**Berlin Planning and Zoning Commission AGENDA**

**DECEMBER 15, 2022**

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

on Thursday, December 15, 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 Schedule Public Hearings**

a. Text amendment application of Benjamin Peterson, Luddy Cremation Care LLC, to Berlin Zoning Regulations Sections §II.B; §VII.B.3; §VII.C.3 to add Funeral Home, Limited Service as a special permit use in the GI and GI-1 zones.

 *Suggested Date: February 2, 2023*

**IV Commission Business**

a*.* Request of Paul Prior for a 90 day extension to file an approved subdivision, Map 25-1 Block 17 Lot 15K, 0 Heritage Drive

**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 10/20/22, 12/1/22) (must close or extension required)*

 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; 12/1/22) (must close or extension required)*

 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 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 ~~Coccomo II LLC~~ WITHDRAWN BY THE APPLICANT

*Continued…*

*Berlin Planning and Zoning Commission Agenda*

*December 15, 2022 – Page 2 of 2*

**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 12/15/22; must close 12/22/22)*

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

 greenhouses at 2107 Chamberlain Highway *(Opened 12/1/22; Continued*

 *to 12/15/22;) (must decide or extension required)*

 f. Text amendment application of Town Planner to Berlin Zoning Regulations Section IV.A.2.b. to extend the moratorium regarding multi-family development applications for six months to August 11, 2023.

**VI Old Business**

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 Avenue.

 d. Site Plan Application of H20 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**