

BERLIN ZONING BOARD OF APPEALS

January 26, 2021 7:00 p.m.

The Berlin Zoning Board of Appeals will meet remotely via Webex video conference* on Tuesday, January 26, 2021 at 7:00 p.m. The Town of Berlin invites you to access and participate in this meeting via Webex video conference* or telephone conference call as provided below.

**The WebEx call to participate in this meeting is a toll call and you may incur additional charges for placing the call by your phone service provider. The Town does not reimburse participants for any toll charges. Please check with your phone service provider before making the call.*

Webex Meeting Link:

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=m30523f96c3b020c559e553c4bbea8630>

Meeting number: 132 135 6351

Password: ZBATu700 (92288700 from phones and video systems)

Join by phone:

+1-408-418-9388 United States Toll

Access code: 132 135 6351

This agenda and all meeting materials related to the agenda items which have been distributed to the Board 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 Friday, January 22, 2021 for posting prior to, during and after the meeting.

A video recording of the meeting is scheduled to be posted to YouTube after the meeting.

Berlin Zoning Board of Appeals Agenda

I. Call to Order

II. Public Hearings:

ZBA #2020-11 288 Beckley Road Map 11-3 Block 132 Lot 19
aka: 286 Beckley Rd and 55 Ledge Drive

POSTPONED

Carrier Enterprises, LLC is appealing the decision of the Zoning Enforcement Officer dated July 7, 2020, to deny a zoning permit for Building Permit Application for new construction of a single-family house. *(postponed at request of applicant)*

ZBA #2020-12 288 Beckley Road Map 11-3 Block 132 Lot 19
aka: 286 Beckley Rd and 55 Ledge Drive

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ZBA #2021-01 12 Simms Road Map 2-3 Block 9 Lot 1A

David Lallier (property owner) is requesting a variance for a 6-foot-tall fence in a residential front yard when up to 3 feet tall is permitted in a residential front yard per Berlin Zoning Regulations §IV.B.7. The property is on a corner lot, with the requested variance along Lincoln Street.

ZBA #2021-02 655 Christian Lane Map 3-4 Block 76A Lot 1C & Map 3-2 Block 76A Lot 1B-1

Gerald Antonacci (Manager, Christian Lane Realty, LLC) is requesting a variance for 38% maximum building coverage when up to 35% is permitted in the GI zone per Berlin Zoning Regulations §VII.H. The increase in maximum coverage is requested as part of a proposed 36,900sf building addition, truck scale, and scale house project for upgraded technology/equipment at the existing recycling facility. The properties are owned by Christian Lane Realty, LLC

ZBA #2021-03 0 Berlin Turnpike Map 10-2 Block 83 Lots 12-7333, 12-7334, 13A, 13C-7509, 13C-7510

a.k.a. 404 Berlin Turnpike

BT 2008 LLC (Peter D'Addeo, Managing Member of D'Addeo Family Limited Liability Company, Member of BT 2008 LLC) is requesting a motor vehicle use location approval for a gasoline filling station per Berlin Zoning Regulation XI.R. The properties are owned by BT 2008 LLC and the gasoline filling station is being proposed as a component of a proposed mixed-use development.

III. Regular Meeting:

ZBA #2020-11 288 Beckley Road Map 11-3 Block 132 Lot 19

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IV. Approval of Minutes:

October 27, 2020 (Francalangia, Mazzotta, Whiteside, Coppola, Zelek)

V. Adjournment