



# Town of Berlin

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## Planning and Zoning Department

240 Kensington Road  
Berlin, Connecticut 06037  
www.town.berlin.ct.us

Planning and Zoning Commission  
Zoning Board of Appeals  
Conservation Commission  
Historic District Commission

### MEMORANDUM

TO: Kate Wall, Town Clerk

FROM: Marek Kozikowski, AICP, Town Planner 

DATE: November 19, 2018

RE: **Approved Zoning Text Amendment**  
**Add Brew Pub Use to the PI Zone**

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Katy Wall  
BERLIN, CT.

The following text amendment to the Berlin Zoning Regulations were approved by the Planning & Zoning Commission on November 15, 2018.

**Text:** Added

~~Text:~~ Deleted

Section VII. Industrial Zones

D. Planned Industrial (PI).

3. *Special permit uses.* The following principal uses shall be permitted in the PI district, subject to special permit and site plan approvals by the commission in accordance with Sections XII and XIII:

- a. Wholesale and distribution of uses 50,000 square feet in size or larger.
- b. Vocational schools operated for profit.
- c. Health or fitness clubs, gymnasiums, tennis or racquet clubs.
- d. Child day care centers, subject to Section XI.H.
- e. Hotels or hotel conference centers.
- f. Rear lots, subject to Section IV.A.
- g. Contractor shop(s) for establishments providing courier services, industrial repair services, irrigation services, landscape services and building trades such as carpentry, electrical, HVAC, and plumbing services provided that, notwithstanding Section VII.G.3 of the regulations, all materials and equipment are stored indoors and specifically excluding the outside parking of trailers.
- h. **Brew Pub- only within 250 feet of the Berlin Turnpike right-of-way.**

Marek Kozikowski, AICP, Town Planner. 860-828-7060. mkozikowski@town.berlin.ct.us  
Maureen Giusti, Assistant Town Planner/ZEO. 860-828-7008. mgiusti@town.berlin.ct.us  
Frances Semnoski, Land Use Administrator. 860-828-7066. fsemnoski@town.berlin.ct.us

**LEGAL NOTICE  
TOWN OF BERLIN  
ACTIONS TAKEN BY THE BERLIN PLANNING & ZONING COMMISSION**

At its Regular Meeting of November 15, 2018, the Berlin Planning and Zoning Commission took the following actions:

- a. Voted unanimously to approve the request of Sharon Forrest, Forest Properties, LLC for bond reductions to the maintenance amounts of \$560 for the site bond and \$638 for the erosion control bond for the construction of a new manufacturing building and associated improvements made at 236 Christian Lane in the GI-2 zone.
- b. Voted unanimously to adopt the 2019 Meeting Calendar.
- c. Voted unanimously to forward a favorable recommendation to the Town Council for the acquisition of a conservation easement over a vacant 13ac parcel located at Map 17-1, Block 132, Lot 11, Beckley Road in the R-43 zone
- d. Voted unanimously to approve the proposed Amendment of Adam Speeg to amend Section VII.D.3.h. of the Berlin Zoning Regulations to allow Brew Pubs as a special permit use.

Dated this 19<sup>th</sup> day of November, 2018 at Berlin, CT.

Steve Wollman, Secretary  
Berlin Planning & Zoning Commission

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New Britain Herald  
Legal Notices/Classified Advertising  
Date of Publication: Wednesday, November 21, 2018

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*Kathryn Guasso*  
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