

**BERLIN PLANNING AND ZONING COMMISSION
JANUARY 20, 2022**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting in-person and by remote video conference call on Thursday, January 20, 2022, 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 – JANUARY 20, 2022

I Call to Order

II Review of Minutes

- a. December 16, 2021

III Request for Bond Release

- a. Request of David Manafort for a bond release, Okemo Pines LLC, Okemo Pines Subdivision, Linden Drive

IV New Business

- a. Site Plan Amendment Application of Krzysztof Pyc to manufacture products including, but not limited to, the precision machining and deburring of aerospace engine and structure components, at 758 Four Rod Road

V 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 Public Hearing on 11/18/21 and continued to 1/20/22*)
- 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) (*Opened Public Hearing on 12/16/21 and continued to 1/20/22*)

Continued...

V Public Hearings (Continued)

- 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 (***Opened Public Hearing on 12/16/21 and continued to 1/20/22***)
- 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

VI 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
- 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
- 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

VII Planner Comments

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.