

BERLIN PLANNING AND ZONING COMMISSION AGENDA

OCTOBER 20, 2022

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, October 20, 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 New Business

- a. Site Plan Amendment of Kevin O’Sullivan, Auto Drive Sales and Service, to complete a two car garage, 2576 Berlin Turnpike.

IV Schedule Public Hearings

- a. Special Permit/Site Plan Amendment applications of Peter LaPointe, Colvest/Kensington LLC for the subdivision of the existing retail building to create two commercial spaces and a drive-thru lane at 1041-1055 Farmington Avenue (*Suggested Date: November 17, 2022*)
- b. Special Permit/Site Plan Amendment applications of Sudhakar Nagardeolekar, AIA, NSN Architect, LLC for Interior Renovation of existing unoccupied 1777 s.f. space for a take out food facility. No exterior renovation. (*Suggested Date: November 3, 2022*)

V 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; continued from October 6, 2022 – must close or use extension time*)
- 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). (*Opened on October 6, 2022 – continued to November 3, 2022 – Testimony will not be heard on October 20, 2022*)
- 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. (*Opened on October 6, 2022 – continued to November 3, 2022 – Testimony will not be heard on October 20, 2022*)

Agenda Continued...

V Public Hearings (Continued)

- d. Special Permit/Site Plan applications of Quantum of Berlin II LLC for a proposed indoor Sports Complex at 0 Four Rod Road, MBL 15-1-90-6-2 in the PI-2 zone.
- e. Resubdivision of Tom Cocomo, Cocomo Brothers, for two lots at 44 Randeckers Lane, MBL 2-3-3-5, in the R-15 zone. The property is owned by Cocomo II LLC.

VI Old Business

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VII Planner Comments

VIII Adjournment