

Berlin Planning and Zoning Commission Special Meeting Agenda
February 25, 2021

The Berlin Planning and Zoning Commission will hold a Special Meeting on Thursday, February 25, 2021 at 7:00 P.M by remote WebEx conference*. The public will be able to access and participate in the meeting by computer or telephone as provided below.

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=m106d5ae34af6ff5b626a0a2decfe7527>

Join by meeting number

Meeting number (access code): 132 336 3153

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

Join by phone

+1-408-418-9388 United States Toll

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.

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, February 24, 2021, for posting prior to, during and after the meeting.

I Call to Order

II Approval of Minutes

- a. February 4, 2021

III Schedule Public Hearing

- a. Proposed Amendment to the Berlin Zoning Regulations of Timothy Sullivan, Esq. for new section VI.G.3.ee – Gasoline Filling Stations
Suggested Date: March 18, 2021

IV Commission Business

- a. Discussion of Prism Autism Education & Consultation LLC, 166 Lincoln Street
- b. Discussion of 2023 Plan of Conservation and Development

Continued...

V New Business

- a. Site Plan Amendment of Murphy Road Recycling for a 36,900 s.f. building addition, truck scale house at Map 3-4, Block 76A, Lot 1C, and Map 3-2, Block 76A, Lot 1B, 655 Christian Lane

VI Public Hearings

- 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) *(Opened 1/21/21 – Continued to 2/18/21)*
- 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) *(Opened 1/21/21 – Continued to 2/18/21)*

VII Old Business

- 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)

VIII Adjournment