TOWN OF BERLIN
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARINGS

The Berlin Planning and Zoning Commission will hold Public Hearings at a Regular Meeting on Thursday, October 1, 2026 at 7:00 P.M. in the Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT. Interested parties may join the meeting and participate in the public hearings in person or remotely as provided below.

1) Special permit with site plan application of Chelsea Bourn, Factum Equine, Inc., for horse stables including equestrian training and Agritainment, at 2127 and 0 Chamberlain Highway, Map 25-4 Block 74 Lots 47 and 46, property of Steven & Debra McLarty, in the POD zone. 2) Readoption of the redesigned Berlin Zoning Map with amendments approved through August 2026.

Applications and related meeting materials are available at the Planning and Zoning Department, Berlin Town Hall, 240 Kensington Road, Berlin, Connecticut.

Remote access to this meeting is available by Zoom video conference at the following link: https://berlinct-gov.zoom.us/j/89048044587?pwd=cC9OVHZSdVJHQjcvR3FwNjNlSmUrdz09

Meeting ID: 890 4804 4587 - Passcode: PZ100 - Dial by your location* - +1 929 205 6099 US (New York) - Meeting ID: 890 4804 4587- Passcode: 061820 *Data and toll charges may apply.

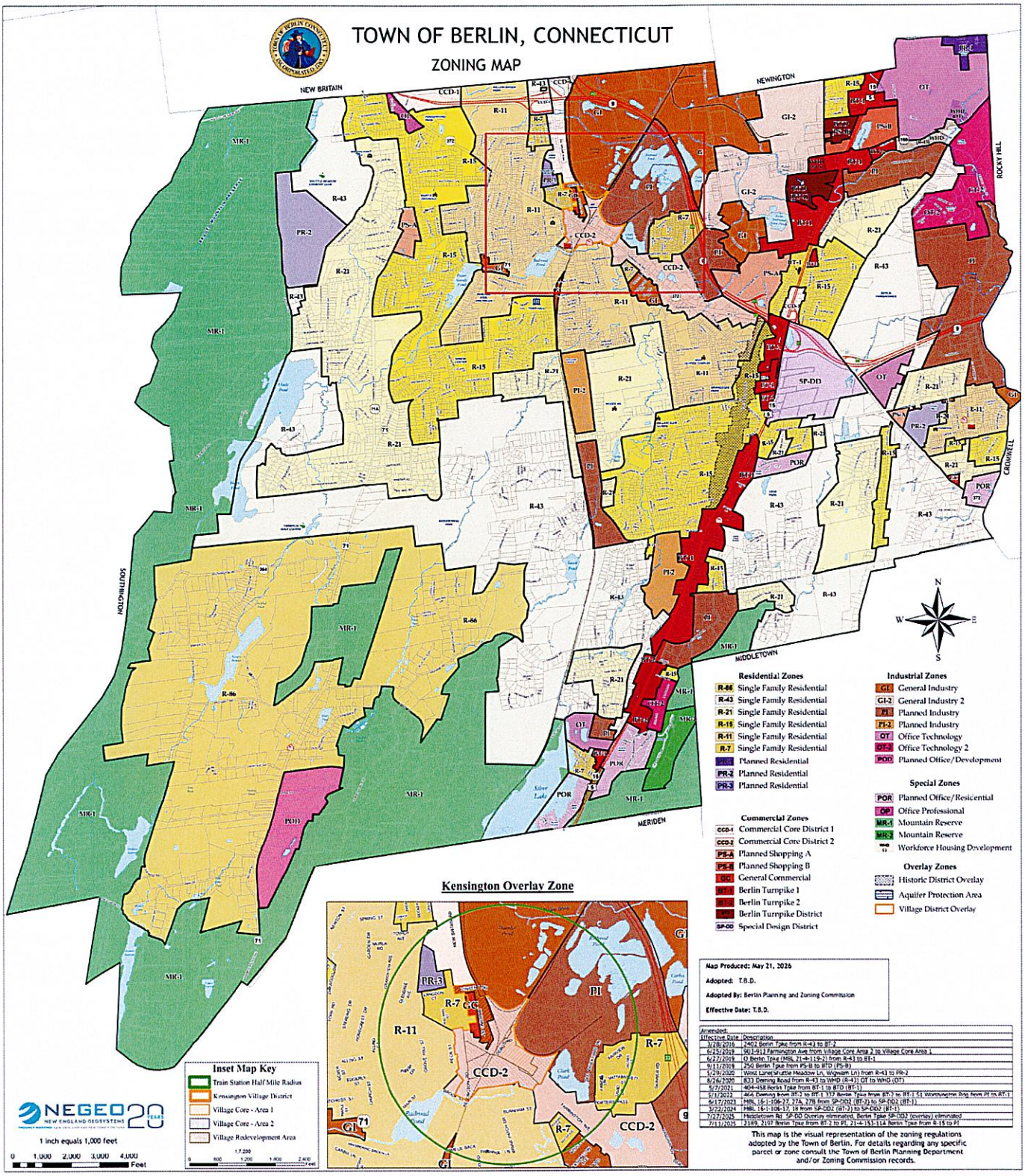
Dated this 16th day of September, 2026 at Berlin, CT.

