

BERLIN PLANNING AND ZONING COMMISSION AGENDA –MAY 5, 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, May 5, 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. April 21, 2022

II Commission Business

- a. Connecticut General Statute §8-24 Referral for acquisition of property of Svensk, Reservoir Road of approximately 1 acre of land, 40 feet wide and adjacent land easements for open space connectivity to Timberlin Park.

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, 4/21 and continued to 5/5/22)
- b. Special Permit/Site Plan Applications of Shuttle Meadow Development, LLC for Multi-Family Development at 309 Main Street, East Berlin
(Public Hearing on 4/21/22 and continued to 5/5/22)
- c. 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*(Public Hearing on 4/21/22 and continued to 5/5/22)*
- d. 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
(Public Hearing on 4/21/22 and continued to 5/5/22)
- e. Application of Newport Realty Group LLC for modifications to a portion of the approved mixed-use development unified Site Plan and Special Permit for development of Building A, 10 Steele Boulevard.

Continued...

II Public Hearings (Continued)

- f. Proposed Amendment to the Zoning Regulations, Attorney Dennis Cenevia on behalf of Redlease, LLC - §VI.H.3 Special Permit Uses Self Storage Facilities
(Postponed to May 19, 2022)
- g. Subdivision Application of Paul Prior, Jr. for a two lot subdivision at 0 Heritage Drive, Lot 15K, Block 17
(Postponed to May 19, 2022)

III 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. Special Permit/Site Plan Applications of Shuttle Meadow Development, LLC for Multi-Family Development at 309 Main Street, East Berlin
- c. 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
- d. 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
- e. Application of Newport Realty Group LLC for modifications to a portion of the approved mixed-use development unified Site Plan and Special Permit for development of Building A, 10 Steele Boulevard.
- f. Proposed Amendment to the Zoning Regulations, Attorney Dennis Cenevia on behalf of Redlease, LLC - §VI.H.3 Special Permit Uses Self Storage Facilities
- g. Subdivision Application of Paul Prior, Jr. for a two lot subdivision at 0 Heritage Drive, Lot 15K, Block 17

IV EXECUTIVE SESSION

- a. Discuss the status of the pending litigation of Rio Vista Associates, LLC v. Berlin Planning & Zoning Commission and Town of Berlin, and possible action relating to same.
- b. Consider whether to convene in executive session to discuss the status of the pending litigation of Rio Vista Associates, LLC v. Berlin Planning & Zoning Commission and Town of Berlin.

V Adjournment