

TOWN OF BERLIN ZONING BOARD OF APPEALS
Special Meeting Agenda
December 12, 2024 7:00 p.m.

The Berlin Zoning Board of Appeals will hold Public Hearings at a special meeting to be held Thursday, December 12, 2024 in Berlin Town Hall, Town Council Chambers, 240 Kensington Road, Berlin, CT. Interested parties may join and participate in person or remotely by video or telephone as provided below.

Join Zoom video conference:*

<https://berlinc-t-gov.zoom.us/j/83762882862?pwd=dzdlK1hZTDdTN0lDR2ozazA1eJpQT09>

Meeting ID: 837 6288 2862 **Passcode:** PZ100

Join by phone:* 1 929 205 6099 **Meeting ID:** 837 6288 2862 **Passcode:**576531 *Data and toll charges may apply.

I. Call to Order

II. Public Hearings:

A. ZBA 2024-23, 76 Fuller Way, Map 10-1 Block 83 Lot 20B

Jonathan Fife, Smart Feed Tech, Inc. is requesting a variance to allow an exhaust chimney stack to be increased to an elevation of 85ft besides their 40ft tall building when theirs is limited to 55ft per Berlin Zoning Regulations §IV.A.10.a.i which allows chimneys and necessary mechanical appurtenances to exceed no more than 15ft of the height of the building. The property is owned by 76 Fuller Way LLC and is located in a GI zone.

III. Regular Meeting

A. ZBA 2024-23, 76 Fuller Way, Map 10-1 Block 83 Lot 20B

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IV. Approval of Minutes

November 26, 2024 (Francalangia, Mazzotta, Simonetta, Zelek)

V. 2025 Meeting Calendar

VI. Commission Business

VII. Adjournment