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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**

**March 6, 2025**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, March 6, 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. February 20, 2025 (Daly, Zigmont, Jorsey, Veley, Rogan, Millerd, Diakun, Biella)
5. **Receipt of New Applications and Scheduling of Public Hearings as Required or Necessary**
   1. Special permit with Site Plan application of Sal Morello for the construction of (9) one-story metal Butler-style buildings at 0 Four Rod Road, property of JSJ Berlin Development LLC in the PI zone. (suggested date TBD)
   2. Special permit with Site Plan application of Aaron Greenblatt, Vesta Corporation, for the construction of elderly housing, at 143 Percival Avenue, property of The Town of Berlin, in the R-11 zone. (suggested date TBD)
   3. Special permit application of David Barbagallo for an Accessory Dwelling Unit (ADU) at 265 Lincoln Street in the R-15 zone. (suggested date TBD)
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, 1/16/2025, must close 1/23/2025, extension provided 11/65 ext. days remain)*

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

* 1. Proposed text and related map amendments of FHI Studio at the direction of the Berlin Economic Development Commission and Planning & Zoning Commission to amend Berlin Zoning Regulations relating to commercial zoning in
     1. §VI.G. BT-1; and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements.
     2. §VI.H. BT-2; and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements.
     3. §VI.C. SP-DD; and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements.
     4. §VIII.F. CCD-2/ Kensington Village Overlay, and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements.
     5. Zoning Regulation and Map amendments for elimination of §VI.D and §VI.E. SP-DD Overlay and SP-DD2 Overlay; and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements.

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. Proposed text and related map amendments of FHI Studio at the direction of the Berlin Economic Development Commission and Planning & Zoning Commission to amend Berlin Zoning Regulations relating to commercial zoning in §VI.G. BT-1; §VI.H. BT-2; §VI.C. SP-DD; §VIII.F. CCD-2/ Kensington Village Overlay, elimination of §VI.D and §VI.E. SP-DD Overlay and SP-DD2 Overlay; and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements.
2. **Planner’s Comments**
3. **Adjournment**