

TOWN OF BERLIN ZONING BOARD OF APPEALS
October 26, 2021 7:00 p.m.

The Berlin Zoning Board of Appeals will hold Public Hearings at their Regular Meeting on Tuesday, October 26, 2021 in Town Council Chambers, 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>

Or join by phone:* 1 929 205 6099

Meeting ID: 814 055 6035 Passcode: PZ100

**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.*

Berlin Zoning Board of Appeals Agenda

I Call to Order

II Public Hearings

ZBA #2021-22 345 Four Rod Road Map 15-1 Block 91 Lot 89

Jamie Calvo and Taylor Dudics are requesting a variance of 20 feet from a required rear yard of 40 feet per Berlin Zoning Regulations §V.B.5. for an installed above ground swimming pool in an R-11 zone.

ZBA #2021-23 1427 Berlin Turnpike Map 16-3 Block 142 Lot 51A

Merhan Cecunjanin is appealing the order of the ZEO to remove an 8' x 40' shipping container from the property in a BT-1 zone, citing Berlin Zoning Regulations §IV.A.21. "unsightly material." The property is owned by the MC Barber Shop LLC. *(Applicant has requested a postponement).*

ZBA #2021-24 122 Mill Street Map 10-3 Block 86 Lot 1B

George Bikakis is requesting a variance for a 135 s.f. freestanding sign (17 s.f. plus 7.84 s.f. per tenant) when 72 s.f. plus 2 s.f. per tenant (currently 100 s.f.) was granted by previous variance and 40 s.f. is allowed in the CCD-2 Zone per Berlin Zoning Regulations §IV.A.6. on a nonconforming structure. The property is owned by Bikakis Realty LLC.

ZBA #2021-25 119 Webster Square Road, Unit 151 Map 10-3 Block 83-28 Lot 1A

Merle McKenzie, Truck Bar2 LLC, is requesting a sales of alcoholic beverages location approval for a Restaurant Liquor Permit for the Truck Bar per Berlin Zoning Regulations §XI.B. The property is owned by OSJ LLC.

III Regular Meeting

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ZBA #2021-25**119 Webster Square Road, Unit 151 Map 10-3 Block 83-28 Lot 1A**

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IV Executive Session and Public Comment and Possible Action on Proposed Stipulation for Judgment

- A. Discuss the status of the pending litigation and proposed Stipulation for Judgment in Commerce Street Holdings, LLC v. Zoning Board of Appeals of Town of Berlin (Docket No. HHB-CV18-6049166-S), concerning the real property located at 30-36 and 86 Commerce Street, Berlin, and possible action by the Board related to same. Members of the public can participate and offer their comments on the Stipulation for Judgment to the Board.
- B. Consider whether to convene in executive session to discuss the status of the pending litigation and proposed Stipulation for Judgment in Commerce Street Holdings, LLC v. Zoning Board of Appeals of Town of Berlin (Docket No. HHB-CV18-6049166-S).

V Approval of Minutes:

June 22, 2021 (Francalangia, Tubbs, Graca, Coppola, Zelek)
July 6, 2021 (Francalangia, Graca, Whiteside, Zelek)
July 27, 2021 (Coppola, Graca, Whiteside, Mazzotta)
August 9, 2021 (Graca, Coppola, Whiteside, Zelek, Mazzotta)
September 28, 2021 (Francalangia, Coppola, Corey Whiteside)
(October 19, 2021 Pending). (Francalangia, Tubbs, Mathena, Mazzotta.)

VI Adjournment