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Meeting ID: 890 4804 4587 Passcode: PZ100 \*Data and toll charges may apply

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

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**

**October 17, 2024**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, October 17, 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. October 3, 2024 (Daly, Zigmont, Jorsey, Veley, Rogan, Millerd, Diakun, Biella, Paszczuk)
   2. September 21, 2023 (Daly, Zigmont, Jorsey, Veley, Rogan, Millerd, Hamel, Biella)
   3. September 28, 2023 (Veley, Daly, Zigmont, Jorsey, Rogan, Millerd, Hamel, Diakun)
5. **Commission Business**
   1. Site plan amendment application of Joe DeCiuceis, Arctic Home Improvement, for the installation of a 70x40 steel structure at 855 Berlin Turnpike in the CCD-1 zone. *(10/3/2024) (must decide 11/9/2024)*
   2. Bond Reductions/Releases
      1. 833 Deming Road- Metro Realty- Request for release of erosion control bond and site bond.
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. *(opened 9/19/2024, 10/3/2024) (must close 10/23/2024)*
   2. Special permit with site plan application of Peter LaPointe for a fast-food use with a drive-thru and site improvements at 1073 Farmington Avenue and 40 Porters Pass, property of Colvest/Kensington, LLC in the CCD-2 zone. *(must open 10/19/2024)*
7. **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. Special permit with site plan application of Peter LaPointe for a fast-food use with a drive-thru and site improvements at 1073 Farmington Avenue and 40 Porters Pass, property of Colvest/Kensington, LLC in the CCD-2 zone.
8. **Planner’s Comments**
9. **Executive Session**

1. Discuss the status of the litigation of Little House Living, LLC v. Berlin Planning & Zoning Commission and Town of Berlin (Docket No. HHD-CV23-6165456-S), and possible action relating to same, including potential amendment or modification of the Stipulated Judgment entered in said matter per section 15 thereof.

2. Consider whether to convene in executive session to discuss the status of the litigation of Little House Living, LLC v. Berlin Planning & Zoning Commission and Town of Berlin (Docket No. HHD-CV23-6165456-S).

1. **Adjournment**