

**TOWN OF BERLIN ZONING BOARD OF APPEALS**  
**Regular Meeting Agenda**  
**February 22, 2022      7:00 p.m.**

The Berlin Zoning Board of Appeals will hold Public Hearings at a Regular Meeting on Tuesday, February 22, 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. Election of Officers**

**III. Approval of Minutes:**

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

**IV. Public Hearings:**

**ZBA #2022-01      250 Webster Square Road      Map 10-3 Block 83C Lot 32**

David J. Tasca Jr., Tasca Automotive East CT Group LLC, is requesting a Motor Vehicle Uses Location approval for a change of type of ownership for the existing New Dealer, Dealer and Repairer DBA Tasca Ford, license per Berlin Zoning Regulations §XV.A.3. The property is owned by BOCADA 250 Webster Square LLC in the PS-A zone.

**V. Regular Meeting**

**ZBA #2022-01      250 Webster Square Road      Map 10-3 Block 83C Lot 32**

David J. Tasca Jr., Tasca Automotive East CT Group LLC, is requesting a Motor Vehicle Uses Location approval for a change of type of ownership for the existing New Dealer, Dealer and Repairer DBA Tasca Ford, license per Berlin Zoning Regulations §XV.A.3. The property is owned by BOCADA 250 Webster Square LLC in the PS-A zone.

**VI. 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).

**VII. Adjournment**