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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**

**December 19, 2024**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, December 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. December 5, 2024 (Daly, Zigmont, Veley, Millerd, Diakun, Biella)
5. **Commission Business**
   1. Site plan amendment application of Frank Melluzzo, for the addition of a 2,400-sf storage building and 3 EV charging spaces, and related site improvements within the training yard area at 107 Selden Street, property of Rocky River Realty in the OT zone.
   2. Site plan amendment application of Jennie Scofield, Staxx Construction, for the installation of a fence at 211 Kensington Road, property of 211 Kensington Road LLC in the GI zone.
   3. Bond Release/Reduction
      1. 250 Webster Square Road - Tasca Ford- Request to release site bond
      2. 1725 Berlin Turnpike - Pine Creek – request to release erosion control bond
      3. 30-36 and 86 Commerce St – Climate Engineering requested release of site bond required for landscape restoration with Stipulation for Judgement.
6. **Public Hearings**
   1. 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, 12/65 ext. days used)*
7. **Deliberations**
   1. 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**