

BERLIN PLANNING AND ZONING COMMISSION AGENDA –JUNE 2, 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, June 2, 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://berlinct-gov.zoom.us/j/8140556035?pwd=YU0xb1J2Yyt4RDVLUkRlZFpFTFRuQT09>

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. May 19, 2022

II Requests for Bond Reductions and Bond Releases

- a. Request of Patrick Snow for a Bond Release, Finisher's Court, 319 Main Street, East Berlin
- b. Request of Jeffrey Resplar, Estates of Berlin LLC, for bond releases/reductions

III New Business

- a. Special Event Application of Alex Mutzabaugh, Keystone Novelties Distributors LLC to erect a temporary 20x40 tent for the retail sale of CT legal sparkles and ground based fountains for the sale dates of 6/22/2022 through 7/5/22 at 869 Mill Street

IV Public Hearings

- a. 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;5/19;6/2)**
- b. Proposed Amendment to the Zoning Regulations, Attorney Dennis Ceneviva on behalf of Redlease, LLC - §VI.H.3 Special Permit Uses Self Storage Facilities
(Public Hearing 5/19;6/2)

V Old Business

- a. Site Plan Amendment Application of Thomas Coccomo for site improvements and business use of a portion of property at 178 New Britain Road
- 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 Amendment to the Zoning Regulations, Attorney Dennis Ceneviva on behalf of Redlease, LLC - §VI.H.3 Special Permit Uses Self Storage Facilities

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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