
Town of Berlin

Department of Economic Development

July 8, 2021

Joan Veley
Chairwoman
Berlin Planning & Zoning Commission
240 Kensington Road
Berlin, CT 06037

Re: 945 Farmington Avenue

Dear Chairwoman Veley and Commission Members:

I am not able to attend this evening's meeting as I am away with family, but I did want to give you an update on the building formerly occupied by A S Labieniec. It has been vacant for almost 4 years and we now have a firm who will be making it their new home.

I have been working closely with a wonderful family who that has been approved to locate within and move into this beautiful structure. They will be operating a retail store called Bungalow on the Ave, which will specialize in home décor.

They are very excited about locating where there is so much history and plan to keep and enhance the many features there as well as make the interior more retail friendly. They also plan to change the color scheme on the exterior of the building.

Their intent is to change it to a historic grey color as shown in the attached rendition which will give it a spruced up, yet keep the village feel to the building and business. This will help to change the look, while still keeping the historic nature of the building.

The expectation is that they will be open this fall with work to commence on the interior and exterior soon.

Sincerely,



Christopher D. Edge
Economic Development Director

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



Maureen Giusti

From: Nadeem Khalid <NadeemK@SamsFoodStores.com>
Sent: Friday, July 9, 2021 12:15 PM
To: Maureen Giusti
Cc: Nadeem Khalid
Subject: 301 Berlin Turnpike Berlin Ct

Good Morning Maureen

Hope all well. I am reaching you regarding Emerald green Trees picture # 1, they were install on Deming Rd side as per Plan approval. Unfortunately these trees are bad condition and dying due to Snow Plowing salt due to DOT Snow removal. Please you can see # 1 picture. It look so ugly. We consult different Landscapers and nursery people and as per there recommendation it is going to be happen every Winter.

We are proposing blend of # 4 Eunanynus and #2 Gold Thread Cyprus. We want to install these new Bushes, so it look Presentable all year along.

Kindly we need you approval to replace those dead trees. I appreciate your help and approval.

Thanks

Nadeem Khalid

Director of Construction,

Maintenance, and New Projects

CCO, LLC | Sam's Food Stores

2138 Silas Deane Hwy, Rocky Hill, CT 06067

O: 860-956-3703 | F: 860-757-3443

#1





#4 Eunanynus

#2 Gold Thread Cyprus



#3 Aurea Barberry





Town of Berlin
Received

JUN 28 2021

Planning & Zoning Department
Berlin, Connecticut

City of Middletown

DEPARTMENT OF PLANNING, CONSERVATION & DEVELOPMENT
245 deKoven Drive Middletown, CT 06457

June 23, 2021

CERTIFIED MAIL 7108 2033 3938 7124 9054

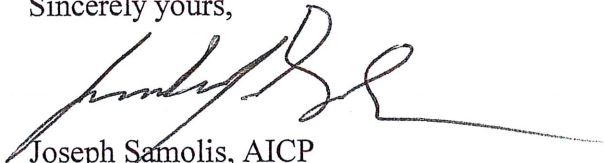
Town Clerk
Town of Berlin
240 Kensington Road
Berlin, CT 06037

Re: Proposed Text Amendments to the Middletown Zoning Code
File No. Z2021-5, Z3021-6 and Z2021-7

Please be advised that the Middletown Planning and Zoning Department will be hearing three (3) Middletown Zoning Code Text Amendments. They are on tonight's agenda and will be scheduled for a public hearing on July 28th.

This notification is in accordance with Section 8-26f of the Connecticut General Statutes, as amended.

Sincerely yours,



Joseph Samolis, AICP
Director of Planning, Zoning and Conservation

RECEIVED FOR RECORD
BERLIN TOWN CLERK

2021 JUN 28 AM 10:52



Kathy G. Wall
BERLIN, CT.



City of Middletown

Department of Planning, Conservation & Development
245 deKoven Drive
Middletown, CT 06457
www.MiddletownPlanning.com

Z2021-5

6/22/21

MEMORANDUM

TO: The Planning & Zoning Commission

FROM: Marek Kozikowski, AICP, City Planner

DATE: June 22, 2021

MK

DEPT. PLANNING & ZONING
21 JUN 22 PM 2:34

RE: Proposed Zoning Text Amendments
Sections 44 & 60: Year Round Farm Markets & Seasonal Farm Stands

Planning, Conservation & Development Staff proposes the following amendments to the Middletown Zoning Code pursuant to Section 71 of the Middletown Zoning Code.

