



Wisniewski & Sullivan, LLC
Attorneys at Law

Wanda L. Wisniewski
Also admitted in New York

Timothy Sullivan

Please respond to our Southington office

March 24, 2021

Berlin Planning & Zoning Commission
c/o Maureen Giusti
240 Kensington Road
Berlin, CT 06037

**RE: Proposed Text Amendment to the Berlin Zoning Regulations
Section VI C2**

Dear Mrs. Giusti:

As we discussed, enclosed please find a proposed text amendment together with a check in the amount of Four Hundred Sixty and 00/100 (\$460.00) Dollars. Also enclosed is a narrative supporting the proposed Section VI C2.

Sincerely

Timothy Sullivan

ETS/AM
Enc.

**Town of Berlin
Received**

MAR 25 2021

Planning & Zoning Department
Berlin, Connecticut

\$460 paid 3/25/21

55 Broad Street • Suite 210 • New Britain, CT 06053 • Tel. (860) 225-9912 • Fax (860) 225-9913

35 North Main Street, Suite 2F • Southington, CT 06489 • Tel. (860) 620-9335 • Fax (860) 620-9545

PROPOSED AMENDMENT TO SECTION VI C2 OF THE BERLIN ZONING REGULATIONS

- b. (Previously "Reserved") Stores or shops for the conduct of personal service business.
- h. (New) Schools operated for profit; studies of dance, photography, graphic design, painting or similar artistic endeavors.

**Town of Berlin
Received**

MAR 25 2021

**Planning & Zoning Department
Berlin, Connecticut**

NARRATIVE SUPPORTING

PROPOSED AMENDMENT TO SECTION VI C2 OF THE BERLIN ZONING REGULATIONS

The proposed amendment to the Special Design District – Regional Center (SP-DD) is supported by the Town's Plan of Conservation and Development ("POCD") in that it expands allowable uses in the SP-DD zone which targets the properties historically identified as the "Golden Triangle" along the Berlin Turnpike. The POCD emphasizes flexibility over rigidity so as not preclude opportunity that enables and grows new business.

The expansion of allowable uses in the SP-DD zone is especially critical on the Berlin Turnpike which is experiencing a transformational era. The properties within the SP-DD zone are identified in the POCD as a Targeted Economic Development Sites ("TED"). The POCD supports embracing new opportunities which, in the discretion of the Planning & Zoning Commission, accommodates economic growth enterprises.

**Town of Berlin
Received**

MAR 25 2021

**Planning & Zoning Commission
Berlin, Connecticut**

April 7, 2021
Updated April 14, 2021

**TOWN OF BERLIN
PLANNING & ZONING DEPARTMENT - STAFF COMMENTS**

APPLICATION: Proposed Amendment to Berlin Zoning Regulations
Section VI.C.2

APPLICANT: Timothy Sullivan, Esq.

AGENDA: May 20, 2021

To the Applicant:

- *These are the comments received to date, additional comments may be forthcoming. Please submit any written response to Maureen Giusti, Acting Town Planner/Zoning Enforcement Officer at mggiusti@town.berlin.ct.us or revised plans directly to the Planning & Zoning Department in Room 121. We will forward your comments or distribute materials to the relevant department.*
-

Building Official
No comment

Fire Marshal
No comment

Berlin Water Control
No comment

Engineering
No comment

Police Chief
No comment

Conservation Commission
No comment

Board of Police Commissioners
No comment

Emailed to Applicant: April 14, 2021

Town of Berlin
Received

APR 23 2021

April 22, 2021

TO: BERLIN PLANNING AND ZONING COMMISSION

Planning & Zoning Department
Berlin, Connecticut

REPORT ON ZONING REFERRAL Z-2021-32: Proposed zoning amendment pertaining to personal service businesses and for profit art schools in the Special Design District - Regional Center.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 5/6/2021.


In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Christopher Henchey.

DISTRIBUTION: Planner: Newington, Rocky Hill, Southington, New Britain, Cromwell, Middletown, Meriden, River COG, South Central COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

Brendan Malone, Vice Chairman
Regional Planning Commission



Christopher Henchey
Transportation Planner

April 7, 2021
Updated April 14, 2021

**TOWN OF BERLIN
PLANNING & ZONING DEPARTMENT - STAFF COMMENTS**

APPLICATION: Proposed Amendment to Berlin Zoning Regulations
Section VI.C.2

APPLICANT: Timothy Sullivan, Esq.

AGENDA: May 20, 2021

To the Applicant:

- *These are the comments received to date, additional comments may be forthcoming. Please submit any written response to Maureen Giusti, Acting Town Planner/Zoning Enforcement Officer at mggiusti@town.berlin.ct.us or revised plans directly to the Planning & Zoning Department in Room 121. We will forward your comments or distribute materials to the relevant department.*
-

Building Official

No comment

Fire Marshal

No comment

Berlin Water Control

No comment

Engineering

No comment

Police Chief

No comment

Conservation Commission

No comment

Board of Police Commissioners

No comment

Emailed to Applicant: April 14, 2021