

## Text Amendment

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Timothy Sullivan, Esq.

**Text Amendment – BZR Section VI.C.2. Commercial Zones. Special Design District Regional Center. Special permit uses.**

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### PROPOSAL

Timothy Sullivan, Esq. is proposing a text amendment to the VI.C.2. Commercial Zones. Special Design District Regional Center. Special permit uses. The text would be amended as follows:

**Bold Text:** Added

~~Strikethrough Text:~~ Deleted

Section. VI.C.2.b

b. Stores or shops for the conduct of personal service business; and,

h. (New) Section VI.C.2.h. Schools operated for profit; studios of dance, photography. Graphic design, painting or similar artistic endeavors.

### STAFF COMMENTS

1. The Commission should determine if proposed uses are consistent with the purpose of the and is consistent with the Plan of Conservation and Development.
2. The proposed uses would be added to the list of uses that require a special permit. This would allow the Planning & Zoning Commission to review a proposal for safety, access, parking and traffic impacts. Furthermore, conditions could be placed on uses to ensure minimal impacts on neighboring properties.
3. The Building Official review requires confirmation the structure/tenant space is compliant for use and occupancy class.

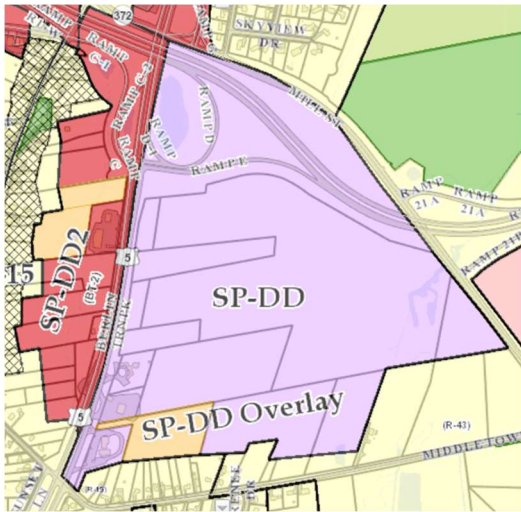
### ANALYSIS:

*SP-DD Zone Purpose. To accommodate unified, well planned, mixed use development that offers a high intensity of uses, consistent with the area capacity and environmental conditions, is pedestrian friendly, will create a favorable image of the community and will make a strong contribution to the local and regional economy, and serve as a regional activity center.*

All of the listed uses for the zone are special permit uses.

The existing commercial building at the intersection of the Berlin Turnpike, south of Route 9 and north of Middletown Road sits in the SP-DD zone. There are 3 improved parcels in the zone with buildings,

parking and drives. All just north of Middletown Road. The former candy factory which is a multi-tenant commercial building, an auto dealer/repairer use and a motel.



The remainder of the zone is vacant and would require a full site plan with site design and improvements for any proposed improvements and use.

The existing list of special permit uses for the zone compares to other business districts that include personal service. The uses commonly found together in the regulations include retail uses, personal service, general business, and offices and all have the same onsite parking requirement of 1:250 GFA.

New section h. will allow another typical commercial corridor use to be located in the SP-DD. The SP-DD bulk table will guide development through the unimproved areas within the zone to achieve the goals of the zone to provide a regional destination.

