

Berlin Planning and Zoning Commission**AGENDA****May 20, 2021 7:00 p.m.**

The Town of Berlin, CT Planning and Zoning Commission will hold its regular meeting in-person and by remote video conference call on Thursday, May 6, 2021 at 7:00 p.m. Public Hearings will be held at this meeting. This meeting may be attended in person at Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT or remotely by video or telephone as provided below.

Remote access to this meeting is available by Zoom video conference at the following link:

Join Zoom Meeting*

<https://town-berlin-ct-us.zoom.us/j/8140556035?pwd=YU0xb1J2Yyt4RDVLUkRlbnFpFTFRUkQ0TD9>

Meeting ID: 814 055 6035

Passcode: PZ100

Dial by your location*

+1 929 205 6099 US (New York)

Meeting ID: 814 055 6035

Passcode: 488321

*Data and toll charges may apply.

This agenda and all meeting materials related to the agenda items which have been distributed to the Commission will be posted on the Town's website at: www.town.berlin.ct.us and will be available for viewing before, during and after the meeting as provided for by the Governor's Executive Orders. Members of the public are encouraged to submit materials relevant to the applications to the Planning and Zoning Department no later than 12:00 p.m. on Wednesday, May 19, 2021 for posting prior to, during, and after the meeting.

- I. **Call to Order**
- II. **Approval of Minutes**
 - a. May 6, 2021
- III. **Schedule of Public Hearing**
 - a. Special Permit Application of Timothy Sullivan, Esq. for Full Circle Golf Academy at Deming Business Park, 170 Deming Road, in the GI-2 Zone. Proposed Public Hearing – June 17, 2021
- IV. **New Business**
 - a. Special Event Application of John Mangiafico, Italian Political Independent Club, for a Italian Club Craft Fair with Food Trucks at 16 Harding Street in the General Industrial (GI) Zone on August 8, 2021.
 - b. Special Event Application of Gwen McCann, Kensington Congregational Church, for the annual Festival on the Hill – Lobster Roll and Strawberry Shortcake Festival at 312 Percival Avenue 185 Sheldon Street in the R-11 and R-15 Zones on June 12, 2021.

- c. Site Plan Application of Gary Jacobs, Berlin Auction Group, for installation of a 12 ft. x 20 ft. accessory structure storage shed at 1660 Berlin Turnpike, property of 1660 Berlin Turnpike LLC in the BT-1 Zone.
- d. Site Plan application of Sabrina Griffo-Brandao, Kev Kai Properties, LLC for construction of a 10,000 sq. ft. multi-tenant office/warehouse building and related site improvements at 239 Christian Lane, property of Occhi Children's Trust, in the General Industrial-2 (GI-2) Zone. *(Continued from May 3, 2021, must decide 6/19/21)*

V. Public Hearings

- a. Special Permit Use/Site Plan Application of Paul Prior, Priority LLC for construction of a 14,000 s.f. building and a 11,400 s.f building and related site improvements at Map 21-4, Block 115, Lot 20A, 0 Orchard Road in the Planned Industrial-2 (PI-2) Zone for Contractor Shops per BZR §VII.E.3.m., §XII, and §XIII.
- b. Proposed Text Amendment to the Berlin Zoning Regulations of Timothy Sullivan, Esq. to add to Section VI.C.2 Commercial Zones. Special Design District. Special permit uses.
 - i. (Previously "Reserved") Section. VI.C.2.b Stores or shops for the conduct of personal service business; and,
 - ii. (New) Section VI.C.2.h. Schools operated for profit; studios of dance, photography. Graphic design, painting or similar artistic endeavors.
- c. Special Permit with Site Plan applications of James P. Cassidy, Hallisey, Pearson & Cassidy, representing Tasca Ford CT for construction of a 32,495 s.f. building to be used as a truck repair facility with parking, automobile display and related site improvements at 250 Webster Square Road and 0 Worthington Ridge, Map 10-4 Block 83C Lot 6A in the PS-A Zone and 73 Woodlawn Road in the BT-1 Zone per BZR §VI.A.3.(c) and (d)., §XII, and §XIII.

VI. Old Business

- a. 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) (Public Hearings held 1/21/21, 2/25/21, 3/18/21, closed 4/15/21)
- b. Special Permit Use/Site Plan Application of Paul Prior, Priority LLC for construction of a 14,000 s.f. building and a 11,400 s.f building and related site improvements at Map 21-4, Block 115, Lot 20A, 0 Berlin Turnpike in the Planned Industrial-2 (PI-2) Zone for Contractor Shops per BZR §VII.E.3.m.
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VII. Commission Business

- a. Correspondence and Matters of Interest
 - i. Director of Economic Development, matters of interest
- b. Discussion of POCD 2023
 - i. Update on POCD consultant selection
 - ii. POCD committee meeting schedule discussion

VIII. Adjournment