

## **BERLIN PLANNING AND ZONING COMMISSION AGENDA – NOVEMBER 18, 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, November 18, 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 – NOVEMBER 18, 2021**

### **I Call to Order**

### **II Review of Minutes**

- a. May 20, 2021
- b. November 4, 2021

### **III Commission Business**

- a. In accordance with Section 8-24 of the Connecticut General Statutes, review and recommendation of the matter of construction sidewalks within the Town's Right-of Way as shown on Sidewalk Projects Town of Berlin map.
- b. In accordance with Section 8-24 of the Connecticut General Statutes, review and recommendation of the matter of constructing an engineered control on 889 Farmington Avenue as shown on engineering drawings entitled "Addendum to Approved Part 1 and 2 Applications for Engineered Control Variance, dated January 24, 2020, prepared by Loureiro Engineering

### **IV Schedule Public Hearings**

- a. Special Permit/Site Plan Amendment of James Meehan, Window Restorations of Connecticut, LLC for a contractor's shop for a window fabrication operation at 600 Four Rod Road, Unit 7.  
*Suggested Date: December 2, 2021*
- b. Zone Change Request 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 14 554 Berlin Turnpike from Berlin Turnpike 1 (BT-1) to Berlin Turnpike Development (BTD)  
*Suggested Date: December 16, 2021*
- c. Special Permit and Site Plan Applications of 550-554 Berlin Turnpike Associates, LLC for a mixed development, including 106 residential units within three (3 buildings, a retail building and reconfiguring the parking lot for two (2) commercial buildings, 502, 522 and 554.  
*Suggested Date: December 16, 2021*

*Continued...*

**IV Schedule Public Hearings (Continued)**

- d. Excavation Permit of StanConn, LLC for the excavation of 1,970 cubic yards, 0.2 acres, at Lot 17-2-133-10, Berlin Street, East Berlin  
*Suggested Date: To be Determined*

**V New Business**

- a. Site Plan Amendment of Kevin Budney, Budney Overhaul & Repair for construction of a building, driveway, storm water management system and wetlands mitigation area, 2061 Berlin Turnpike
- b. Site Plan Amendment of John Torello on behalf of MC Barber Academy 1427 Berlin Turnpike

**VI Public Hearings**

- a. Text Amendment, Acting Town Planner Maureen Giusti, for a Moratorium on Cannabis Uses
- b. Special Permit/Site Plan Application of Little House Living, LLC to develop sixteen single unit buildings and two duplex buildings for a total of twenty dwelling units per Berlin Zoning Regulations §XI.DD Planned Residential Infill Development at 1676 Berlin Turnpike.
- c. Special Permit/Site Plan Applications of 1897 for Alta Equipment for a construction equipment dealer use per Berlin Zoning Regulations §VI.G.3.w.and related site improvements at 1897 Berlin Turnpike.

**VII Old Business**

- a. Proposed amendment to Section VII.F.2.b. of the Berlin Zoning Regulations concerning greenhouses, Attorney Brad N. Mondschein
- b. Text Amendment, Acting Town Planner Maureen Giusti, for a Moratorium on Cannabis Uses
- c. Special Permit/Site Plan Application of Little House Living, LLC to develop sixteen single unit buildings and two duplex buildings for a total of twenty dwelling units per Berlin Zoning Regulations §XI.DD Planned Residential Infill Development at 1676 Berlin Turnpike.
- d. Special Permit/Site Plan Applications of 1897 for Alta Equipment for a construction equipment dealer use per Berlin Zoning Regulations §VI.G.3.w.and related site improvements at 1897 Berlin Turnpike.

**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.*