#### **CRCOG**

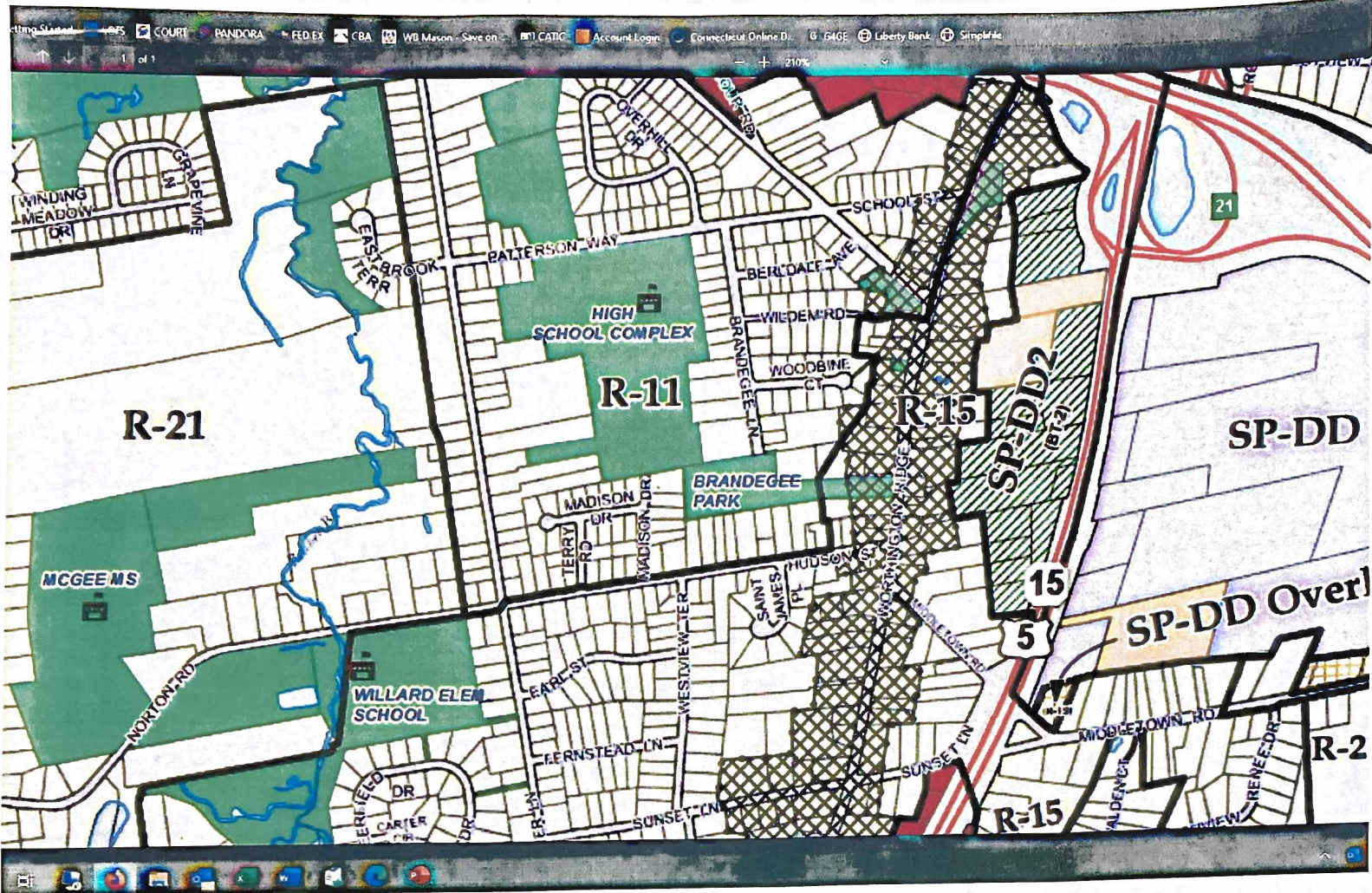
The regional agency found no apparent conflict with regional plans and policies or the concerns of neighboring towns. See provided letter dated April 22, 2021.

#### **Consistency with the 2013 Plan of Conservation and Development (POCD)**

the 2013 POCD identifies a goal (#3) to encourage economic development in those areas best suited to sustain growth given current environmental, infrastructure and transportation conditions. To this end, the plan specifies a policy where commercial and industrial development is encouraged to enhance the tax base, provide employment opportunities and provide a wide range of services for consumption.

Adding the proposed uses as special permit uses to zone, consumer safety, pedestrian access, parking and traffic analysis would be part of a special permit review by the Planning & Zoning Commission.

