

**Berlin Planning and Zoning Commission
Regular Meeting Agenda**

**December 15, 2016
7:00 P.M.**

**Town Council Chambers
240 Kensington Road**

I Call to Order

II Review/Approval of Minutes

- a. November 10, 2016 Special Meeting

III Requests for Bond Reductions/Releases

- a. Request of Edward Kirejczyk for a bond release, Edro Corp., Commerce Street
- b. Request of Gene Bove for a bond release, Italian Club, 16 Harding Street

IV New Business

- a. Site Plan Amendment of Ramen-Ya LLC for a restaurant at 1128 Farmington Avenue
- b. Site Plan of Gary Greenalch for a Softball/Baseball Training Facility (Future Manufacturing) on Willow Brook Drive

V Public Hearings

- a. Zone Change Request Application of Pierre Bennerup/Stonetrough, LLC, to change the zones of the following properties on Tax Map 25-4, Block 74: Parcel Numbers 53, 52, 51, 48, 47, 47A, 46, 46A, 45, 44A, 44C, 44, 43, 42, 41A, 41, 40 from Planned Office Development to Residential 86. *(Continued From November 10, 2016)*
- b. Proposed Amendment of Richard Pentore, Esq. to change the zone of Lot 40A, Block 74, Chamberlain Highway from POD (Planned Office Development) and MR1 (Mountain Reserve 1) to R-86 (Residential 86).
- c. Proposed Amendment of Richard Pentore, Esq. to Berlin Zoning Regulations, new Section VI.D.3.i. Sales and Design Centers
- d. Proposed Amendment of Hellyn Riggins, Director of Development Services to amend Sections X.B.4.a. and X.B.4.e.vii. pertaining to rock crushing on site.
- e. Special Permit Use Application of Victor Romero for an Accessory Dwelling Unit at 451 Toll Gate Road.

VI Old Business

- a. Special Permit/Site Plan Applications of JPG Partners, LLC for 20 Apartment Units, 319 Main Street, East Berlin

Continued...

VI Old Business (Continued)

- b. Zone Change Request Application of Pierre Bennerup/Stonetrough, LLC, to change the zones of the following properties on Tax Map 25-4, Block 74: Parcel Numbers 53, 52, 51, 48, 47, 47A, 46, 46A, 45, 44A, 44C, 44, 43, 42, 41A, 41, 40 from Planned Office Development to Residential 86. *(Continued From November 10, 2016)*
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- f. Special Permit Use Application of Victor Romero for an Accessory Dwelling Unit at 451 Toll Gate Road.

VII Commission Business

- a. Adoption of 2017 Meeting Calendar
- b. Appointments of two commissioners to serve on the Capitol Region Council of Governments

VIII Director's Comments

IX Commissioners' Comments

X Adjournment