**Berlin Planning and Zoning Commission AGENDA – MARCH 16, 2023**

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

on Thursday, March 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. March 2, 2023

**V Public Hearings**

a. 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; 3/2/23)*

b. Zone Change Application of Ralph Y. El-Hayek 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)

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

c. Zone Change Application of Ralph Y. El-Hayek 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)

**VII Old Business**

**VIII Planner Comments**

**IX Adjournment**