

TOWN OF BERLIN ZONING BOARD OF APPEALS
Regular Meeting Agenda June 28, 2022 7:00 p.m.

The Berlin Zoning Board of Appeals will hold Public Hearings at a Regular Meeting on Tuesday, June 28, 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=YU0xb1J2Yt4RDVLUkRIbFpFTFRuQT09>

Or join by phone:* 1 929 205 6099 Meeting ID: 814 055 6035 Passcode: 488321

**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. Approval of Minutes:**
 - November 30, 2021. (Francalangia, Tubbs, Whiteside, Mazzotta, Zelek, Mathena)
 - February 22, 2022 (Tubbs, Whiteside, Mathena)
 - May 24, 2022 (Francalangia, Tubbs, Mazzotta, Whiteside, Mathena)
 - June 7, 2022 (pending)

- III. Public Hearings:**
 - A. ZBA 2022-08, 109 Berlin Turnpike, Map 5-3 Block 121 Lot 8A**
Timothy Sullivan, Esq. on behalf of Atlantis Beverage LLC is requesting a sales of alcoholic beverages location approval for a Package Store Liquor Permit per Berlin Zoning Regulations §XI.B at property owned by AMG Pub III, LLC in the BT-1 zone.
 - B. ZBA 2022-09, 266 Lower Lane, Map 15-2 Block 91 Lot 70**
Joseph Ranniello is appealing per Berlin Zoning Regulations §XV.A.1., the determination of the Town Planner/Zoning Enforcement Officer regarding number of dwelling units permitted at the existing house in the R-11 zone.
 - C. ZBA 2022-10, 164 New Britain Road, Map 3-3 Block 24A Lot 38**
Erica L Gomez is requesting a sales of alcoholic beverages location approval per Berlin Zoning Regulations §XI.B for a Grocery-Beverage Liquor Permit for Happy Mart at property owned by Pankaj Kumar in the CCD-1 zone.
 - D. ZBA 2022-11, 301 Berlin Turnpike, Map 4-4 Block 121 Lot 7**
Zachary Guarino on behalf of the Connecticut Department of Transportation is requesting a variance to allow a lot size of 15,957 s.f when 17,204 sf is existing, and 2 acres is required in the BT-1 zone per Berlin Zoning Regulations §VI.J. and resulting lot width and bulk calculation adjustments for acquisition of land for signal upgrades at the Deming Road intersection for property owned by K Brothers LLC.

- IV. Regular Meeting**
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V. Commissioner and Staff Comments

VI. Adjournment