

BERLIN PLANNING AND ZONING COMMISSION AGENDA
MARCH 17, 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 17, 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. March 3, 2022

II Schedule Public Hearings

- a. Special Permit Application of Joey's Place at ABA Services of CT for a childcare and preschool learning center at 1261 Berlin Turnpike
Suggested Date: April 21, 2022
- b. Proposed Zoning Amendment of Robert Rossi to amend Section GI-2 Special Permit Uses for automotive appearance enhancement service use for automobiles, motorcycles and pickup trucks (no-mechanical and non-sales)
Suggested Date: April 21, 2022

III Bond Reductions/Releases

- a. Request of Natalie Earley for a bond release for \$770 at 52 Willow Brook Drive.
- b. Request of Natalie Earley for a bond release for \$2,172 at 52 Willow Brook Drive.

IV Commission Business

- a. Discussion of Buffer Landscape Plan of Priority Electric, 1865 Orchard Road

V New Business

- a. Special Event Application of Alex Mutzabaugh, Keystone Novelties Distributors LLC to erect a temporary tent for the retail sale of CT legal sparklers and ground based fountains from June 22, 2022 through July 5, 2022 at 524 Berlin Turnpike.

VI Public Hearings

- a. 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.
- b. Proposed Amendment to Zoning Regulation of Sandra Roche, KIDS, LLC to amend §IX.B.5.b.viii Parking and Loading. Fast-food restaurants or drive-ins.

Continued...

VI Public Hearings (Continued)

- c. 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
(Public Hearing 12/16/21; 1/20/22; 3/3/22 and continued to 3/17/22)
- d. 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
(Public Hearing on 2/3/22, 3/3/22 and continued to 3/17/22)

VII Old Business

- a. 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.
- b. Proposed Amendment to Zoning Regulation of Sandra Roche, KIDS, LLC to amend §IX.B.5.b.viii Parking and Loading. Fast-food restaurants or drive-ins.
- c. 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
- d. 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

VIII Adjournment