



Town of Berlin

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

BERLIN ZONING BOARD OF APPEALS REGULAR MEETING AGENDA

November 26, 2019
7:00 p.m.

Berlin Town Hall
Room 121

I. Call to order

- II. Zoning Regulations update:** Recent amendments & distribution of reprinted Zoning Regulations with amendments through September 2019 incorporated into text.

III. Public Hearings:

ZBA #2019-16

60 (tenant address #74) Woodlawn Road, Map 10-2/Block 83/Lot 17B & 18

Shawn Chaudhary, Tri State Realty Group LLC, is requesting a Location of Motor Vehicle Uses approval for a used car dealer and repairer, per Berlin Zoning Regulations Sections VI.G.3., XI.R, and XV.A.3. in the BT- 1 zone.

ZBA 2019-17

114 Main Street, East Berlin Map 17-4/Block 148/Lot 13

(Withdrawn – ZBA determination not required)

ZBA 2019-18

225 Berlin Turnpike (tenant address #273), Map 4-4/Block 121/Lot6

Dean Hanafin, Esq. representing Twin Market LLC, is requesting a Sale of Alcoholic Beverages location approval for an on-premises restaurant liquor permit per Berlin Zoning Regulations Section XI.B. The property is owned by Cedar Brickyard, LLC and is zoned PS-B.

ZBA 2019-19

147 New Britain Road, Map 3-3/Block 28/Lot 5

Fares Hayek is requesting a determination to allow a change of non-conforming use for an inventory lot for a used car dealer operating at 218 New Britain Road per Berlin Zoning Regulations Section IV.3.e. And a location approval for used car dealer license per Berlin Zoning Regulations Section XI.R. The property is owned by Hayek Realty LLC and is zoned CCD-1.

IV. Regular Meeting:

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V. Board Business

CFPZA seasonal newsletter – distributed in meeting packet.

Approval of 2020 ZBA meeting calendar

VI. Approval of Minutes:

July 23, 2019

September 24, 2019

VII. Adjournment