Brian Rogan, Secretary
Berlin Planning and Zoning Commission

New Britain Herald
Legal Notices/Classified Advertising
Dates of Publication: *Friday, September 18, 2026*
Friday, September 25, 2026
Posted with Berlin Town Clerk: *Wednesday, September 16, 2026*

TOWN OF BERLIN, CONNECTICUT

ZONING MAP



Residential Zones
- R-86 Single Family Residential
- R-43 Single Family Residential
- R-21 Single Family Residential
- R-15 Single Family Residential
- R-11 Single Family Residential
- R-7 Single Family Residential
- PR-1 Planned Residential
- PR-2 Planned Residential
- PR-3 Planned Residential

Commercial Zones
- CCD-1 Commercial Core District 1
- CCD-2 Commercial Core District 2
- PS-A Planned Shopping A
- PS-B Planned Shopping B
- GC General Commercial
- BT-1 Berlin Turnpike 1
- BT-2 Berlin Turnpike 2
- BT-3 Berlin Turnpike District
- SP-DD Special Design District

Industrial Zones
- GI General Industry
- GI-2 General Industry 2
- PI Planned Industry
- PI-2 Planned Industry
- OT Office Technology
- OT-2 Office Technology 2
- POD Planned Office/Development

Special Zones
- POR Planned Office/Resicential
- OP Office Professional
- MR-1 Mountain Reserve
- MR-2 Mountain Reserve
- WHD Workforce Housing Development

Overlay Zones
- Historic District Overlay
- Aquifer Protection Area
- Village District Overlay

Kensington Overlay Zone

Inset Map Key
- Train Station Half Mile Radius
- Kensington Village District
- Village Core - Area 1
- Village Core - Area 2
- Village Redevelopment Area

1 inch equals 1,000 feet

0 1,000 2,000 3,000 4,000 Feet

NEGEO 20 YEARS NEW ENGLAND GEOSYSTEMS

Map Produced: May 21, 2026
Adopted: T.B.D.
Adopted By: Berlin Planning and Zoning Commission
Effective Date: T.B.D.

Amended:

Effective Date	Description
3/28/2016	1402 Berlin Tpke from R-43 to BT-2
6/26/2019	901-911 Farmington Ave from Village Core Area 2 to Village Core Area 1
6/27/2019	0 Berlin Tpke (MBL 21-4-119-2) from R-43 to BT-1
9/11/2019	250 Berlin Tpke from PS-B to BTD (PS-B)
5/29/2020	West Lane/Shuttle Meadow Ln, Wigwam Ln) from R-43 to PR-2
8/26/2020	833 Deming Road from R-43 to WHD (R-43) OT to WHD (OT)
5/7/2021	404-458 Berlin Tpke from BT-1 to BTD (BT-1)
5/1/2022	464 Deming from RT-2 to RT-1 1177 Berlin Tpke from BT-3 to BT-1 51 Worthington Brig from PI to RT-1
6-17/2023	MBL 16-1-106-27, 27A, 27B from SP-DD2 (BT-2) to SP-DD2 (BT-1)
3/22/2024	MBL 16-1-106-17, 18 from SP-DD2 (BT-2) to SP-DD2 (BT-1)
7/27/2025	Hedgetown Rd SP-DD Overlay eliminated, Berlin Tpke SP-DD2 (overlay) eliminated
7/11/2025	2189, 2197 Berlin Tpke from BT-2 to PI, 21-4-153-11A Berlin Tpke from R-15 to PI

This map is the visual representation of the zoning regulations adopted by the Town of Berlin. For details regarding any specific parcel or zone consult the Town of Berlin Planning Department and/or Zoning Commission records.