

BERLIN ZONING BOARD OF APPEALS

May 25, 2021 7:00 p.m.

The Berlin Zoning Board of Appeals will hold Public Hearings at their Regular Meeting on Tuesday, May 25, 2021 in the Berlin Town Hall, 240 Kensington Road, Berlin, CT. Interested parties may join and participate in person or remotely by video or telephone as provided below.

Join Zoom video conference:*

<https://town-berlin-ct-us.zoom.us/j/8140556035?pwd=YU0xb1J2Yyt4RDVLUkRlYmFpFTFRuQT09>

Meeting ID: 814 055 6035 Passcode: PZ100

Or join by phone:* 1 929 205 6099

Meeting ID: 814 055 6035 Passcode: 488321

*Data and toll charges may apply. Participants are responsible for charges incurred by their carrier. The Town does not reimburse participants for any toll or data charges.

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, May 21, 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 #2021-08 2576 Berlin Turnpike Map 27-1 Block 120 Lot 7

Samuel Alejandro (Main Auto of Berlin) is requesting a Motor Vehicle Location approval for a used car dealership per Berlin Zoning Regulation XI.R. The property is zoned BT-1 and is owned by MJ-TK LLC (Kevin O'Sullivan).

ZBA #2021-09 197 Episcopal Rd Map 4-4 Block 81 Lot 7

Jeff Carbone (Olive Branch Enterprises, LLC) is requesting an Alcohol Uses Location approval for an outdoor patio liquor permit at Sliders Grill and Bar per Berlin Zoning Regulation XI.B. The property is zoned GI-2 and is owned by FLM Enterprises, LLC (Fred Marcantonio).

ZBA #2021-10 2378 Berlin Turnpike Map 27-2 Block 119 Lot 6

Ken Wallen (KMK Plumbing and Heating) is requesting an approval for a change of nonconforming uses per Berlin Zoning Regulation IV.C.3.e for a plumbing and heating company to replace a fiber optics contractor use. The property is owned by Thomas Bukowski and is zoned BT-2.

ZBA #2021-11 210 Main St**Map 9-3 Block 54 Lot 13**

Geoffrey Biscette & Dina Sylvain-Biscette (property owners) are requesting variances for northerly front yard of 6 feet when 25 feet is required and a southerly rear yard of 23.75 feet when 40 feet is required in the R-11 Zone per Berlin Zoning Regulations V.B.5 for a detached 22 foot x 24 foot 2-car garage.

ZBA #2021-12 797 Farmington Ave**Map 9-1 Block 28 Lot 31B**

Alen Cecunjanin (business and property owner) is requesting an Alcohol Uses Location approval for an on-premises beer and wine liquor permit at Cornerstone Restaurant and Wine Bar per Berlin Zoning Regulation XI.B. The property is zoned CCD-2.

III. Regular Meeting:**ZBA #2021-08 2576 Berlin Turnpike****Map 27-1 Block 120 Lot 7**

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IV. Approval of Minutes:

April 27, 2021 (Francalangia, Tubbs, Graca, Whiteside, Zelek)

V. Adjournment

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2021 MAY 19 PM 2:51

Kathryn H. [Signature]
[Stamp]