

Berlin Planning and Zoning Commission Agenda
September 17, 2020

The Berlin Planning and Zoning Commission will hold a Regular Meeting on Thursday, September 17, 2020 at 7:00 P.M. in person at the Board of Education Conference Room, located in the rear lower level of Berlin Town Hall. The public will also be able to access and participate in the meeting via Webex video conference and conference call as provided below. Therefore, the public may attend the meeting in person, via Webex video conference, or via telephone conference call.

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=m298e19c07f88ae4fb36e3d1389b4cc9b>

Meeting number (access code): 132 230 4779
Meeting password: P5bnkmVmB27 (75265686 from phones and video systems)
Join by phone: +1-408-418-9388 United States Toll

*****PLEASE NOTE: The agenda and all meeting materials related to the agenda items which will be distributed to the Commission will be posted on the town's website at: www.town.berlin.ct.us and will be available for viewing twenty-four (24) hours prior, during and after the meeting. Members of the public are encouraged to submit materials relevant to the applications no later than 12:00 p.m. on Wednesday, September 16, 2020, for posting prior to, during and after the meeting.**

I Call to Order

II Approval of Minutes

- a. September 3, 2020

III Schedule Public Hearings

Special Permit/Site Plan Applications of Richard Munson, Deming Road Business Park, LLC for a building on each of four existing lots, and related site improvements.

Suggested Date: October 15, 2020 at the request of the applicant

- a. Map 10-1, Block 83, Lot 3A (7,500 sq. ft.) Deming Road, 7,500 sq. ft. building on a rear lot for contractor shop use
- b. Map 10-1, Block 83, Lot 3A1 Deming Road, 3,606 sq. ft. building for contractor shop use
- c. Map 10-1, Block 83, Lot 3A2 Deming Road, 6,750 sq. ft. building for contractor shop use
- d. Map 10-1, Block 83, Lot 3A3 (9,000 sq. ft.) Deming Road, 9,000 sq. ft. building on a rear lot for contractor shop use

Continued...

IV Commission Business

- a. Façade Application of Michael and Rosemary Cassetta. Dairy Queen, 806 Farmington Avenue
- b. Discussion regarding motel properties along the Berlin Turnpike
- c. Discussion of required bonding concerning performance of the “Tree Preservation and Vegetation Management Plan”, and terms of related Settlement Agreement, Silver Island Homes, LLC

V New Business

- a. Carrier Enterprise Inc. for site plan approval to construct a single-family dwelling on Lot 19, Map 11-3, Block 132 Beckley Road, with an access easement over property identified as Lot B Ledge Drive
- b. Site Plan Amendment Application of Jon P. Demko to modify the approved 100-foot Open Space Subdivision buffer on Lot 13-3, for a buffer of 72 feet to allow for the construction of an 18’ x 36’ in-ground pool on Lot 13-3, 20 Hawks Landing

VI Public Hearings

- a. Special Permit/Site Plan Applications of Thomas O’Rourke, Military Experience Museum Inc. for a Military Experience Museum at 76 Chamberlain Highway (Map 30-2, Block 74, Lot 37 and 0 Chamberlain Highway) and 0 Chamberlain Highway (Map 30-2, Block 74, Lot 39) *(Continued from September 3, 2020)*

VII Old Business

- a. Special Permit/Site Plan Applications of Thomas O’Rourke, Military Experience Museum Inc. for a Military Experience Museum at 76 Chamberlain Highway (Map 30-2, Block 74, Lot 37 and 0 Chamberlain Highway) and 0 Chamberlain Highway (Map 30-2, Block 74, Lot 39)

VIII Executive Session

- a. **Discuss the status of pending litigation of Rio Vista Associates, LLC v. Berlin Planning and Zoning Commission and Town of Berlin and possible action relating to same.**
- b. **Consider whether to convene in executive session to discuss the status of the pending litigation of Rio Vista Associates, LLC v. Berlin Planning & Zoning Commission and Town of Berlin.**

IX Adjournment