

BERLIN PLANNING AND ZONING COMMISSION AGENDA
FEBRUARY 3, 2022
REVISED AGENDA – ADDITION OF II ELECTION OF OFFICERS
AND Vc. NEW BUSINESS

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting in-person and by remote video conference call on Thursday, February 3, 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=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

AGENDA - FEBRUARY 3, 2022

I Call to Order

II Election of Officers

III Review of Minutes

- a. January 20, 2022

IV Schedule Public Hearings

- a. Zone Change Application of 337 Berlin, LLC to change the zone of 337 Berlin Turnpike, Map 4-4, Block 127, Lot 24-7399 from BT-2 to BT-1; 446 Deming Road, Map 4-4, Block 127, Lot 1 from BT-2 to BT-1; and 51 Worthington Ridge, Map 10-2, Block 127, Lot 23 from PI to BT-1
- b. Special Permit/Site Plan Applications of Shuttle Meadow Development, LLC for Multi-Family Development at 309 Main Street, East Berlin
- c. Proposed Amendment to Zoning Regulation of Sandra Roche, KIDS, LLC to amend §IXB.5.b.viii

V 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
- b. Modification to an approved Plan, Mark Lovley, Member, Newport 903-9134 Farmington Avenue, LLC, 913 Farmington Avenue (10 Steele Boulevard)
- c. Modification to an approved plan, AIM Partners LLC for modification to new building and modification of required parking at MBL 9-4-91-1 Lower Lane at Farmington Avenue

VI 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dwelling units per Berlin Zoning Regulations §XI.DD Planned Residential Infill Development at 1676 Berlin Turnpike – WITHDRAWN BY THE APPLICANT

Continued...

VI Public Hearings (Continued)

- b. Applications of 550-554 Berlin Turnpike Associates, LLC for properties at 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, for:
 - i. Zoning map amendment from Berlin Turnpike 1 (BT-1) to Berlin Turnpike Development (BTD)
 - ii. Special Permit and Site Plan Applications for a mixed-use development, including three (3) residential buildings with 106 residential units, a retail building and two (2) existing commercial buildings, and related site improvements (*Open Public Hearings 12/16/21 and 1/20/22*)

NO DISCUSSION OR ACTION – CONTINUED AT THE REQUEST OF THE APPLICANT

- c. 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
NO DISCUSSION OR ACTION – TENTATIVE DATE OF PUBLIC HEARING IS MARCH 3, 2022
- d. Special Permit/Site Plan Applications of The Preserve SM, LLC for 76 units in 48 buildings and 28 single family units on Lot 1, 51 Randeckers Lane

VII Old Business

- a. Applications of 550-554 Berlin Turnpike Associates, LLC for properties at 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, for:
 - i. Zoning map amendment from Berlin Turnpike 1 (BT-1) to Berlin Turnpike Development (BTD)
 - ii. Special Permit and Site Plan Applications for a mixed-use development, including three (3) residential buildings with 106 residential units, a retail building and two (2) existing commercial buildings, and related site improvements (*Open Public Hearings 12/16/21 and 1/20/22*)
- b. 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
No discussion or action – continued to tentative date of March 3, 2022
- c. Special Permit/Site Plan Applications of The Preserve SM, LLC for 76 units in 48 buildings and 28 single family units on Lot 1, 51 Randeckers Lane

VIII 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

IX 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.