

TOWN OF BERLIN ZONING BOARD OF APPEALS
Special Meeting Agenda
November 30, 2021 7:00 p.m.

The Berlin Zoning Board of Appeals will hold Public Hearings at a Special Meeting on Tuesday, November 30, 2021 in Room 120 (Public Works Department), 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 Special Meeting 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.

ZBA #2021-26 224 Berlin Turnpike Map 4-4 Block 82 Lot 18

John Orsini is requesting a variance to allow a third freestanding sign on a single lot where one freestanding sign is allowed per Berlin Zoning Regulations §IX.A.3.c.iv along the Berlin Turnpike in the BT-D (PS-B) zone. The property is owned by 224 Berlin Turnpike LLC.

ZBA #2021-27 861 Farmington Avenue Map 9-1 Block 76 Lot 79

Tony Valenti is requesting a variance for a freestanding sign for a side yard of 3 feet when 10 feet is required for a freestanding sign per Berlin Zoning Regulations §IX.A.3.c.iii in the CCD-2 zone. The property is owned by 861 Farmington Avenue LLC.

III Regular Meeting

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.

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ZBA #2021-26**224 Berlin Turnpike****Map 4-4 Block 82 Lot 18**

John Orsini is requesting a variance to allow a third freestanding sign on a single lot where one freestanding sign is allowed per Berlin Zoning Regulations §IX.A.3.c.iv along the Berlin Turnpike in the PS-B zone. The property is owned by 224 Berlin Turnpike LLC.

ZBA #2021-27**861 Farmington Avenue****Map 9-1 Block 76 Lot 79**

Tony Valenti is requesting a variance for a freestanding sign for a side yard of 3 feet when 10 feet is required for a freestanding sign per Berlin Zoning Regulations §IX.A.3.c.iii in the CCD-2 zone. The property is owned by 861 Farmington Avenue LLC.

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:

October 19, 2021. (Francalangia, Tubbs, Mathena, Mazzotta.)

October 26, 2021. (Francalangia, Tubbs, Whiteside, Mazzotta, Zelek)

VI Adjournment