

BERLIN PLANNING AND ZONING COMMISSION AGENDA
DECEMBER 1, 2022

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, December 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://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 Request for Bond Reduction

- a. Request of Sarena Brandao for a bond reduction for development at 239 Christian Lane

IV Schedule Public Hearings

- a. Proposed Amendment of Linda Ahlstrand to abolish Berlin Zoning Regulations Section XI.DD of the Zoning Regulations *Suggested Date: January 19, 2023*
- b. Proposed Amendment of Planning and Zoning Staff to Berlin Zoning Regulations Section IV.A.2.b.ii to extend moratorium of multi-family development applications for six months to August 11, 2023.
Suggested Date: December 15, 2022
- c. Proposed Amendment of Planning and Zoning Staff to Berlin Zoning Regulations Section XI.DD.
Suggested Date: January 12, 2023.

V Public Hearings

- a. 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)
- 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; 11/3/22; continued to 12/1/22)*
 - 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.
- c. 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. *(Opened 11/17/22; continued to 12/1/22; must close 12/22/22)*

Continued...

V Public Hearings (Continued)

- d. 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. (*Opened 11/17/22; continued to 12/1/22; must close 12/22/22*)
- e. Site Plan Application of H₂O Farm Berlin LLC for the construction of two greenhouses at 2107 Chamberlain Highway (*Must decide 12/9/22*)

VI Old Business

- a. 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.
- 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; 11/3/22; continued to 12/1/22*)
 - 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.
- c. Resubdivision of Tom Cocco, Cocco Brothers, for two lots at 44 Randeckers Lane, MBL 2-3-3-5, in the R-15 zone. The property is owned by Cocco II LLC.
- d. 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.
- e. Site Plan Application of H₂O Farm Berlin LLC for the construction of two greenhouses at 2107 Chamberlain Highway (*Must decide 12/9/22*)

VII Commission Business

VIII Planner Comments

IX Adjournment