

## **BERLIN PLANNING AND ZONING COMMISSION AGENDA - OCTOBER 21, 2021**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting in-person and by remote video conference call on Thursday, October 21, 2021, at 7:00 p.m. This meeting may be attended in person at Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT or remotely by video or telephone as provided below.

Remote access to this meeting is available by Zoom video conference at the following link:

### **Join Zoom Meeting\***

<https://town-berlin-ct-us.zoom.us/j/8140556035?pwd=YU0xb1J2Yyt4RDVLUkRIbFpFTFRuQT09>

Meeting ID: 814 055 6035      Passcode: PZ100

### **Join by telephone\***

+1 929 205 6099 US (New York)

Meeting ID: 814 055 6035      Passcode: 488321

\*Data and toll charges may apply

## **AGENDA – OCTOBER 21, 2021**

### **I      Call to Order**

### **II      Review of Minutes**

- a.      October 7, 2021

### **III      Schedule Public Hearings**

- a.      Text Amendment for a Moratorium on Cannabis Uses  
*Suggested Date: November 18, 2021*
- b.      Special Permit/Site Plan Application of Little House Living, LLC to develop eighteen free-standing single family dwellings at 1676 Berlin Turnpike.  
*Suggested Date: November 18, 2021*

### **IV      Commission Business**

- a.      Receipt of applications and consideration of Peer Review for the following:
  - 1.      Zone Change Application of 550-554 Berlin Turnpike Associates, LLC to change the zone of Map 10-2/Block 83/Lot 13B, 502 Berlin Turnpike; Map 10-2/Block 83/Lot 13, 522 Berlin Turnpike; and Map 10-2/Block 83/Lot 14, 552 Berlin Turnpike from Berlin Turnpike 1 (BT-1) to Berlin Turnpike Development (BTD).
  - 2.      Special Permit/Site Plan Application of 550-554 Berlin Turnpike Associates, LLC for a mixed use development at 502-554 Berlin Turnpike

### **V      New Business**

- a.      Site Plan Application of Kevin Budney, Budney Overhaul & Repair, for the construction of a 4,088 s.f. addition to an existing manufacturing building 131 New Park Drive

### **VI      Public Hearings**

- a.      Proposed amendment to Section VII.F.2.b. of the Berlin Zoning Regulations concerning greenhouses, Attorney Brad N. Mondschein (*Continued from October 7, 2021*)

*Continued...*

**VI Public Hearings (*Continued*)**

- b. Special Permit/Site Plan Applications of Brandon Buchanan, Artisan Building & Remodeling, to locate his business activities, office, and showroom area at 230 Deming Road (*Postpone for receipt of additional information*)  
*Continued...*
- c. Proposed Amendment to the Berlin Zoning Regulations of Kevin Kolstad, Property Development and Facilities Manager, Enterprise Holdings to add a new Section VI.A.3.s. Private transportation or auto rental services.

**VII Old Business**

- a. Proposed amendment to Section VII.F.2.b. of the Berlin Zoning Regulations concerning greenhouses, Attorney Brad N. Mondschein
- b. Special Permit/Site Plan Applications of Brandon Buchanan, Artisan Building & Remodeling, to locate his business activities, office, and showroom area at 230 Deming Road
- c. Proposed Amendment to the Berlin Zoning Regulations of Kevin Kolstad, Property Development and Facilities Manager, Enterprise Holdings to add a new Section VI. A.3.s. Private transportation or auto rental services.

**VIII Adjournment**

*Due to Governor Ned Lamont's declaration of a public health emergency and civil preparedness Emergency and his subsequently issued Executive Orders, and due to the spread of Coronavirus Disease 2019 in the State of Connecticut, unvaccinated persons should comply with all orders and guidelines applicable to them, including use of face coverings and social distancing when attending indoor public meetings.*