**Berlin Planning and Zoning Commission AGENDA**

**February 16, 2023**

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

on Thursday, February 16, 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 Roll Call**

**IV Approval of Minutes**

a. February 2, 2023

**V Schedule Public Hearing**

 a) Zone Change Application of William Jackson to change the zone of Lot 27,

 Block 106; Lot 27A, Block 106; Lot 27B, Block 106, Berlin Turnpike

 From Berlin Turnpike-2 (BT-2) to Berlin Turnpike-1 (BT-1)

 *Suggested Date: April 20, 2023*

**VI New Business**

 a) Site Plan Amendment of Joseph Mongillo, Rocky River Realty, for an 1800 s.f. restroom building in the existing training yard, Eversource, 107 Selden Street

**VII 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; 2/2/23) (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; 2/2/23)*

 d. Additional event to the Special Permit use of The Berlin Lions Agricultural Fair, Inc., 410 Beckley Road for a Made in Connecticut Expo on August 12, 2023 and

 August 13, 2023

 e. Application of Tony Valenti, Newport Realty Group, LLC, for a text

 amendment to Berlin Zoning Regulations §VIII.F.3.a. Village Core – Area 1, relating to street level uses

*Continued…*

**VII Public Hearings (Continued)**

 f. Special Permit/Site Plan Applications of Tony Valenti, Newport Realty Group, LLC,for modifications to an approved Mixed Used TOD Development within the Kensington Overlay Zone (KO) Village Core, of structures and related site improvement at 55 Steele Boulevard

**VIII 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.

 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)*

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 g. Special Permit/Site Plan Applications of Tony Valenti, Newport Realty Group, LLC,for modifications to an approved Mixed Used TOD Development within the Kensington Overlay Zone (KO) Village Core, of structures and related site improvement at 55 Steele Boulevard

**IX Planner Comments**

**X Adjournment**