

Berlin Planning and Zoning Commission

AGENDA

May 6, 2021 7:00 p.m.

The Town of Berlin, CT Planning and Zoning Commission will hold its regular meeting in-person and by remote video conference call on Thursday, May 6, 2021 at 7:00 p.m. open Public Hearings will be continued at this meeting. 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.

Remote access to this meeting is available by Zoom video conference at the following link:

Join Zoom Meeting*

<https://town-berlin-ct-us.zoom.us/j/8140556035?pwd=YU0xb1J2Yyt4RDVLUkRibFpFTFRuQT09>

Meeting ID: 814 055 6035

Passcode: PZ100

Dial by your location*

+1 929 205 6099 US (New York)

Meeting ID: 814 055 6035

Passcode: 488321

*Data and toll charges may apply.

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 before, during and after the meeting as provided for by the Governor's Executive Orders. Members of the public are encouraged to submit materials relevant to the applications to the Planning and Zoning Department no later than 12:00 p.m. on Wednesday, May 5, 2021 for posting prior to, during, and after the meeting.

- I. Call to Order
- II. Approval of Minutes:
 - a. April 15, 2021
- III. Schedule of Public Hearing
 - a. Text Amendment to Berlin Zoning Regulations Section X. to allow a permit approval period to align with statutory site plan and subdivision timeline of a related development approval.
- IV. New Business
 - a. Special Event Application of Keystone Novelties Distributors LLC to erect a temporary tent for the sale of CT State Legal Sparkler Products at 522 Berlin Turnpike, property of 550-554 Berlin Turnpike Associates, LLC. in the BT-1 Zone.
 - b. Site Plan Amendment Application of 224 Berlin Turnpike, LLC for modification to front and rear parking areas and rear access drive aisle, at mixed use development site at 224-256 Berlin Turnpike in he BTD (PS-B) Zone.

- c. Site Plan Application of Kev Kai Properties, LLC for a 10,000 sq. ft. office/warehouse building to be subdivided into 2-3 units for rent at 239 Christian Lane in the GI-2 Zone.

V. Public Hearings

- a. Proposed Amendment to the Berlin Zoning Regulations of Timothy Sullivan, Esq. for new section VI.G.3.ee – Gasoline Filling Stations (Opened 3/18/21, 4/15/21, continued to 5/6/2021)
- b. Proposed Amendment to the Berlin Zoning Regulations of Timothy Sullivan, Esq. to add New Section XI DD – Planned Residential Infill Development (opened 4/15/2021)

VI. Old Business

- a. Special Permit/Site Plan Applications of BT2008, LLC for a mixed-use development at 404 Berlin Turnpike (Map Lot Block: 10-2-83-12-7333) and (Map Lot Block 10-2-83-12-7334) and (Map Lot Block: 10-2-83-13A) and (Map Lot Block: 10-2-83-13C-7509) and (Map Lot Block: 10-2-83-13C-7510) (Public Hearings held 1/21/21, 2/25/21, 3/18/21, closed 4/15/21)
- b. Proposed Amendment to the Berlin Zoning Regulations of Timothy Sullivan, Esq. for new section VI.G.3.ee – Gasoline Filling Stations
- c. Proposed Amendment to the Berlin Zoning Regulations of Timothy Sullivan, Esq. to add New Section XI DD – Planned Residential Infill Development

VII. Commission Business

- a. Discussion of POCD 2023
- b. Correspondence and Matters of Interest
 - i. Economic Development Director Correspondence

VIII. Adjournment