**Berlin Planning and Zoning Commission AGENDA**

**NOVEMBER 17, 2022**

**Revised: VIII old business iTEM b.**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting

on Thursday, November 17, 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. October 20, 2022

b. November 3, 2022

**IV Schedule Public Hearings**

a. Special Permit Use Application of Linda Soukiasian for an Accessory Dwelling Unit at 5 Huckleberry Lane

(*Must Open 01/21/23) Suggested Date: December15, 2022*

b. Proposed Amendment George Keech, V.M.D., to the Berlin Zoning Regulations to amend Section VI.B.2.i. Veterinary Offices (without kenneling for the purpose of board)

*(Must Open 01/21/23)* *Suggested Date: December 15, 2022*

c. Special Permit/Site Plan Amendment of George Keech, V.M.D., for a Veterinary Office at 224 Berlin Turnpike, Unit #3

(*Must Open 01/21/23)* *Suggested Date: December 15, 2022*

d. Special Permit/Site Plan Amendment Applications of Linda Iovanna, CCARC, Inc., for a charitable institution use for a CCARC day/employment site and related site improvements at 1103 Chamberlain Highway (currently Prince of Peace Lutheran Church) in accordance with Berlin Zoning Regulations V.A.3.d. and XI.L

*(Must Open 01/21/23)* *Suggested Date: January 19, 2023*

e. Special Permit/Site Plan Applications of Developer J.R. Clisham/Connecticut Self-Storage for self storage at 2200 Berlin Turnpike

(*Must Open 01/21/23)* *Suggested Date: January 19, 2023*

**V New Business**

a. Site Plan Amendment of Silver Ridge Owners Assoc. Inc/co/Imagineers, LLC for modifications relating to designated common, conservation and recreation areas.

*Continued…*

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**VI Old Business**

a. Site Plan Application of H20 Farm Berlin LLC for the construction of two

greenhouses at 2107 Chamberlain Highway

*(Public Hearing scheduled for December 1, 2022).*

***No testimony to be heard on 11/17/22***

**VII Public Hearings**

a. 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; 11/3/22; continued to 12/1/22)*

***No testimony to be heard on 11/17/22***

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.

b. 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 12/1/22).*

***No testimony to be heard on 11/17/22***

c. Resubdivision of Tom Coccomo, Coccomo Brothers, for two lots at

44 Randeckers Lane, MBL 2-3-3-5, in the R-15 zone. The property is owned by

Coccomo II LLC. *(Postponed from 10/20/22; 11/03/22)*

d. 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

e. 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.

**VIII Old Business**

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. *(Public Hearing 9/1/22; 10/6/22; 10/30/22; 11/3/22)*

*Continued…*

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**VIII Old Business (Continued)**

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 ~~12/6/22~~* ***10/6/22*** *continued to ~~11/17/22~~* ***12/1/22****)*

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f. 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.

**IX Commission Business**

**X Planner Comments**

**XI Adjournment**