

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

**November 21, 2019
7:00 P.M.**

**Town Council Chambers
240 Kensington Road**

I Call to Order

II Approval of Minutes

- a. Regular Meeting – November 9, 2019

III Commission Business

- a. In accordance with Section 8-24 of the Connecticut General Statutes, review and recommendation of the granting of an easement to Newport Realty Group, LLC to construct and use driveways and parking areas on 889 Farmington Avenue to support Phase 1 of its development project that will occur on 903 and 913 Farmington Avenue and for a license to construct utilities, footings and foundations under the line at 889 Farmington prior to construction of the liner
- b. Discussion of usage concept for Lot 20A, Block 115, currently zoned Office Technology 2 (OT-2), Pierre Bennerup, property owner

IV New Business

- a. Site Plan Amendment Application of Strength in Numbers LLC for a personal training and small group fitness classes at 119 Webster Square Road in the PS-A zone

V 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
(Continued from November 9, 2019)
- b. Proposed Zoning Text Amendment of Matthew Bruton, on behalf of Captain Greg Gaus, Tommy Car Wash, to amend Section VI.G.3.cc of the Berlin Zoning Regulations to eliminate the minimum lot sizes of car wash uses in the BT-1 zone

VI 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

VII Other Commissioner Comments

- a. Discussion of December meeting dates
- b. Discussion of 2020 Meeting Calendar

VIII Adjournment