

**BERLIN PLANNING AND ZONING COMMISSION AGENDA  
MARCH 3, 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, March 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=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

**I      Review of Minutes**

- a.      February 3, 2022

**II      Schedule Public Hearings**

- a.      Special Permit Applications of Sebastian Malespini for properties at 202-212 Mill Street, Map 10-3 Block 86 Lots 5 and 5A with a unified site plan for:
  - a.      Residential apartments at 212 Mill Street
  - b.      A fast-food restaurant at 202 Mill Street
  - c.      The addition of a drive-thru lane at 202 Mill Street*Suggested Date: April 7, 2022 or April 17, 2022*

**III      Bond Reductions/Releases**

- a.      Request of Patrick DiPinto for a bond release, Alling Street and Sterling Drive
- b.      Request of Patrick DiPinto for a bond release, Lot 11, Block 71, Norton Road Subdivision

**IV      Commission Business**

- a.      In accordance with CGS §8-24, review and recommendation to Town Council regarding leasing of space at Hubbard School, 139 Grove Street, EB and McGee School, 899 Norton Road for YMCA day-care programs (pending TC 3-1-2022)
- b.      Discussion of sign permit application 222 Mill Street, Hartford HealthCare (replacement freestanding sign).

**V      Public Hearings**

- a.      Excavation Permit of StanConn, LLC for the excavation of 1,970 cubic yards, 0.2 acres, at Lot 17-2-133-10, 401 Berlin Street, East Berlin per Berlin Zoning Regulations §X.B.
- b.      Special Permit Application of Dr. Martin Opoku Gyamfi for business offices of ProNatural Homecare at 1263 Berlin Turnpike, Unit A, in the SP-DD zone per Berlin Zoning Regulations per §VI.C.  
*(Public Hearing 12/16/21, 2/3/2022 and continued to 3/3/22)*

*Continued...*

**V Public Hearings (Continued)**

- c. 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)
- d. 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 (***Public Hearing on 12/16/21, 2/3/2022 and continued to 3/3/22***)
- e. Special Permit/Site Plan Applications of The Preserve SM, LLC for 76 residential units in 48 buildings and 28 single family units on Lot 1, 51 Randeckers Lane (***Opened Public Hearing on 2/3/22 and continued to 3/3/22***)

**VI Old Business**

- a. Excavation Permit of StanConn, LLC for the excavation of 1,970 cubic yards, 0.2 acres, at Lot 17-2-133-10, 401 Berlin Street, East Berlin per Berlin Zoning Regulations §X.B.
- b. Special Permit Application of Dr. Martin Opoku Gyamfi for business offices of ProNatural Homecare at 1263 Berlin Turnpike, Unit A, in the SP-DD zone per Berlin Zoning Regulations per §VI.C.
- c. 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)
- d. 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
- e. Special Permit/Site Plan Applications of The Preserve SM, LLC for 76 residential units in 48 buildings and 28 single family units on Lot 1, 51 Randeckers Lane

**VII Adjournment**