

BERLIN ZONING BOARD OF APPEALS

April 27, 2021 7:00 p.m.

The Berlin Zoning Board of Appeals will meet remotely via Webex video conference* on Tuesday, April 27, 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.*

Click the link below to join the meeting by Webex:

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=md4e86504c59b37a03513ed657dc748fe>

Or join by phone:

+1-408-418-9388 United States Toll

Meeting number (access code): 132 068 3402

Meeting password: ZBATu700 (92288700 from phones and video systems)

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, April 23, 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 #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. *(Continued from 1/26/21, 2/23/21, 3/23/21)*

ZBA #2021-07 38 Eastbrook Terrace Map 15-2 Block 91 Lot 70-C

Kyle and Tracy Cooney (property owners) are requesting a variance for southernly front yard of 10 feet when 30 feet is required in an Open Space Subdivision in the R-21 Zone per Berlin Zoning Regulations V.A.8.f for a detached 10 foot x 12 foot accessory shed.

III. Regular Meeting:

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

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IV. Approval of Minutes:

November 24, 2020 (Francalangia, Whiteside, Mazzotta, Zelek, Coppola, Graca, Tubbs) – 1005 Kensington Remand Underlined

March 23, 2021 (Francalangia, Tubbs, Whiteside, Coppola, Zelek)

V. Adjournment