

# PLANNING ZONING COMMISSION SURVEY FOR 2023 POCD

1. Please evaluate the following issues in terms of to their importance in the Berlin POCD update process considering whether the 2013 plan for this topic may require significant updating and the importance of the underlying issue..				
	The 2013 POCD generally addresses this issue	Evaluate for a minor course correction from the 2013 Plan	The recommendations of the 2013 Plan need a major reevaluation	Importance of this issue 1-5
<b>Conservation and open space</b>				
Protecting the rural character and open space				
Preserving Farmland				
Preserving the wetlands and watercourses				
Park Improvements				
Acquire additional open space				
Improve parking and trails at existing open space				
Connect existing open space areas				
<b>Housing</b>				
Consider ways to create opportunities for additional affordable housing including possibly require that a percentage of units in each project be affordable.				
Evaluate multi-family residential zoning regulations and locations				
Reevaluate Train Station Area/Kensington Village area zoning regulations including expanding the opportunities and densities of multi-family housing				
Single family residential neighborhoods				
<b>Commercial/Industrial</b>				
Reevaluate the plan for the Berlin Turnpike corridor				
Reevaluate Farmington Avenue and New Britain Road area zoning regulations				
Consider revising boundaries of commercial and industrial zones				
Consider revising uses permitted in commercial and industrial zones				
Evaluate redevelopment of underutilized shopping areas				
<b>Infrastructure</b>				
Storm drainage system				
Road conditions and traffic congestion				
Sidewalk extensions				
Improvements to make Berlin roads more bike friendly				
Water and sewer systems				
Public buildings				
<b>Histroic and Cultural Assets</b>				
Provide added zoning protection for cultural and historic assets				
Recommend funding to enhance and preserve cultural and historic assets				
Better document existing historic and cultural assets				

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# Town of Berlin

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Department of Economic Development

April 13, 2021

Joan Veley  
Chairman  
Planning and Zoning Commission  
Town of Berlin  
240 Kensington Road  
Berlin, CT 06037

Dear Chairwoman Veley and Commission Members:

I am writing to ask for your support of the renovation of the façade of 797 Farmington Avenue, formerly Even Stephens. The new owner, who plans to re-open it as the Cornerstone Restaurant & Wine Bar is looking to give it a whole new look.

The attached sheet shows the coloring and materials that will be on the front of the building facing Farmington Avenue. As they have not asked for façade monies, we do not have a rendition to show you, but the attached gives you a feel for their plans. Nonetheless, the Economic Development Commission gave their opinion that the materials and colors seemed to fit well in our Kensington Village area.

Please let me know if this is something that should or could be discussed and/or considered at as part of New Business or Commission Business at an upcoming Planning & Zoning meeting.

Thank you very much for your time and consideration of this new look.

Sincerely,



Christopher Edge  
Economic Development Director

Visit our Web Site <http://www.town.berlin.ct.us>

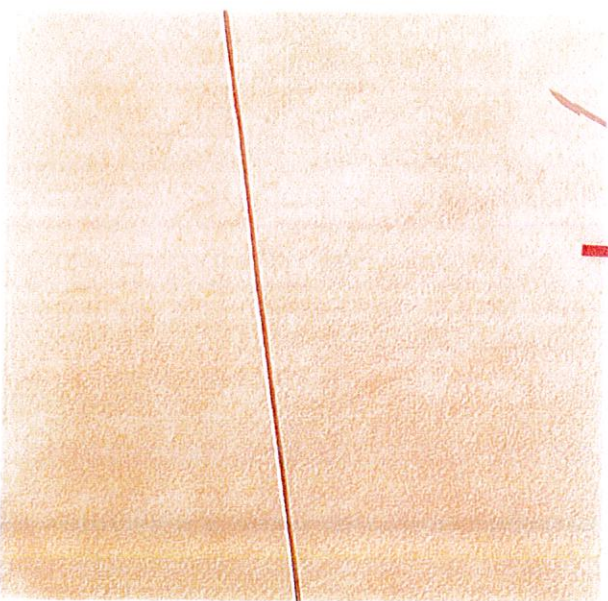
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797 FARMINGTON AVENUE - REMODEL LOOK/MATERIALS



WHITE/GREY STONE BELOW WINDOWS



LIGHT BROWN STUCCO AROUND WINDOWS

M –

This is for the Cornerstone Restaurant at 797 Farmington Avenue (Even Stephens). The materials are pretty straight-forward, and the colors are very neutral (white/grey) and light tan.

I will be presenting this tonight at Economic Development Commission just to let them know.

As he will not be looking for façade \$\$, I am not sure if he will need to go to the Planning & Zoning Commission for approval. Not sure if you think they should see it as well.

I hate to hold him up, but do know it is in the Farm. Ave Design District.

If he does need to go to P & Z, I would ask that we get it onto the agenda next week.

Thank you –

Chris



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# Town of Berlin

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Department of Economic Development

April 26, 2021

Joan Veley  
Chairman  
Planning and Zoning Commission  
Town of Berlin  
240 Kensington Road  
Berlin, CT 06037

Dear Chairwoman Veley and Commission Members:

I am writing to ask for a few minutes of your time care of a handful of properties on the Berlin Turnpike that we all know well. The properties that I speak of are the 10 or so properties that make up the 100+ acres of the Golden Triangle.

This area has been looked at for development since the early 80s and to date nothing has happened. There are many factors that have caused it to stay undeveloped. The one I am most concerned about is the current zoning. It is now zoned SP-DD, which is zone that does not fit Berlin in the COVID and post-COVID world.

I would like to speak to you about the potential of a zone change to an industrial zone. There is a HUGE need for industrial space not just in Berlin, but throughout the New York City to Boston corridor. In fact, it is the hottest type of real estate outside of houses.

There are a few groups that have reached out to me about these parcels, and all have been for industrial uses. My discussion with you will be to talk about the opportunities I see there any what it could be with a zone change.

Thank you very much for your time and consideration of this.

Sincerely,



Christopher Edge  
Economic Development Director

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