

LEGAL NOTICE
TOWN OF BERLIN ZONING BOARD OF APPEALS

January 26, 2021 7:00 p.m.

In accordance with the State of Connecticut General Statutes and the Town of Berlin Zoning Regulations, The Berlin Zoning Board of Appeals will hold Public Hearings at their Regular Meeting on Tuesday, January 26, 2021 via Webex video conference and telephone conference call as provided below. The public will also be able to access and participate in this meeting via Webex video conference and telephone conference call as provided below.

**The WebEx call to participate in this meeting is a toll call and you may incur additional charges for placing the call by your phone service provider. The Town does not reimburse participants for any toll charges. Please check with your phone service provider before making the call.*

Webex Meeting Link:

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=m30523f96c3b020c559e553c4bbea8630>

Meeting number: 132 135 6351

Password: ZBA Tu700 (92288700 from phones and video systems)

Join by phone:

+1-408-418-9388 United States Toll

Access code: 132 135 6351

ZBA #2020-11 288 Beckley Road Map 11-3 Block 132 Lot 19
aka: 286 Beckley Rd and 55 Ledge Drive

Carrier Enterprises, LLC is appealing the decision of the Zoning Enforcement Officer dated July 7, 2020, to deny a zoning permit for Building Permit Application for new construction of a single-family house.

ZBA #2020-12 288 Beckley Road Map 11-3 Block 132 Lot 19
aka: 286 Beckley Rd and 55 Ledge Drive

Carrier Enterprises, LLC is appealing the decision of the Zoning Enforcement Officer dated August 19, 2020, to deny a zoning permit for Building Permit Application for new construction of a single-family house.

ZBA #2021-01 12 Simms Road Map 2-3 Block 9 Lot 1A

David Lallier (property owner) is requesting a variance for a 6-foot-tall fence in a residential front yard when up to 3 feet tall is permitted in a residential front yard per Berlin Zoning Regulations §IV.B.7. The property is on a corner lot, with the requested variance along Lincoln Street.

ZBA #2021-02 655 Christian Lane Map 3-4 Block 76A Lot 1C & Map 3-2 Block 76A Lot 1B-1

Gerald Antonacci (Manager, Christian Lane Realty, LLC) is requesting a variance for 38% maximum building coverage when up to 35% is permitted in the GI zone per Berlin Zoning Regulations §VII.H. The increase in maximum coverage is requested as part of a proposed 36,900sf building addition, truck scale, and scale house project for upgraded technology/equipment at the existing recycling facility. The properties are owned by Christian Lane Realty, LLC

ZBA #2021-03 0 Berlin Turnpike Map 10-2 Block 83 Lots 12-7333, 12-7334, 13A, 13C-7509, 13C-7510
a.k.a. 404 Berlin Turnpike

BT 2008 LLC (Peter D'Addeo, Managing Member of D'Addeo Family Limited Liability Company, Member of BT 2008 LLC) is requesting a motor vehicle use location approval for a gasoline filling station per Berlin Zoning Regulation XI.R. The properties are owned by BT 2008 LLC and the gasoline filling station is being proposed as a component of a proposed mixed-use development.

Please note the agenda and all meeting materials relating to the agenda items which will be distributed to the Board will be posted on the town's website at: www.town.berlinct.us and will be available for viewing 24 hours prior to, during and after the meeting in accordance with the Governor's Executive Orders. Members of the public are encouraged to submit materials relevant to the applications no later than 12:00 p.m. on Friday, January 22, 2022 for posting prior to, during and after the meeting.

Sandra Coppola, Secretary – Zoning Board of Appeals

Posted in the Town Clerk's Office and the Town of Berlin Website – January 15, 2021