

**BERLIN PLANNING AND ZONING COMMISSION AGENDA
NOVEMBER 3, 2022**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, November 3, 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=YU0xb1J2Yyt4RDVLUkRIbFpFTFRuQT09>

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 of Minutes

- a. September 22, 2022 Special Meeting
- b. October 6, 2022 Regular Meeting

IV Schedule Public Hearings

- a. 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 at Block 12/6, Lot 7791, 225 Berlin Turnpike.
(Rescheduled Suggested Date: November 17, 2022)

V New Business

- a. Site Plan Application of H2O Farm Berlin LLC for the construction of two greenhouses at 2107 Chamberlain Highway

VI Public Hearings

- a. Special Permit/Site Plan Applications of Little House Living, LLC for a Planned Residential Infill Development and related site improvements, at 1676 Berlin Turnpike, MBL 22-1-114-10 in the BT-1 zone.
(Opened on September 1, 2022; October 6, 2022; October 20, 2022)
- b. Applications for 550-554 Berlin Turnpike Associates, LLC, 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 *(Combined public hearings opened 10/6/22 continued to 11/3/22)*
 - i. Zoning Map Amendment request from Berlin Turnpike-1 (BT-1) to Berlin Turnpike Development (BTD)
 - ii. Special Permit/Site Plan Applications 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.
- d. Special Permit/Site Plan applications of Quantum of Berlin II LLC for a proposed indoor Sports Complex and related site improvements at 0 Four Rod Road, MBL 15-1-90-6-2 in the PI-2 zone.
(Opened on October 20, 2022 – continued to November 17, 2022 - Testimony will not be taken at the 11/3/22 meeting.)

Agenda Continued...

VI Public Hearings (Continued)

- 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. *(Postponed from 10/20/22)*

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 - i. Zoning Map Amendment request from Berlin Turnpike-1 (BT-1) to Berlin Turnpike Development (BTD)
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- c. Special Permit/Site Plan applications of Quantum of Berlin II LLC for a proposed indoor Sports Complex and related site improvements at 0 Four Rod Road, MBL 15-1-90-6-2 in the PI-2 zone.
- d. 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.

VIII Commission Business

- I In accordance with Section 8-24 of the Connecticut General Statutes, review and recommendation for the proposed purchase by the Town of real property owned by Rio Vista Associates, LLC on Atkins Street, known as Assessor's Map 22-4, Block 155, Lots 18 and Assessor's Map 23-1, Block 15, Lots 9-13.
- II Public Comment and Possible Executive Session and Action on Proposed Settlement
 - A. Discuss the status of the pending litigation and proposed settlement in AMG Retail, 1, LLC v. Town of Berlin, et al. (Docket No. HHB-CV19-6070522-S), concerning the real property located at 0 Berlin Turnpike, Map 21-4, Block 119, Lot 2, and possible action by the Planning and Zoning Commission related to same. Members of the public can participate and offer their comments on the proposed settlement to the Commission.
 - B. Consider whether to convene in executive session to discuss the status of the pending litigation and proposed settlement in AMG Retail, 1, LLC v. Town of Berlin, et al. (Docket No. HHB-CV19-6070522-S).

IX Planner Comments

X Adjournment