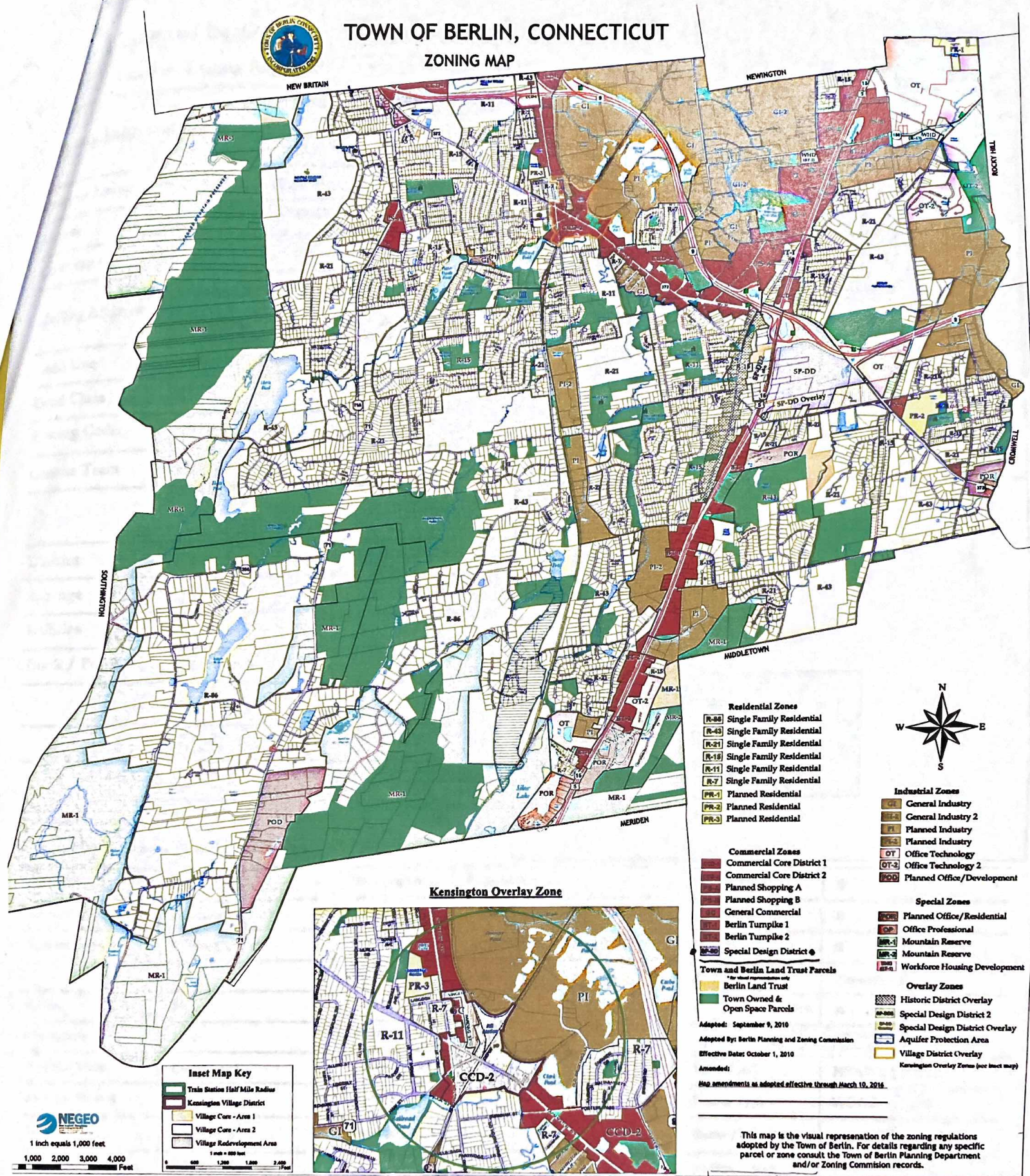




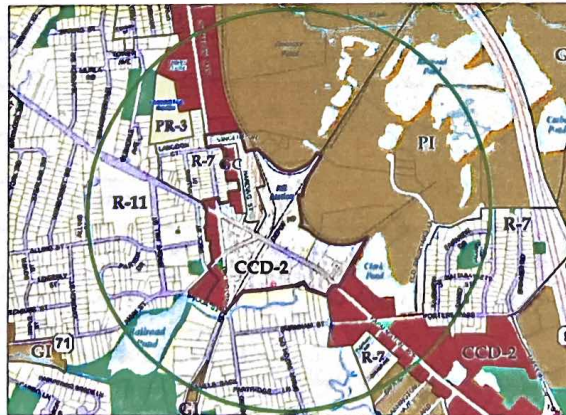




# TOWN OF BERLIN, CONNECTICUT ZONING MAP



**Kensington Overlay Zone**



**Inset Map Key**

- Train Station Half Mile Radius
- Kensington Village District
- Village Core - Area 1
- Village Core - Area 2
- Village Redevelopment Area

