**Berlin Planning and Zoning Commission AGENDA**

**FEBRUARY 2, 2023 – Revised – Public Hearing VIIIe Withdrawn**

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

on Thursday, February 2, 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 Election of Officers**

**IV Schedule Public Hearing**

a. Addition to its Special Permit the use of The Berlin Lions Agricultural Fair, Inc. for a Made in Connecticut Expo on August 12, 2023 and August 13, 2023

 *Suggested Date: February 16, 2023*

**V Review of Minutes**

a. December 15, 2022

 b. January 12, 2023

**VI Commission Business**

 a. Discussion of 100 Harding Street, accessory structure for tank installation

 b. In accordance with Section 8-24 of the Connecticut General Statutes, review

 and recommendation for the acceptance of Great Oak Drive and Victoria Court,

 Kensington Valley Estates

 c. Clarify vote for notice regarding extension of Moratorium on Multi-family Development to August 11, 2023

**VII New Business**

 a. Site Plan Application of Jeffrey Cugno, Director of Operations, Berlin Board of Education, for an outdoor classroom, McGee School, 899 Norton Road.

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

 *(Public Hearing Opened January 19, 2023) (Must close by 2/23/23))*

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

 *(Public Hearing Opened January 19, 2023)*

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

 January 19, 2023) *(Must open or use extension time)*

 *Continued…*

*Berlin Planning and Zoning Commission Agenda*

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**VIII Public Hearings (***Continued***)**

 e. ~~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~~ *~~(Must open by 2/18/23)~~*

 Withdrawn by Applicant – Revised text will be rescheduled

**IX Old Business**

 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

 *(PH 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)

 *(Must decide by 3/18/23)*

 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.

 *(Must decide by 3/18/23)*

 b. 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)*

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

 f. ~~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~~

**X Planner Comments**

**XI Adjournment**