
Town of Berlin

Department of Economic Development

November 24, 2020

Maureen Giusti
Interim Planner
Town of Berlin
240 Kensington Road
Berlin, CT 06037

Dear Maureen:

This letter is a request for a discussion with the Zoning Board of Appeals as well as the Planning and Zoning Commission in Berlin. I have been approached by a developer who is looking at making a large investment in Berlin, and the key to that happening is a use that he wishes to have on his property. That use is a gasoline station, and from what I understand it could provide a benefit to the community, be a tax generator, as well as help spur additional development on the property.

At present, under Section XI (Special Regulations) under letter R (Gasoline filling stations), it states that **"No gasoline station shall be erected near any building or premises used for such purposes on any part of a lot within a radius of 1,500 feet of any part of any used or proposed to be used for the within stated purposes"**. This is the complete opposite of what the marketplace desires and what the industry needs. The gasoline/convenience store sector has moved to a model similar to fast food and pharmacies. You will often times see a Mobil across the street or adjacent to a Valero or Shell.

This is the path they are taking and I believe we have an opportunity of looking to take out this language. If this is the step that is taken, we will see additional development in town, in particular in one area that is in need of it.

As this is something that is both within the purview of the Zoning Board of Appeals and the Planning and Zoning Commission, it is probably best that both bodies be approached.

I appreciate your time and look forward to seeing discussion on this potential text change.

Sincerely,


Christopher Edge
Economic Development Director

CC: Anthony Francalancia
Joan Veley

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