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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)

**Berlin Planning and Zoning Commission**

**AGENDA**

**september 19, 2024**

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

on Thursday, September 19, 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 below.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Meeting Minutes**
   1. September 5, 2024 (Daly, Zigmont, Jorsey, Veley, Rogan, Millerd, Diakun, Biella, Paszczuk)
5. **Commission Business**
   1. 2107 Chamberlain Highway, H2O Farms permit modifications including Head house/ office architectural modifications.
   2. Commission comment on and possible scheduling of staff/consultant proposed text amendments relating to Berlin Turnpike and Core Area 2 zoning as presented by FHI Studio (presented 7/18/2024, discussion 8/15, 9/5) (suggested date TBD).
   3. Site plan application of LaProvence Realty, LLC & Weezy, LLC to construct a 7,441-sf expansion of an existing auto facility, Schaller Honda, at 0 & 11 New Britain Road, in the CCD-1 zone. *(must decide 10/5/2024)*
6. **Public Hearings**
   1. Special permit use with site plan amendment application of Calco Construction and Development, INC. for a mixed-use redevelopment with a drive-thru restaurant and site improvements at 466 Deming Road, 337 Berlin Turnpike, and 51 Worthington Ridge, property of 337 Berlin LLC in the BT-1 zone. *(must open 10/5/2024)*
   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 pending expiration of the appeal period for the approved Stipulation for Judgment. An extension has been provided by the applicant. The Court approved the Stipulation on August 1, 2024. Please contact the Planning and Zoning Department with any questions.***

1. **Deliberations**
   1. Special permit use with site plan amendment application of Calco Construction and Development, INC. for a mixed-use redevelopment with a drive-thru restaurant and site improvements at 466 Deming Road, 337 Berlin Turnpike, and 51 Worthington Ridge, property of 337 Berlin LLC in the BT-1 zone.
   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 pending expiration of the appeal period for the approved Stipulation for Judgment. An extension has been provided by the applicant. The Court approved the Stipulation on August 1, 2024. 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. **Adjournment**