**Join Zoom Meeting\***

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Meeting ID: 890 4804 4587 Passcode: PZ100

**Join by telephone**\* +1 929 205 6099 US (New York) Meeting ID: 890 4804 4587 Passcode: 061820

\*Data and toll charges may apply

Previous meeting recordings are available on the Town’s YouTube Channel: [Town of Berlin, Connecticut - YouTube](https://www.youtube.com/channel/UC5AtkQIY7aNVJEd6S4XWhzA)

**Joint Special Meeting of the**

**Berlin Planning and Zoning Commmission**

**and**

**Economic development Commission**

**AGENDA**

**July 18, 2024**

The Town of Berlin, CT Planning and Zoning Commission and Economic Development Commission will hold a joint special meeting on Thursday, July 18, 2024, at 7:00 p.m. 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 above.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Berlin Turnpike and Core Area 2 zoning discussion: Presentation from FHI Studio on potential zoning amendments to consider for commercial zoning districts along the Berlin Turnpike and at Core Area 2 of Kensington Village.**
5. **Adjournment**

**Berlin Planning and Zoning Commission**

**AGENDA**

**July 18, 2024**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting

on Thursday, July 18, 2024, immediately following adjournment of the joint PZC/EDC meeting listed above. 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 above.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Meeting Minutes**
   1. June 20, 2024 (Daly, Zigmont, Jorsey, Veley, Rogan, Millerd, Hamel, Diakun, Biella)
5. **Receipt of New Applications and Scheduling of Public Hearings as Required or Necessary**
   1. Special permit with site plan application of LPM Holding Inc. to utilize the kitchen in Eversource for a School Lunch Program at 107 Selden Street, property of Rocky River Realty in the OT zone.
   2. Discussion and possible scheduling of staff/consultant proposed text amendments.
6. **Commission Business**
   1. Review and recommendation in accordance with §8-24 of the Connecticut General Statutes for Town Roof Replacements (2024) project.
   2. Bond Reductions/Releases
      1. 10 Steele Boulevard- Request for release of site bond for $2,079.00.
      2. Quantum of Berlin II- 510 Four Rod Road- Request for reduction of site bond.
      3. Jet Development- E. Aiudi & Sons- 0 Chamberlain Highway Map 14-1 Block 12 Lot 13
   3. Discussion - Charging Station installations
   4. Discussion - Act Lab
   5. Discussion – Minutes postings
7. **Public Hearings**
   1. Subdivision application of Coccomo II LLC for a 2-lot subdivision of 44 Randeckers Ln (MBL 2-3-3-5) for a lot created at 0 Club Drive. *(opened 5/30/2024, 6/20/2024, must close, 33/65 extension days used)*
   2. Applications of Nicholas Morizio c/o Colliers International prepared by Attorney Timothy Sullivan at properties owned by 550-554 Berlin Turnpike Associates LLC in the BT-1 Zone for:
      1. Application for site plan amendment approval for property at 550-554 Berlin Turnpike *(must open 4/6/2024)*
      2. 2-part application submitted pursuant to CGS §8-30g for

1.) Text Amendment to the Berlin Zoning Regulations to create a new section “Berlin Turnpike Multi-Family Workforce Housing Development” and,

2.) Site plan approval for a multi-family housing development at 522 Berlin Turnpike. *(must open 4/6/2024)*

***Applications will be continued due to terms of pending Stipulation for Judgment. An extension has been provided by the applicant. The date for the required court hearing on Stipulation has been rescheduled to August 1, 2024, as noticed, and the public can attend and participate. Please contact the Planning and Zoning Department with any questions.***

1. **Deliberations**
   1. Subdivision application of Coccomo II LLC for a 2-lot subdivision of 44 Randeckers Ln (MBL 2-3-3-5) for a lot created at 0 Club Drive.
   2. Applications of Nicholas Morizio c/o Colliers International prepared by Attorney Timothy Sullivan at properties owned by 550-554 Berlin Turnpike Associates LLC in the BT-1 Zone for:
      1. Application for site plan amendment approval for property at 550-554 Berlin Turnpike
      2. 2-part application submitted pursuant to CGS §8-30g for

1.) Text Amendment to the Berlin Zoning Regulations to create a new section “Berlin Turnpike Multi-Family Workforce Housing Development” and,

2.) Site plan approval for a multi-family housing development at 522 Berlin Turnpike.

***Applications will be continued due to terms of pending Stipulation for Judgment. An extension has been provided by the applicant. The date for the required court hearing on Stipulation when the public can attend and participate has been rescheduled to August 1, 2024, as noticed. Please contact the Planning and Zoning Department with any questions.***

1. **Planner’s Comments**
2. **Executive Session**
   1. Discuss the status of the pending litigation of 1906 Berlin LLC v. Planning and Zoning Commission of Town of Berlin (Docket No. HHD-CV24-6178446-S), and possible action relating to same.
   2. Consider whether to convene in executive session to discuss the status of the pending litigation of 1906 Berlin LLC v. Planning and Zoning Commission of Town of Berlin (Docket No. HHD-CV24-6178446-S).
   3. Discuss the status of the pending litigation of 550-554 Berlin Turnpike Associates, LLC v. Berlin Planning & Zoning Commission and Town of Berlin (Docket No. HHD-CV23-6170450-S), and possible action relating to same.
   4. Consider whether to convene in executive session to discuss the status of the pending litigation of 550-554 Berlin Turnpike Associates, LLC v. Berlin Planning & Zoning Commission and Town of Berlin (Docket No. HHD-CV23-6170450-S).
3. **Adjournment**