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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**

**November 14, 2024**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, November 14, 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 17, 2024 (Daly, Zigmont, Jorsey, Veley, Rogan, Diakun, Biella,)
5. **Commission Business**
   1. Review and recommendation in accordance with §8-24 of the Connecticut General Statutes for a State Open Space and Watershed Property Acquisition Grant, and to accept a Berlin Land Trust Donation Related to Acquisition of Parcel Map 25-4 Block 74 Lot 49, 0 Chamberlain Highway
   2. 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 11/14/2024, 5/65 extension days used)*
   3. Site plan modification request of Anthony Valenti, Newport Realty LLC regarding the residential unit mix of the previously modified building design at 55 Steele Boulevard.
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, 10/17/2024) (must close 10/23/2024, 44/65 extension days used)*
   2. Special permit with site plan modification of Mark Lovley and Anthony Valenti for the redevelopment of ten (10) residential units at 848 Farmington Avenue, property of Newport 848 Farmington Ave LLC in the CCD-2/R-11 zones. *(must open 12/7/2024)*
   3. Subdivision application of Coccomo Brothers II for a five-lot subdivision at Lots 46 and 46D, Block 142, 170 Wilks Pond Road and 243 Somerset Drive, property of Henry M. Lowchy, Carol Thompson, and Wilma Curren in the R-43 zone. *(must open 12/7/2024)*
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 modification of Mark Lovley and Anthony Valenti for the redevelopment of ten (10) residential units at 848 Farmington Avenue, property of Newport 848 Farmington Ave LLC in the CCD-2/R-11 zones.
   3. Subdivision application of Coccomo Brothers II for a five-lot subdivision at Lots 46 and 46D, Block 142, 170 Wilks Pond Road and 243 Somerset Drive, property of Henry M. Lowchy, Carol Thompson, and Wilma Curren in the R-43 zone.
8. **Planner’s Comments**
9. **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).
10. **Adjournment**