

**Berlin Planning and Zoning Commission Regular Meeting Agenda
March 18, 2021**

The Berlin Planning and Zoning Commission will hold a Regular Meeting on Thursday, March 18, 2021 at 7:00 P.M by remote WebEx conference*. The public will be able to access and participate in the meeting by computer or telephone as provided below.

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=m22c8ac7da6f007f8eb96995258583997>

Meeting number: 132 188 9799

Password: PZCTh700 (79284700 from phones and video systems)

Join by phone

+1-408-418-9388 United States Toll

Access code: 132 188 9799

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.

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, March 17, 2021, for posting prior to, during and after the meeting.

I Call to Order

II Approval of Minutes

- a. February 25, 2021
- b. March 4, 2021

III Commission Business

- a. Discussion of 2023 Plan of Conservation and Development
- b. Information for Moratorium for Affordable Housing Development

IV Schedule Public Hearing

- a. Special Permit Use Application of William J. Watson III for an Accessory Dwelling Unit at 168 Blue Ridge Road
Suggested Date: April 15, 2021

V Old Business

- a. Site Plan Amendment of Estates of Berlin LLC for modifications to the grading of Phase 5, at Lot 41, Block 133, 107 Beckley Road

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VI Public Hearings

- a. Proposed Amendment to the Berlin Zoning Regulations of Timothy Sullivan, Esq. for new section VI.G.3.ee – Gasoline Filling Stations

- b.. Zone Change Request of BT 2008 LLC to change the zone at 404 Berlin Turnpike (Map Lot Block: 10-2-83-12-7333) and (Map Lot Block 10-2-83-12-7334) and (Map Lot Block: 10-2-83-13A) and (Map Lot Block: 10-2-83-13C-7509) and (Map Lot Block: 10-2-83-13C-7510) from Berlin Turnpike-1 Zone to Berlin Turnpike Development Zone (BT-1)
(Opened 1/21/21, 2/25/2021, Continued to 3/18/2021)

- c. Special Permit/Site Plan Applications of BT2008, LLC for a mixed-use development at 404 Berlin Turnpike (Map Lot Block: 10-2-83-12-7333) and (Map Lot Block 10-2-83-12-7334) and (Map Lot Block: 10-2-83-13A) and (Map Lot Block: 10-2-83-13C-7509) and (Map Lot Block: 10-2-83-13C-7510)
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VIII Adjournment

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Kathy [Signature]