

TOWN OF BERLIN ZONING BOARD OF APPEALS
Regular Meeting Agenda
January 25, 2022 7:00 p.m.

The Berlin Zoning Board of Appeals will hold Public Hearings at a Regular Meeting on Tuesday, January 25, 2022 in Town Council Chambers, 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=YU0xb1J2Yt4RDVLUkRIbFpFTFRuQT09>

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 Regular Meeting Agenda

I Call to Order

II Public Hearings

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 #2021-28 25 Burnham Street Map 9-3 Block 80 Lot 17

Michael Darcy is appealing the order of the ZEO to trim overgrown grass in the rear yard of a residential property (R-11 zone) per Berlin Zoning Regulations §IV.A.21.c. The property is owned by Fast Funding Associates LLC.

III Regular Meeting

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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:

November 30, 2021. (Francalangia, Tubbs, Whiteside, Mazzotta, Zelek, Mathena)

VI Adjournment