

BERLIN PLANNING AND ZONING COMMISSION

REVISED* AGENDA

DECEMBER 16, 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 16, 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=YU0xb1J2Yt4RDVLUkRIbFpFTFRuQT09>

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

***REVISED AGENDA – DECEMBER 16, 2021**

I Call to Order

II Review of Minutes

- a. December 2, 2022

III Schedule Public Hearing

- a. Special Permit/Site Plan Applications of The Preserve SM, LLC for 76 unit proposal including 48 buildings of 2 or 4 units and 28 single family units on Lot 1, 51 Randeckers Lane *Suggested Date: February 3, 2022*

IV Commission Business

- a. Discussion regarding approved buffer restoration plan and site conditions for Commerce Street Holdings LLC at 30-36 and 86 Commerce Street

Public Hearings

- a. 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 (** Opened 11-18-2021 This application will not be heard at the request of the applicant and will be continued to the January 20, 2022 scheduled meeting*)
- 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)
- c. Special Permit and Site Plan Applications of 550-554 Berlin Turnpike Associates,

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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 Berlin Turnpike

V Old Business

- a. 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 (Open PH continued to 1/20/2022)
- 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)
- 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 Berlin Turnpike.

VI Planner Comments

VII 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.

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