Bold Text: Added

Strikethrough Text: Deleted

44.08.14 PERMANENT YEAR ROUND FARM MARKETS

may be approved by the Commission provided they meet all of the following conditions:

- 1) The market shall be on the premises of, and accessory to, an active farm of at least 5 acres. ~~20 acres, which abuts a state highway.~~
- 2) At least 50% of the products sold each year, based on gross dollar sales, shall be grown or produced on the premises where the market is located or elsewhere in Middletown or in ~~abutting municipalities immediately surrounding areas.~~ **The percentage may be reduced any given year with Planning and Zoning Commission in the event of a loss or reduction of production due to poor weather conditions or natural disaster. except in case of weather conditions due to an act of god.**
- 3) Products and services which may be sold shall include dairy and food products primarily from products grown or produced on the premises or elsewhere in Middletown or in ~~abutting municipalities immediately surrounding areas;~~ farm bakery products; coffee service station, cider, juices and soda; vegetables, fruits; flowers; seasonal farm products (such as honey, maple syrup, jams, dried fruits and candy); seasonal crafts (such as wreaths, baskets, ornaments, flower pots); pick your own vegetables and fruits; pre-cut Christmas trees, and horticultural supplies.



City of Middletown

Department of Planning, Conservation & Development
245 deKoven Drive
Middletown, CT 06457
www.MiddletownPlanning.com

22021-6

6/22/21

MEMORANDUM

TO: The Planning & Zoning Commission

FROM: Marek Kozikowski, AICP, City Planner *MK*

DATE: June 22, 2021

RE: Proposed Zoning Text Amendments
Sections 16, 40, 44, & 60: Farm Wineries and Farm Breweries

Planning, Conservation & Development Staff proposes the following amendments to the Middletown Zoning Code pursuant to Section 71 of the Middletown Zoning Code.

Bold Text: Added
Strikethrough Text: Deleted
xx: Section Number TBD

DEPT. PLANNING & ZONING
21 JUN 22 PM 3:10

16.0 DEFINITIONS

16.06.xx FARM BREWERY

Any place or premises that is located on a farm in which beer is manufactured and sold.

16.06xx FARM WINERY

Any place or premises that is located on a farm in which beer is manufactured and sold.

40.04 QUANTITY OF PARKING SPACES

40.04.xx FARM BREWERY/ FARM BREWERY

As determined by the Planning and Zoning Commission

44.08 STANDARDS FOR SPECIAL EXCEPTION

44.08.xx FARM WINERY/ FARM BREWERY

1. Shall be located on a minimum five (5) acres of continuous land and a minimum of two (2) acres of land shall be used for growing grapes, hops, or other produce utilized in the production of wine or beer.
2. A phasing plan shall be required for the growing and production of the crops during the first five (5) years of operation. It is understood that

60.02 SPECIAL EXCEPTION USES

60.02.xx Farm Brewery (44.08.xx)

ZONES: R-15 R-30 R-45 R-60 RPZ

60.02.xx Farm Winery (44.08.xx)

ZONES: R-15 R-30 R-45 R-60 RPZ



City of Middletown

Department of Planning, Conservation & Development
245 deKoven Drive
Middletown, CT 06457
www.MiddletownPlanning.com

22021-7

6/22/21

MEMORANDUM

TO: The Planning & Zoning Commission

FROM: Marek Kozikowski, AICP, City Planner

DATE: June 22, 2021

M. Kozikowski

RE: Proposed Zoning Text Amendments
Sections 16, 40, 44, & 61: Cannabis Micro-Cultivation and Cannabis Retail

Planning, Conservation & Development Staff proposes the following amendments to the Middletown Zoning Code pursuant to Section 71 of the Middletown Zoning Code.

Bold Text: Added
Strikethrough Text: Deleted
xx: Section Number TBD

DEPT. PLANNING & ZONING
21 JUN 22 PM 3:10

- 16.0 DEFINITIONS
- 16.06.xx CANNABIS MICRO-CULTIVATION
An establishment for cultivation, growing and propagation of the cannabis plant, containing not less than two thousand (2,000) square feet and not more than ten thousand (10,000) square feet of grow space, prior to any expansion authorized by the Commissioner of Consumer Protection up to twenty-five thousand (25,000) square feet, operated by a micro-cultivator, as defined in the Responsible and Equitable Regulation of Adult-Use Cannabis Act, as amended.
- 16.06.xx CANNABIS RETAIL
An establishment selling cannabis to consumers and research programs operated by a retailer, as defined in the Responsible and Equitable Regulation of Adult-Use Cannabis Act, as amended.
- 40.04 QUANTITY OF PARKING SPACES
- 40.04.xx CANNABIS MICRO-CULTIVATION
One (1) parking space for each three hundred (300) sq. ft of gross building area per floor dedicated to retail sales on the premise and five hundred (500) sq. ft.

4. A traffic management plan shall be provided that demonstrates adequate safety measures for vehicular and pedestrian traffic in response to the site conditions and conditions along adjacent streets.
5. Consumption either orally, topically or by inhalation of any cannabis products outdoors on the premise is prohibited.
6. Any deliveries of cannabis products leaving the establishment and sold directly to the consumer shall occur between the hours of 8:00am and 10:00 pm daily.

61.02 SPECIAL EXCEPTION USES
61.02.xx Cannabis Micro-Cultivation (44.08.xx)
 ZONES: I-1 I-2 I-4 TD IT IRA

61.02.xx Cannabis Retail (44.08.xx)
 ZONES: B-2 NPC