

**Berlin Planning and Zoning Commission Regular Meeting Agenda
April 15, 2021**

The Berlin Planning and Zoning Commission will hold a Regular Meeting on Thursday, April 15, 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.

Meeting link:

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=md6f236b979df1a830e776dfd3735fa5d>

Meeting number: 132 165 0951

Password: PZCTh700 (79284700 from phones and video systems)

Join by phone

+1-408-418-9388 United States Toll

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, April 14, 2021, for posting prior to, during and after the meeting.

I Call to Order

II Approval of Minutes

- a. March 18, 2021

III Schedule Public Hearings

- a. Proposed Amendment of Timothy Sullivan, Esq. to amend Section VI.C.2 (Special Design District Special Permit Uses)
Suggested Date: May 20, 2021
- b. Special Permit/Site Plan Applications of Tasca Ford CT for a 32,495 sq. ft. one story building to be used as a truck repair facility, at 250 Webster Square Road and 73 Woodlawn Road
Suggested Date: May 20, 2021

IV New Business

- a. Berlin Lions Agricultural Fair, Inc. List of Events 2021, Joseph Dornfried

V Public Hearings

- a. Special Permit Use Application of William J. Watson III for an Accessory Dwelling Unit at 168 Blue Ridge Road
- 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, 2/25/21, 3/18/21, Continued to 4/15/21)

Continued...

V Public Hearings (Continued)

- 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)
(Opened 1/21/21, 2/25/21, 3/18/21, Continued to 4/15/21)
- d. Proposed Amendment to the Berlin Zoning Regulations of Timothy Sullivan, Esq. for new section VI.G.3.ee – Gasoline Filling Stations
(Opened 3/18/21, Continued to 4/15/21)
- e. Proposed Amendment to the Berlin Zoning Regulations of Timothy Sullivan, Esq. for New Section XI DD – Planned Residential Infill Development

VI Old Business

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VII Commission Business

- a. Discussion of 2023 Plan of Conservation and Development
- b. Other items of interest: Special Act 21-3 regarding Outdoor uses

VIII Adjournment