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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**

**February 20, 2025**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, February 20, 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. **Election of Officers**
5. **Approval of Meeting Minutes**
	1. January 16, 2025 (Veley, Daly, Zigmont, Jorsey, Millerd, Rogan, Hamel, Diakun, Biella, Paszczuk)
6. **Receipt of New Applications and Scheduling of Public Hearings as Required or Necessary**
	1. Site plan amendment application of Michael Nixer for a proposed addition and site improvements at 306 Main Street, in the CCD-2 zone. *(must decide 4/12/2025)*
7. **Commission Business**
	1. Commission comment on and discussion 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 1/16/25) (Public Hearing scheduled for 3/6/25)*
	2. Commission comment on and discussion of Berlin Zoning Regulation §IV.A.22 and Subdivision Regulation §V.53:00 regarding potential amendment to Building Square language
	3. 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. *(discussed 1/16/2025, must decide 2/22/2025) (seated: Veley, Daly, Zigmont, Jorsey, Millerd, Rogan, Hamel)*
	4. Site plan amendment application of John Gomez, Car Guys Automotive, for proposed additional parking at 658 Berlin Turnpike, property of Cisaltina Viveiros in the BT-1 zone. *(must decide 2/8/2025)*
	5. Special event application of Lauren Pedersen, The Wellness Collective, for a multi-business tag sale at 314 New Britain Road, property of New Britain Road Realty LLC, in the CCD-1 zone. *(must decide 4/20/2025)*
8. **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, 1/16/2025, extension provided 14/65 ext. days used)*

*(seated: Veley, Daly, Zigmont, Jorsey, Millerd, Rogan, Paszczuk; present, not seated: Diakun, Biella)*

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. **Planner’s Comments**
	1. CT Bar Association Training – Registration due by February 28th
	2. CFPZA Annual Conference – Registration due by March 25th
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**