

## **BERLIN PLANNING AND ZONING COMMISSION AGENDA – DECEMBER 2, 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, December 2, 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 – DECEMBER 2, 2021**

### **I      Call to Order**

### **II      Review of Minutes**

- a.      November 18, 2021

### **III      Request for Bond Release**

- a.      Request of Michael Cassetta for a bond release, 1207 Farmington Avenue

### **IV      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.
- 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 - ***This hearing has been continued to December 16, 2021 – No action or discussion at this meeting***

### **V      Old Business**

- 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.
- 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 - ***This hearing has been continued to December 16, 2021 – No action or discussion at this meeting***
- c..      Site Plan Amendment of John Torello on behalf of MC Barber Academy 1427 Berlin Turnpike

*Continued...*

**VI Commission Business**

- a. Adoption of 2022 Meeting Calendar
- b. In accordance with Section 8-24 of the Connecticut General Statutes, review and recommendation of the matter of Construction of a Trail to Connect the Town Hall Complex and Percival Field
- c. Discussion regarding approved buffer restoration plan and site conditions for Commerce Street Holdings LLC at 30-36 and 86 Commerce Street

**VII Executive Session**

- a. Discuss the status of the pending litigation of Rio Vista Associates, LLC v. Berlin Planning & Zoning Commission and Town of Berlin, and possible action relating to same.
- b. Consider whether to convene in executive session to discuss the status of the pending litigation of Rio Vista Associates, LLC v. Berlin Planning & Zoning Commission and Town of Berlin.

**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.*