

TOWN OF BERLIN ZONING BOARD OF APPEALS
Regular Meeting Agenda May 24, 2022 7:00 p.m.

The Berlin Zoning Board of Appeals will hold Public Hearings at a Regular Meeting on Tuesday, May 24, 2022 at 7:00 p.m. in Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT. Interested parties may join and participate in person or remotely by video or telephone as provided below.

Join Zoom video conference:*

<https://town-berlin-ct-us.zoom.us/j/8140556035?pwd=YU0xb1J2Yyt4RDVLUkRlYmFpFTFRuQT09>

Or join by phone:* 1 929 205 6099 Meeting ID: 814 055 6035 Passcode: PZ100

**Data and toll charges may apply. Participants are responsible for charges incurred by their carrier. The Town does not reimburse participants for any toll or data charges.*

Berlin Zoning Board of Appeals Regular Meeting Agenda

- I. Call to Order**
- II. Election of Officers**
- III. Approval of Minutes:**
November 30, 2021. (Francalancia, Tubbs, Whiteside, Mazzotta, Zelek, Mathena)
February 22, 2022 ((Tubbs, Whiteside, Mathena)
- IV. Public Hearings:**
 - A. ZBA #2022-02, 68 Brandeggee Lane, Map 16-1 Block 102 Lot 12**
Brian and Carrie Nelson are requesting variance for a side yard of five feet for an attached 2-story garage addition when ten feet is required per Berlin Zoning Regulations. §V.B.5. in the R-11 zone.
 - B. ZBA 2022-03, 220 Longview Drive, Map 26-1 Block 74 Lot 81**
Lukasz Zagribelny is requesting variance for a front setback of 36 feet when 75 feet is required, and side setbacks of 30 and 13 feet when 50 feet each is required per Berlin Zoning Regulations §V.A.10. for additions of a second story, front and rear porches and garage to the existing nonconforming house in the R-86 zone.
 - C. ZBA 2022-04, 1406 Chamberlain Highway, Map 19-4 Block 15 Lot 14A**
Town Line Auto, LLC is requesting motor vehicle uses location approval for a used car dealers and general repairer license per Berlin Zoning Regulations §XI.R. subject to §IV.C at 1406 Chamberlain Highway in the R-86 zone. The property is owned by Tops Garage LLC.
 - D. ZBA 2022-05, 119 Webster Square Road, Map 10-3 Block 83 Lot 28-1A**
Merle McKenzie, Truck Bar 2 LLC is requesting a modification to a sales of alcoholic beverages location approval to allow live entertainment for an existing Restaurant Liquor Permit per Berlin Zoning Regulations §XI.B in the PS-A zone. The property is owned by OSJ LLC.
 - E. ZBA 2022-06, 717 Berlin Turnpike, Map 10-4 Block 132 Lot 85**
Brian Silver, Esq. on behalf of Wine Merchants Berlin, LLC is requesting a sales of alcoholic beverages location approval for a Package Store Liquor Permit per Berlin Zoning Regulations §XI.B in the BT-1 zone. The property is owned by DFC of Berlin LLC.
 - F. ZBA 2022-07, 1943 Berlin Turnpike Map 21-4 Block 153 Lot 9**
Michael Milazzo, Esq. on behalf of Turnpike Wine & Spirits LLC is requesting a sales of alcoholic beverages location approval for a Package Store Liquor Permit per Berlin Zoning Regulations §XI.B in the BT-1 zone. The property is owned by Hunter Management LLC.

V. Regular Meeting**A. ZBA #2022-02, 68 Brandegee Lane, Map 16-1 Block 102 Lot 12**

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VI. Commissioner and Staff Comments**VII. Adjournment**