTER & PEARSON, LLC,

  
Meghan A. Hope



**Metes and Bounds Description  
of Area to be Rezoned from BT-1 to BTD  
404 Berlin Turnpike (Map Lot Block:10-2-83-12-7333 & Map Lot Block: 10-2-83-12-7334);  
Map Lot Block: 10-2-83-13A; Map Lot Block: 10-2-83-13C-7509 and 10-2-83-13C-7510,  
Berlin, CT**

That certain piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Berlin, County of Hartford and State of Connecticut, bounded:

NORTH: by land of Goerge P. Arthur or assigns and land of The New York, New Haven and Hartford Railroad Co., or assigns (Middletown Branch), partly by each;

EAST: by U.S. Route #5, and land of Charles H. Brown, formerly of Lyman Nott, partly by each;

SOUTH: by land of the State of Connecticut, and land of Charles H. Brown, formerly of Lyman Nott, and the Mattabassett River, partly by each; and

WEST: by land of the City of New Britain.

Together with an easement granting the authority to pass and repass, together with men and vehicles, over a certain strip of land from the Town of Berlin to Beach Hill Associates dated October 18, 1976 and recorded October 25, 1976 in Volume 193 at Page 161; assigned to 26 Cedar Street Associates, LLC by instrument dated March 24, 2011 and recorded in Volume 648, Page 344; as further assigned to BT 2008, LLC by instrument dated April 23, 2011 and recorded in Volume 649, Page 673 of the Berlin Land Records.

Being 1,545,739 +/- S.F. (35.5 +/- AC.)

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*Kathryn Glend*  
BERLIN CT.



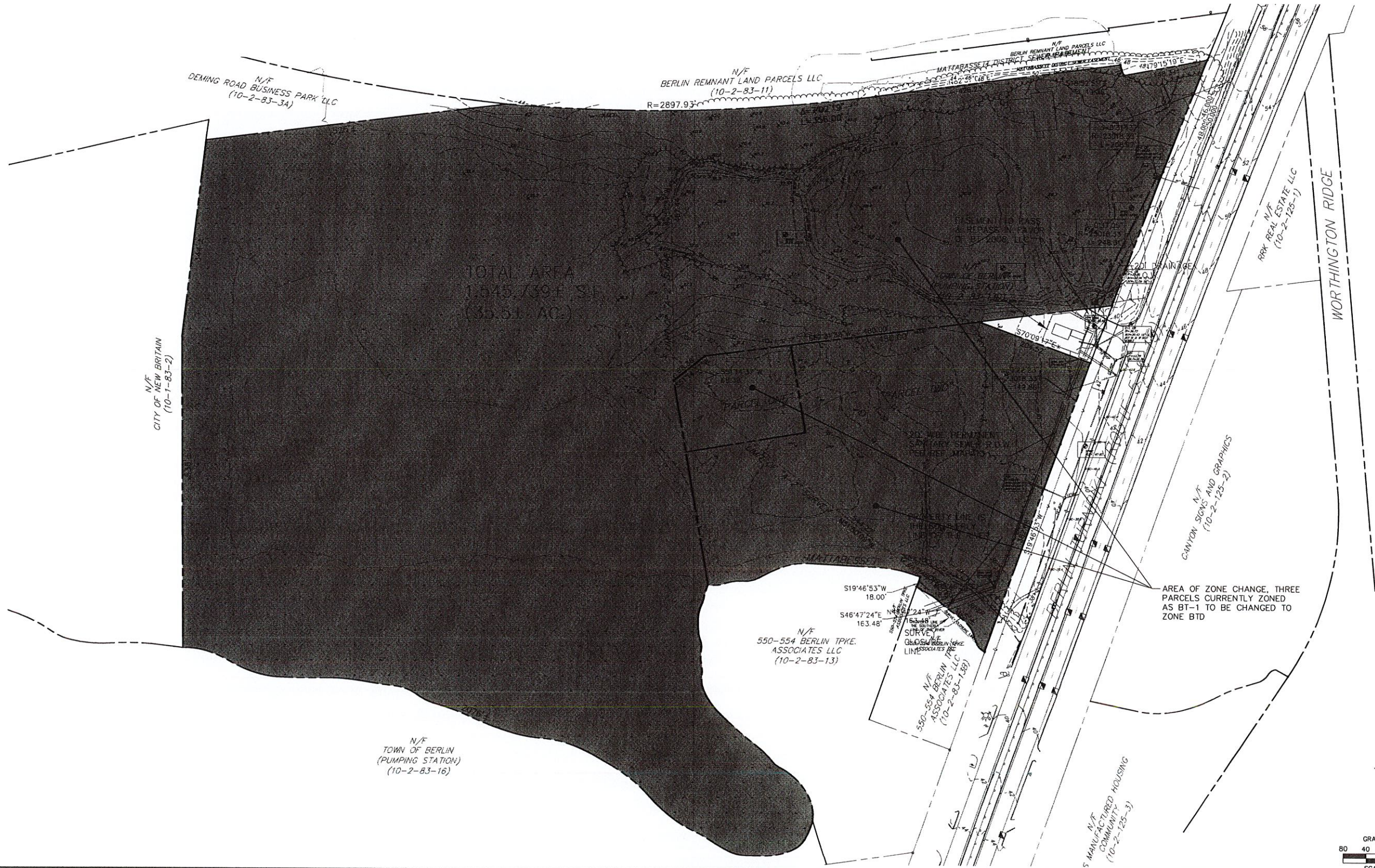
# LEGEND

PROPERTY LINE  
AREA TO BE CHANGED FROM  
ZONE BT-1 TO LTD

# NOTE

THIS MAP IS HEREBY FILED WITH THE TOWN CLERK OF THE TOWN  
OF BERLIN IN ACCORDANCE WITH C.G.S. SECTION 8-3(A), BEING A  
COPY OF THE PROPOSED BOUNDARY. A LEGAL DESCRIPTION OF  
THE AREA TO BE RE-ZONED IS ATTACHED TO THIS MAP.

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Kathy G...  
BERLIN, CT.



PROPOSED MIXED-USE DEVELOPMENT  
(COMMERCIAL & RESIDENTIAL)  
404 BERLIN TURNPIKE  
BERLIN, CONNECTICUT

REVISIONS  
No. Date  
Designed C.J.L.  
Drawn C.J.L.  
Reviewed  
Scale 1"=80'  
Project No. 18C661  
Date 11/18/2020  
CAD File: ZC18C661101  
Title  
ZONE CHANGE  
MAP  
Sheet No.  
ZC-1

Architecture  
Engineering  
Environmental  
Land Surveying  
BL Companies  
355 Research Parkway  
Meriden, CT 06450  
(203) 630-1400  
(203) 630-2615 Fax