

BERLIN ZONING BOARD OF APPEALS

February 23, 2021 7:00 p.m.

The Berlin Zoning Board of Appeals will meet remotely via Webex video conference* on Tuesday, February 23, 2021 at 7:00 p.m. The Town of Berlin invites you to access and participate in this meeting via Webex video conference* or telephone conference call as provided below.

**The WebEx call to participate in this meeting is a toll call and you may incur additional charges for placing the call by your phone service provider. The Town does not reimburse participants for any toll charges. Please check with your phone service provider before making the call.*

Click the link below to join the meeting by Webex:

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=me42a672c3eafe0b18c3f526c52cfec9d>

Or join by phone:

+1-408-418-9388 United States Toll

Meeting number (access code): 132 980 7512

Meeting password: ZBATu700 (92288700 from phones and video systems)

This agenda and all meeting materials related to the agenda items which have been distributed to the Board will be posted on the town's website at: www.town.berlin.ct.us and will be available for viewing twenty-four (24) hours prior, during and after the meeting. Members of the public are encouraged to submit materials relevant to the applications no later than 12:00 p.m. on Friday, February 19, 2021 for posting prior to, during and after the meeting.

A video recording of the meeting is scheduled to be posted to YouTube after the meeting.

Berlin Zoning Board of Appeals Agenda

- I. Call to Order**
- II. Board Business**
Election of Officers
- III. Public Hearings:**
ZBA #2020-11 288 Beckley Road Map 11-3 Block 132 Lot 19
aka: 286 Beckley Rd and 55 Ledge Drive

WITHDRAWN

Carrier Enterprises, LLC is appealing the decision of the Zoning Enforcement Officer dated July 7, 2020, to deny a zoning permit for Building Permit Application for new construction of a single-family house. *(withdrawn at request of applicant)*

ZBA #2020-12 288 Beckley Road Map 11-3 Block 132 Lot 19
aka: 286 Beckley Rd and 55 Ledge Drive

WITHDRAWN

Carrier Enterprises, LLC is appealing the decision of the Zoning Enforcement Officer dated August 19, 2020, to deny a zoning permit for Building Permit Application for new construction of a single-family house. *(withdrawn at request of applicant)*

**ZBA #2021-02 655 Christian Lane Map 3-4 Block 76A Lot 1C &
Map 3-2 Block 76A Lot 1B-1**

Gerald Antonacci (Manager, Christian Lane Realty, LLC) is requesting a variance for 38% maximum building coverage when up to 35% is permitted in the GI zone per Berlin Zoning Regulations §VII.H. The increase in maximum coverage is requested as part of a proposed 36,900sf building addition, truck scale, and scale house project for upgraded technology/equipment at the existing recycling facility. The properties are owned by Christian Lane Realty, LLC

**ZBA #2021-03 0 Berlin Turnpike Map 10-2 Block 83 Lots 12-7333, 12-7334, 13A,
13C-7509, 13C-7510**

a.k.a. 404 Berlin Turnpike

BT 2008 LLC (Peter D'Addeo, Managing Member of D'Addeo Family Limited Liability Company, Member of BT 2008 LLC) is requesting a motor vehicle use location approval for a gasoline filling station per Berlin Zoning Regulation XI.R. The properties are owned by BT 2008 LLC and the gasoline filling station is being proposed as a component of a proposed mixed-use development.

ZBA #2021-04 14 Harvest Hill Road Map 8-1 Block 10 Lot 121

Pawel Naporowski (property owner) is requesting a variance for an easterly side yard of 19 feet when 20 feet is required in the R-21 Zone per Berlin Zoning Regulations V.A.10 for a one-story addition for an added bedroom and relocated bathroom.

ZBA #2021-05 379 Main Street – East Berlin Map 23-2 Block 152 Lot 6

Ryan Haley (property owner) is requesting a variance for northerly side yard of 1 foot when 30 feet is required and a westerly front yard of 37.5 feet when 50 feet is required in the R-43 Zone per Berlin Zoning Regulations V.A.10 for a new 1-car attached garage and small addition. The proposed new garage and addition would be located in the same general area as an existing detached garage and an existing lean-to attached to the house (existing garage and lean-to to be removed).

IV. Regular Meeting:

**ZBA #2021-02 655 Christian Lane Map 3-4 Block 76A Lot 1C &
Map 3-2 Block 76A Lot 1B-1**

Gerald Antonacci (Manager, Christian Lane Realty, LLC) is requesting a variance for 38% maximum building coverage when up to 35% is permitted in the GI zone per Berlin Zoning Regulations §VII.H. The increase in maximum coverage is requested as part of a proposed 36,900sf building addition, truck scale, and scale house project for upgraded technology/equipment at the existing recycling facility. The properties are owned by Christian Lane Realty, LLC

**ZBA #2021-03 0 Berlin Turnpike Map 10-2 Block 83 Lots 12-7333, 12-7334, 13A,
13C-7509, 13C-7510**

a.k.a. 404 Berlin Turnpike

BT 2008 LLC (Peter D’Addeo, Managing Member of D’Addeo Family Limited Liability Company, Member of BT 2008 LLC) is requesting a motor vehicle use location approval for a gasoline filling station per Berlin Zoning Regulation XI.R. The properties are owned by BT 2008 LLC and the gasoline filling station is being proposed as a component of a proposed mixed-use development.

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Ryan Haley (property owner) is requesting a variance for northerly side yard of 1 foot when 30 feet is required and a westerly front yard of 37.5 feet when 50 feet is required in the R-43 Zone per Berlin Zoning Regulations V.A.10 for a new 1-car attached garage and small addition. The proposed new garage and addition would be located in the same general area as an existing detached garage and an existing lean-to attached to the house (existing garage and lean-to to be removed).

V. Approval of Minutes:

October 27, 2020 (Francalangia, Whiteside, Mazzotta, Zelek, Coppola) – 1005 Kensington Remand Underlined

January 26, 2021 (Francalangia, Tubbs, Coppola, Whiteside, Zelek)

VI. Adjournment