

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

**November 7, 2019**  
**7:00 P.M.**

**Town Council Chambers**  
**240 Kensington Road**

**I Call to Order**

**II Approval of Minutes**

- a. Regular Meeting – October 3, 2019

**III Schedule Public Hearing**

- a. Zone Change Application of Attorney Richard Pentore on behalf of the Shuttle Meadow Country Club, Inc. to change the zone of a portion of Lot 1, Block, 10, West Lane and the property known as Lot 93, Block 10, Wigwam Road from R-43 to PR-2  
*Suggested Date: December 19, 2019*

**IV Requests for Bond Reductions/Releases**

- a. Request of Vincent Brescia for a bond release, Christian Lane Industrial Park, Phase 5, 205 Christian Lane
- b. Request of Thomas Cocomo, Southington Road Associates, for a bond reduction, Christopher Way

**V Commission Business**

- a. Request of Carl Ciarcia for a two-year extension for his excavation permit at Lot 1-1 through Lot 1-7, Block 72, Kensington Road
- b. Discussion of Certificate of Zoning Compliance for “Lounge 34”, 126 Mill Street
- c. Discussion of Certificate of Zoning Compliance for a New or Relocated usiness, JMB Plumbing LLC, 60 Chamberlain Highway

**VI Public Hearings**

- a. Special Permit/Site Plan Amendment Applications of Shawn Chaudhary, Tri State Realty Group, LLC, for a Change of Use from manufacturing to an automobile dealer at 60 Woodlawn Road in the BT-1 zone
- b. Resubdivision Application of Horbal Acres Resubdivision for two proposed lots at Lot 76B, Block 91, 971 Norton Road in the R-21 zone
- c. Special Permit Application with site plan of Horbal Acres Resubdivision for a rear lot at Lot 76F, Block 91, 971 Norton Road in the R-21 zone

**VII Old Business**

- a. Special Permit/Site Plan Amendment Applications of Shawn Chaudhary, Tri State Realty Group, LLC, for a Change of Use from manufacturing to an automobile dealer at 60 Woodlawn Road in the BT-1 zone
- b. Resubdivision Application of Horbal Acres Resubdivision for two proposed lots at Lot 76B, Block 91, 971 Norton Road in the R-21 zone
- c. Special Permit Application with site plan of Horbal Acres Resubdivision for a rear lot at Lot 76F, Block 91, 971 Norton Road in the R-21 zone

**VIII Commissioner Comments**

**IX Adjournment**