

**TOWN OF BERLIN
LEGAL NOTICE**

ACTIONS TAKEN BY THE BERLIN PLANNING AND ZONING COMMISSION

At its Regular Meeting of June 1, 2023, the Berlin Planning and Zoning Commission took the following actions:

- a. Voted unanimously to approve the request of Pat Snow for a release of the Erosion and Sedimentation Bond, Finisher's Court, 319 Main Street, East Berlin
- b. Voted unanimously to approve the request of Pat Snow for a release of the Site Bond, Finisher's Court, 319 Main Street, East Berlin
- c. Voted unanimously to schedule a public hearing for the Subdivision Application of M. Konferowicz for 3 residential lots at Map 11-1; Block 127; Lot 16; 235 Wethersfield Rd.
- d. Voted unanimously to approve, with conditions, the Site Plan Application of PDS Serafino Calafiore, PDS Engineering and Construction, Inc. for a proposed 7,250 sq. ft. addition with parking lot expansion, Map 4-3, Block 81, Lot 3A, 400 Christian Lane
- e. Voted unanimously to approve, with conditions, the Site Plan Amendment Application of Luke McCoy, PLA, Kaestle Boos Associates, Inc. for renovations to Biscoglio Field at Berlin High School, 139 Patterson Way
- f. Voted four in favor to three opposed to approve, as modified, the Zone Change Application of Ralph Y. Ed-Hayek, member CRL Hayek LLC to change the zone of Map 16-1 Block 106 Lots 27, 27A and 27B, Berlin Turnpike from Berlin Turnpike-2 (BT-2), SP-DD2 Overlay to Berlin Turnpike-1 (BT-1) Zone
- g. Regarding the two-part application of 1906 Berlin LLC for a Text Amendment, new §XI.EE and proposed Spruce Brook Apartments site plan for properties at Map 21-2 Block 115 Lots 7, 8, and 8a Berlin Turnpike for a 52-unit multi-family development:
 1. Voted (6 in favor, 1 opposed) to amend the agenda to add reconsideration of its May 18 decisions to not receive the applications.
 2. Voted (6 in favor, 1 opposed) to rescind the May 18, 2023 decisions and to receive the applications;
 3. Voted unanimously to schedule the public hearing on the text amendment for July 6, 2023
 4. Voted unanimously to schedule a public hearing on the site plan for July 6, 2023
- h. Regarding the two-part application of Little House Living LLC for a Text Amendment, new §XI.EE and proposed The Bungalows site plan for property at 1676 Berlin Turnpike for a 20-unit multi-family development:
 1. Voted (6 in favor, 1 opposed) to amend the agenda to add reconsideration of its May 18 decisions to not receive the applications.
 2. Voted (6 in favor, 1 opposed) to rescind the May 18, 2023 decisions and to receive the applications;
 3. Voted unanimously to schedule the public hearing on the text amendment for July 20, 2023
 4. Voted unanimously to schedule a public hearing on the site plan for July 20, 2023
- i. Voted unanimously to hire a third-party consultant for review and recommendations regarding each of the two-part applications for 1906 Berlin LLC and Little House Living LLC as listed above.

Dated this 12th day of June, 2023 at Berlin, CT.

Brian Rogan, Secretary
Berlin Planning and Zoning Commission

New Britain Herald

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