

BERLIN PLANNING AND ZONING COMMISSION AGENDA -APRIL 7, 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, April 7, 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 17, 2022

II Schedule Public Hearings

- a. Proposed Amendment to the Zoning Regulations, Attorney Dennis Cenevia on behalf of Redlease, LLC - §VI.H.3 Special Permit Uses Self Storage Facilities
Suggested Date: May 5, 2022
- b. Subdivision Application of Paul Prior, Jr. for a two lot subdivision at 0 Heritage Drive, Lot 15K, Block 17 *Suggested Date: May 5, 2022*

III Bond Releases

- a. Request of Earl Wicklund for a bond reduction, Phase I, Nature's Edge
- b. Request of Earl Wicklund for a bond reduction, Phase 2, Nature's Edge

IV Commission Business

- a. List of 2022 Events, Berlin Lions Agricultural Fair, Inc., Joseph Dornfried

V Public Hearings

- a. Zone Change Application of 337 Berlin, LLC to amend the zoning map at 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 The Preserve SM, LLC for 76 residential units in 48 buildings and 28 single family units on Lot 1, 51 Randeckers Lane
(Public Hearings on 2/3/22, 3/3/22, 3/17/22 and continued to 4/7/22)
- c. Special Permit/Site Plan Applications of Shuttle Meadow Development, LLC for Multi-Family Development at 309 Main Street, East Berlin

VI Old Business

- 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 The Preserve SM, LLC for 76 residential units in 48 buildings and 28 single family units on Lot 1, 51 Randeckers Lane
- c. Special Permit/Site Plan Applications of Shuttle Meadow Development, LLC for Multi-Family Development at 309 Main Street, East Berlin

VII Staff Comments:

- a. EDC Matters
- b. Planner Updates

VIII Adjournment