

BERLIN PLANNING AND ZONING COMMISSION AGENDA –MAY 19, 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 19, 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)

*Data and toll charges may apply

I Review of Minutes

- a. April 21, 2022
- b. May 5, 2022

II Request for Bond Releases

- a. Request of Stephen Dalfino for a bond release, 45 Hemlock Ridge

III New Business

- a. Site Plan Amendment Application of OREE for an installed outside material and equipment storage area with lot line revision. Quantum of Berlin II, LLC, property owner
- b. Site Plan Amendment Application of Thomas Coccomo for site improvements and business use of a portion of property at 178 New Britain Road

IV Public Hearings

- a. 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; 5/5/22)
- b. 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; 5/5/22)*
- c. 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; 5/5/22)

Continued

IV Public Hearings (Continued)

- d. Proposed Amendment to the Zoning Regulations, Attorney Dennis Ceneviva on behalf of Redlease, LLC - §VI.H.3 Special Permit Uses Self Storage Facilities
(Postponed from May 5, 2022)
- e. Subdivision Application of Paul Prior, Jr. for a two lot subdivision at 0 Heritage Drive, Lot 15K, Block 17
(Postponed from May 5, 2022)

V Old Business

- a. Special Permit/Site Plan Applications of Shuttle Meadow Development, LLC for Multi-Family Development at 309 Main Street, East Berlin
- b. 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
- c. 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
- d. Proposed Amendment to the Zoning Regulations, Attorney Dennis Cenevia on behalf of Redlease, LLC - §VI.H.3 Special Permit Uses Self Storage Facilities
- e. Subdivision Application of Paul Prior, Jr. for a two lot subdivision at 0 Heritage Drive, Lot 15K, Block 17

VI Commission Business

- a. Discussion and direction to staff regarding Regulations relating to 2021 legislation:
 - i. Cannabis
 - ii. Accessory Dwelling Units existing regulations and opt-out process
 - iii. Residential Parking requirements and opt-out process

VII Adjournment