

BERLIN PLANNING AND ZONING COMMISSION AGENDA -APRIL 21, 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 21, 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=YU0xb1J2Yt4RDVLUkRlYmFpFTFRuQT09>

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. April 7, 2022

II New Business

- a. Proposed Subdivision Application of Earl H. Wicklund for Phase 3 (7 lots) of a preliminary approved 18 lot subdivision, Lot 91, Block 10, West Lane

III Public Hearings

- a. 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, 4/7/22 and continued to 4/21/22***)
- b. Zone Change Application of 337 Berlin, LLC to change the zone of 337 Berlin Turnpike, Map 4-4, Block 127, Lot 24, and 466 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
- c. Special Permit Use Application of Joey's Place at ABA Services of CT for a childcare and preschool learning center at a portion of 1261 Berlin Turnpike in the SP-DD zone
- d. Special Permit/Site Plan Applications of Shuttle Meadow Development, LLC for Multi-Family Development at 309 Main Street, East Berlin
- e. Special Permit Applications and unified site plan of Sebastian Malespini for properties at 202- 212 Mill Street, Map 10-3 Block 86 Lots 5 and 5A, in the CCD-2 zone for:
 - i. Residential apartments;
 - ii. A fast-food restaurant at Lot 5A, 202 Mill Street; and,
 - iii. The addition of a drive-thru lane at Lot 5A, 202 Mill Street
- f. Proposed text amendment to the Zoning Regulations of Robert Rossi to add Automotive appearance enhancement service use for automobiles, motorcycles and pickup trucks (no-mechanical and non-sales) to Section VII.C. GI-2 Special Permit Uses

Continued...

IV Old Business

- a. 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
- b. Zone Change Application of 337 Berlin, LLC to change the zone of 337 Berlin Turnpike, Map 4-4, Block 127, Lot 24, and 466 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
- c. Special Permit Use Application of Joey's Place at ABA Services of CT for a childcare and preschool learning center at a portion of 1261 Berlin Turnpike in the SP-DD zone
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- e. Special Permit Applications and unified site plan of Sebastian Malespini for properties at 202- 212 Mill Street, Map 10-3 Block 86 Lots 5 and 5A, in the CCD-2 zone for:
 - iv. Residential apartments;
 - v. A fast-food restaurant at Lot 5A, 202 Mill Street; and,
 - vi. The addition of a drive-thru lane at Lot 5A, 202 Mill Street
- f. Proposed text amendment to the Zoning Regulations of Robert Rossi to add Automotive appearance enhancement service use for automobiles, motorcycles and pickup trucks (no-mechanical and non-sales) to Section VII.C. GI-2 Special Permit Uses

V Adjournment