**Residential Zones**

- R-66 Single Family Residential
- R-43 Single Family Residential
- R-21 Single Family Residential
- R-18 Single Family Residential
- R-11 Single Family Residential
- R-7 Single Family Residential
- PR-1 Planned Residential
- PR-2 Planned Residential
- PR-3 Planned Residential

**Commercial Zones**

- Commercial Core District 1
- Commercial Core District 2
- Planned Shopping A
- Planned Shopping B
- General Commercial
- Berlin Turnpike 1
- Berlin Turnpike 2
- Special Design District

- Town and Berlin Land Trust Parcels**
- Berlin Land Trust
  - Town Owned & Open Space Parcels

Adopted: September 9, 2010

Adopted By: Berlin Planning and Zoning Commission

Effective Dates: October 1, 2010

Amended:

Map amendments as adopted effective through March 10, 2016.



**Industrial Zones**

- GI General Industry
- GI-2 General Industry 2
- PI Planned Industry
- OT Office Technology
- OT-2 Office Technology 2
- POD Planned Office/Development

**Special Zones**

- PO Office Professional
- MR-1 Mountain Reserve
- MR-2 Mountain Reserve
- MR-3 Mountain Reserve
- MR-4 Workforce Housing Development

**Overlay Zones**

- HO Historic District Overlay
- SD-2 Special Design District 2
- SD-3 Special Design District Overlay
- AP Aquifer Protection Area
- VO Village District Overlay
- Kensington Overlay Zones (see inset map)



1 inch equals 1,000 feet

1,000 2,000 3,000 4,000  
Feet



# Town of Berlin, CT

## Property Listing Report

**1067620**

**Property Information**

Property Location	1251 BERLIN TPKE
Owner	SHRI VIJAYALAKSHMI LLC
Co-Owner	
Mailing Address	405 HOLLY HILL DRIVE ROCKY HILL CT 06067
Land Use	3400 Office Bldg
Land Class	C
Zoning Code	SP-DD
Census Tract	4001

District	4
Acreage	2.62
Utilities	All Public
Book / Page	0719/1131

### Primary Construction Details

<b>Year Built</b>	<b>1950</b>
<b>Building Desc.</b>	<b>Office Bldg</b>
<b>Building Style</b>	<b>Office Bldg &gt;5</b>
<b>Stories</b>	<b>2</b>
<b>Occupancy</b>	<b>2.00</b>
<b>Exterior Walls</b>	<b>Clapboard</b>
<b>Exterior Walls 2</b>	
<b>Roof Style</b>	<b>Gable/Hip</b>
<b>Roof Cover</b>	<b>Asph/F Gls/Cmp</b>
<b>Interior Walls</b>	<b>Plaster/Drywal</b>
<b>Interior Walls 2</b>	
<b>Interior Floors 1</b>	<b>Carpet</b>
<b>Interior Floors 2</b>	

Heating Fuel	Gas/Oil
Heating Type	Forced Air-Duc
AC Type	Central
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	
Kitchen Style	
Fin BSMT Area	
Fin BSMT Quality	
Fin BSMT Area 2	
Fin BSMT Qual 2	

<b>BSMT Garages</b>	<b>0</b>
<b>Fireplaces</b>	<b>0</b>
<b>Whirlpool Tub</b>	<b>0</b>
<b>Building Use</b>	<b>Comm/Ind</b>
<b>Building Condition</b>	<b>A</b>
<b>Industrial / Commercial Details</b> <b>(*Residential Not Applicable)</b>	
<b>Heat / AC</b>	<b>HEAT/AC PKGS</b>
<b>Frame Type</b>	<b>WOOD FRAME</b>
<b>Baths / Plumbing</b>	<b>AVERAGE</b>
<b>Ceiling / Wall</b>	<b>CEIL &amp; WALLS</b>
<b>Rooms / Prtns</b>	<b>AVERAGE</b>
<b>Wall Height</b>	<b>9</b>
<b>First Floor Use</b>	<b>3400</b>

## Photo



### Sketch

