ECONOMIC DEVELOPMENT COMMISSION MEETING
240 KENSINGTON ROAD – Public Works Office
Monday, August 10th, 2026, 6pm
For remote access, click here:

https://berlinct-gov.zoom.us/j/89370316634?pwd=HGf3hi6ETzwZpEhBGG5QBPfkmdPO06.1

1. Call To Order

2. Minutes of June 1st & July 13th 2026 Special Meeting: approval

3. Public Comments: TBD

4. Tax Abatements:
   - Corner of Norton Rd/Four Rod Rd industrial condo development *
   - Discuss current tax abatement policy language

5. Planning & Zoning updates: (* = EDD reviewed application)
   - 86 Commerce Street - site plan amendment for a proposed 1,310 +/- sf addition in the PI zone *(must decide 10/10/2026)*
   - 567 Wethersfield Rd. property of Leaf Stopper LLC in the PI zone – special permit with site plan application for Berlin Flex Center, contractor and manufacturer shops (*must open 9/26/2026*) *
   - 303 New Britain Rd. (CT Sand & Stone property)—Public Hearing postponed to 8-20-26
   - 166 Old Brickyard Lane – site plan amendment for rooftop solar, in the PI zone
   - 384-400 Deming Rd. – special permit appl. for a virtual golf simulator, in the BT-1 zone *
   - 1135 Farmington Ave. (Legion Square) – site plan appl. for an unmanned redemption ctr. in the Stop & Shop parking lot
   - Deming Rd (frontage on Cobey Rd., Rocky Hill) – application for zone change from OT to PR1 and special permit with site plan appl. for Ashford Ridge Estates, an 18-unit adult housing development

6. Ceremonies & Activities:
   - The Kensington – Knights of Columbus Senior Housing – ground breaking ceremony - July 24th
   - Berlin Business Networking – Good Cause Gifts, 384 Main - 8/14, 10am-12n
   - Informal site visit by DECD to tour 55 Steele Blvd – 8/18th
   - Elite Division Marketing – 1309 Berlin Turnpike - Ribbon cutting – 9/3 at 4:30pm
   - All Dry Services – Ribbon cutting - TBD (*already open*)
   - EDRO – 80th Anniversary - Ribbon Cutting – TBD in Sept.

7. Economic Development Director's Report

8. New Business:
   - Town Owned Properties - Pistol Creek * Sept 1 (town council)
   - Sidewalk Project – (town council * 2nd mtg. in Sept)
   - 55 Steele Blvd – opening to tenants * late August
   - Stop & Shop – pond beautification

9. Old Business:

- Ferndale Plaza redevelopment—Rich Brownstein
- Sherwood Falls & Mike Carrier SOMAK (townhouse lots 1 Main Street)– access agreement needed --United Methodist Church E. Berlin --OSJL, pad site discussion
- Movie Theater
- Lettuce Factory Chamberlain Hwy—pause --MC Barber
- 77 Worthington Ridge (dog kennel) --McDonalds—Deming Rd.
- Webster Bank
- 261 Kensington Rd--Beatman property
- Westwood RE Holdings--53 Clark Dr. industrial lot--recent sale, build 20k sq ft bldg
- POCD Feedback & Berlin Turnpike discussion—Fall 2026
- Commission Appreciation—October 2026?

10. Adjournment