**Berlin Planning and Zoning Commission AGENDA**

**January 19, 2023**

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

on Thursday, January 19, 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/89048044587?pwd=cC9OVHZSdVJHQjcvR3FwNjNlSmUrdz09>

Meeting ID: 890 4804 4587 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 Public Hearings**

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

*(Continued to March 2, 2023)*

b. 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 Sections V.A.3.d. and XI.L

c. Proposed Amendment of Linda Ahlstrand to abolish Berlin Zoning Regulations Section XI.DD Planned Residential Infill Development

d. Proposed Amendment of Planning and Zoning Staff to Berlin Zoning Regulations Section XI.DD Planned Residential Infill Development

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

(***Tabled at the request of the applicant. No testimony or discussion.)***

**IV 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

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 to March 2, 2023)*

*Continued…*

*Planning and Zoning Commission Agenda (Continued)*

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**IV Old Business (Continued)**

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 Sections V.A.3.d. and XI.L

e. Proposed Amendment of Linda Ahlstrand to abolish Berlin Zoning Regulations Section XI.DD Planned Residential Infill Development

f. Proposed Amendment of Planning and Zoning Staff to Berlin Zoning Regulations Section XI.DD Planned Residential Infill Development

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

**V Planner Comments**

**VI Adjournment**