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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**

**January 16, 2025**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, January 16, 2025, 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 19, 2024 (Veley, Daly, Zigmont, Jorsey, Millerd, Rogan, Diakun, Biella, Paszczuk)
5. **Commission Business**
   1. Commission comment on and possible scheduling of staff/consultant proposed text amendments relating to Berlin Turnpike zones and Core Area 2 zoning as presented by FHI Studio *(presented 7/18/2024, discussion 8/15, 9/5, 9/19, 12/5/2024) (Suggested Date February 20)*
   2. Site plan amendment application of Arnold Gans, for modifications to approved reconstruction and additions at 1427 Berlin Turnpike, property of MC Barber Shop, LLC in the BT-1 zone. *(must decide 2/22/2025)*
6. **Public Hearings**
   1. Resubdivision application of Coccomo Brothers II for a five-lot subdivision at 170 Wilks Pond Road and Somerset Drive Map 22-1 Block 142 Lot 46, property of Henry M. Lowchy Carol Thompson, and Wilma Curren and parcel 46E property of Candace M. & John T. Curren III in the R-43 zone. *(opened 12/19/2024, must close 1/23/2025)*

(seated: Veley, Daly, Zigmont, Jorsey, Millerd, Rogan, Paszczuk; in attendance but not seated: Diakun, Biella)

* 1. Special permit application of Jeff Paine, Fiderio & Sons, for an Accessory Dwelling Unit (ADU) at 588 Orchard Road, property of Sirois James G. Trustee in the R-86 zone. *(must open 3/22/2025)*

1. **Deliberations**
   1. Resubdivision application of Coccomo Brothers II for a five-lot subdivision at 170 Wilks Pond Road and Somerset Drive Map 22-1 Block 142 Lot 46, property of Henry M. Lowchy Carol Thompson, and Wilma Curren and parcel 46E property of Candace M. & John T. Curren III in the R-43 zone.
   2. Special permit application of Jeff Paine, Fiderio & Sons, for an Accessory Dwelling Unit (ADU) at 588 Orchard Road, property of Sirois James G. Trustee in the R-86 zone. (must open 3/22/2025)
2. **Planner’s Comments:** POCD And operations update:
   1. Possible discussion of miscellaneous potential text amendments (priorities/work sessions/consultants…) including those relating to: POCD Implementation priorities - Affordable Housing & Farming; responsive to statutory changes i.e.: auto uses location approvals; Commission requested (Building Square).
   2. Technology update, Commissioner tablets and communications, website information.
3. **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).
4. **Adjournment**