

**BERLIN PLANNING AND ZONING COMMISSION AGENDA
OCTOBER 6, 2022**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, October 6, 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://berlinct-gov.zoom.us/j/8140556035?pwd=YU0xb1J2Yyt4RDVLUkRlYmFpFTFRuQT09>

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. September 1, 2022 Regular Meeting

IV Commission Business

Request of Paul Prior for a 90 day extension to file an approved subdivision, Lot 15K, Block 17, 0 Heritage Drive

V 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.

VI Public Hearings

- a. 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. *(Opened on September 1, 2022 agenda)*
- b. Zone Change Request of 550-554 Berlin Turnpike Associates, LLC to change the zone of 502 Berlin Turnpike, Map 10-2/Block 83/Lot 13B; 522 Berlin Turnpike, Map 10-2/Block 83/Lot 13; 554 Berlin Turnpike, Map 10-2; Block 83/Lot 14 from Berlin Turnpike 1 (BT-1) to Berlin Turnpike Development (BTD).
- c. Special Permit/Site Plan Applications of 550-554 Berlin Turnpike Associates, LLC for a mixed-use development, including 106 residential units within three (3) buildings, a retail building and reconfiguring the parking lot for two (2) commercial buildings at Map 10-2; Block 83; Lots 13, 13B, and 14.
- d. Petition for a proposed text amendment to delete Section XI.D.D. Planned Residential Infill Development. *(Must open by October 7, 2022)*

Continued...

VII Old Business

- a. 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 the September 1, 2022 agenda)*
- b. Zone Change Request of 550-554 Berlin Turnpike Associates, LLC to change the zone of 502 Berlin Turnpike, Map 10-2/Block 83/Lot 13B; 522 Berlin Turnpike, Map 10-2/Block 83/Lot 13; 554 Berlin Turnpike, Map 10-2; Block 83/Lot 14 from Berlin Turnpike 1 (BT-1) to Berlin Turnpike Development (BTD).
- c. Special Permit/Site Plan Applications of 550-554 Berlin Turnpike Associates, LLC for a mixed-use development, including 106 residential units within three (3) buildings, a retail building and reconfiguring the parking lot for two (2) commercial buildings at Map 10-2; Block 83; Lots 13, 13B, and 14.
- d. Petition for a proposed text amendment to delete Section XI.D.D. Planned Residential Infill Development.

VIII Planner Comments

IX Adjournment