**Berlin Planning and Zoning Commission AGENDA**

**January 12, 2023**

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

on Thursday, January 12, 2023, 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 Approval of Minutes**

a. November 17, 2022

b. December 1, 2022

**IV Schedule Public Hearings**

a. Special Permit/Site Plan Amendment Applications of Joseph F. Cascio for

an indoor virtual golf complex, 586 Deming Road

*Suggested Date: February 16, 2023*

b. Special Permit/Site Plan Amendment Applications of Anthony Valenti, Member, Newport Realty Group, LLC for Site Plan modifications of Mixed Use Development within Kensington Overlay Zone (KO), 9, 10, 55 Steele Boulevard

*Public Hearing Date to be Determined*

**V Public Hearings**

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

greenhouses at 2107 Chamberlain Highway *(Opened 12/1/22;12/15/22)*

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; 12/1/22; 12/15/22;1/12/23)*

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. Special Permit Use Application of Linda Soukiasian for an Accessory Dwelling Unit at 5 Huckleberry Lane in the R-15 zone

*Continued…*

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**V Public Hearings (Continued)**

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

e. Special Permit/Site Plan Amendment of George Keech, V.M.D., for a Veterinary Office at 224 Berlin Turnpike, Unit #3 in the BTD (PS-B) zone

**VI Old Business**

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

greenhouses at 2107 Chamberlain Highway

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

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**VII Commission Business**

**VIII Planner Comments**

**IX Adjournment**