

**BERLIN PLANNING AND ZONING COMMISSION AGENDA**  
**SEPTEMBER 1, 2022 – Amended**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, September 1, 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.

**Join Zoom Meeting\***

<https://berlincat-gov.zoom.us/j/8140556035?pwd=YU0xb1J2Yt4RDVLUkRlYmFpFTFRuQT09>

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      Call to Order**

**II      Pledge of Allegiance**

**III      Review and Approval of Minutes**

- a.      August 4, 2022
- b.      August 18, 2022

•      **Schedule Public Hearings**

- a.      Special Permit/Site Plan of Quantum of Berlin II LLC for a proposed indoor Sports Complex at 0 Four Rod Road – *Suggested Date: October 20, 2022*
- b.      Resubdivision of Tom Cocco, Cocco Brothers, for two lots at 44 Randeckers Lane – *Suggested Date: October 20, 2022*
- c.      Petition for a proposed text amendment to delete Section XI.D.D. Planned Residential Infill Development (*Must Open by October 7, 2022*)  
*Suggested Date: October 6, 2022*

**IV      New Business**

- a.      Site Plan Amendment Application of Rocky River Realty for alterations to the gas training portion of the existing training yard, including construction of a new +/-3,400 sq. ft. building, relocation of two sheds on concrete pads, and associated site/stormwater improvements, 107 Selden Street. **(Postponed to October 6, 2022.)**
- b.      Site Plan Amendment Application of John Gagas, StanChem Polymers, Inc., to construct a new accessory 61'-4" x 161'-4" , 28 foot high detached accessory structure for dry product and 8 bay tanker truck storage with related site improvements at 401 Berlin Street, East Berlin.

**V      Public Hearings**

- a.      Proposed Amendment to Zoning Regulations, Joseph F. Cascio, Section VI.H.3. Special Permit Uses regarding indoor sports complex uses in the BT-2 zone.
- b.      Special Permit/Site Plan Applications of Kevin Kolstad, CAMRAC, LLC for an Enterprise Truck rental location and related site improvements at Map 10-3, Block 83 Lot 28-1A & 1B, 119 & 207 Webster Square Road (Unit Address #153)
- c.      Special Permit/Site Plan Applications of Little House Living, LLC for 19 residential units (3 single-family style buildings and 8 duplex style buildings) and related site improvements, at 1676 Berlin Turnpike, MBL 22-1-114-10 in the BT-1 zone. (*Continued from August 18, 2022 Agenda*)

*Continued...*

**VI Old Business**

- a. Proposed Amendment to Zoning Regulations, Joseph F. Cascio, Section VI.H.3. Special Permit Uses regarding indoor sports complex uses in the BT-2 zone.
- b. Special Permit/Site Plan Applications of Kevin Kolstad, CAMRAC, LLC for an Enterprise Truck rental location and related site improvements at Map 10-3, Block 83 Lot 28-1A & 1B, 119 & 207 Webster Square Road (Unit Address #153)
- c. Special Permit/Site Plan Applications of Little House Living, LLC for 19 residential units (3 single-family style buildings and 8 duplex style buildings) and related site improvements, at 1676 Berlin Turnpike, MBL 22-1-114-10 in the BT-1 zone. *(Continued from August 18, 2022 Agenda)*

**VII Planner Comments**

- a. Forms
- b. Economic Development matters
- c. Matters of interest/upcoming meetings

**VIII Adjournment**