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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)

**Application Materials which are available digitally:**

**Current PZC Applications:** [**https://www.dropbox.com/scl/fo/c0hrog5esfgdkdtk7zuvm/ABAA-w5uIJ0UdVQzWES-Hpk?rlkey=5fyaapfue50wrn8iczqa0zqnn&st=ef1w6791&dl=0**](https://www.dropbox.com/scl/fo/c0hrog5esfgdkdtk7zuvm/ABAA-w5uIJ0UdVQzWES-Hpk?rlkey=5fyaapfue50wrn8iczqa0zqnn&st=ef1w6791&dl=0)

**Berlin Planning and Zoning Commission**

**AGENDA**

**March 20, 2025**

The Town of Berlin, CT Planning and Zoning Commission will hold a Regular Meeting on Thursday, March 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. **Commission Business - 1**
   1. Applications of Town of Berlin for site plan amendments for Chiller Pads with sound deadening enclosure and related site work at:
      1. 133 Heather Lane, Mary E. Griswold School, 22 ft x 48 ft enclosure
      2. 139 Grove Street, East Berlin, Richard D. Hubbard Elementary School, 49 ft. x 21 ft. enclosure.
   2. 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)*
   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 26/65 ext. days used to 3/20) (Ext available to 4/28)*
5. **Public Hearings**
   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. (opened 3/6/2025, must close 5/10/25)

(seated: Veley, Daly, Zigmont, Jorsey, Millerd, Rogan, Biella, Jr.)

* + 1. §VI.H. BT-2; and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements.
    2. §VI.C. SP-DD; and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements.
    3. §VIII.F. CCD-2/ Kensington Village Overlay, and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements.
    4. 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. **Commission Business – 2**
   1. Request of Michael Reiner, Esq. for Coccomo Brothers LLC for a modification of the Stipulated Judgement Superior Court Judicial District of New Britain, Docket No. NNH-CV-19-6055772-S, to allow an extension of the Time Frame for Completion of Site Plan Improvements as shown on the unified plan approved June 3, 2021 for properties at 873 Farmington Avenue of Coccomo Brothers LLC and 873 Farmington Avenue of Newport Realty Group LLC in the CCD-2 Zone, Kensington Village Overlay Core Area 1.
   2. Request of Peter D’Addeo, BT 2008 LLC, to allow phased Certificates of Occupancy with related bonding for individual residential structures in Phase 2, 414 Berlin Tpke of the mixed-use development approved May 20, 2021 for 404 Berlin Turnpike (Map Lot Block: 10-2-83-12-7333) and (Map Lot Block 10-2-83-12-7334) and (Map Lot Block: 10-2-83-13A) and (Map Lot Block: 10-2-83-13C-7509) and (Map Lot Block: 10-2-83-13C-7510) in the BTD (BT-1) Zone.
   3. Bond Release / Reduction
      1. Deming Road Business Park, Progressive Development Corp., Request for release of Erosion Control bond in the amount of $5,610 for 170 and 180 Deming Road.
      2. Deming Road Business Park, Deming Road Business Park LLC, Request for release of Site Bond in the amount of $20,295. for site improvements at 170 Deming Road.
      3. Deming Road Business Park, Coastal Masonry LLC. Request for release of Site Bond in the amount of $7,370. for site improvements at 180 Deming Road.
      4. Stick Village, Earl Wicklund Inc., Request for release of Erosion Control Bond in the amount of $1,732. for 120 Webster Square Road.
2. **Approval of Meeting Minutes**
   1. March 6, 2025 (Daly, Zigmont, Jorsey, Veley, Rogan, Millerd, Biella)
3. **Receipt of New Applications and Scheduling of Public Hearings as Required or Necessary**
4. **Deliberations**
   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.

(seated: Veley, Daly, Zigmont, Jorsey, Millerd, Rogan, Biella, Jr.)

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    2. §VI.C. SP-DD; and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements.
    3. §VIII.F. CCD-2/ Kensington Village Overlay, and related amendments to §II.B definitions and §VI.J and §VIII.I V Bulk Tables requirements.
    4. 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. **Planner’s Comments**
2. **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).
3. **Adjournment**