**Berlin Planning and Zoning Commission AGENDA - MARCH 2, 2023**

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

on Thursday, March 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 Roll Call**

**IV Approval of Minutes**

a. February 16, 2023

**V Commission Business**

 In accordance with §8-24 of the Connecticut General Statutes, review and recommendation of the relocation of a portion of the town right of way for an abandoned section of Wigwam Road

**VI Requests for Bond Release**

##  a. Request of Marcus Bacon for release of Phase 1 site bond, Focus Physical Therapy & Sports Medicine, 1138 Farmington Avenue

 b. Request of Marcus Bacon for release of an erosion control bond, Focus Physical Therapy & Sports Medicine, 1138 Farmington Avenue

**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

 b. 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; 2/16/23)*

**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. *(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

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

**IX Planner Comments**

**X Adjournment**