

**TOWN OF BERLIN
LEGAL NOTICE
MEETING MINUTES AND ACTIONS TAKEN
BY THE BERLIN ZONING BOARD OF APPEALS**

Meeting Date: 5/25/2021

Time Start: 7:04pm

Commissioners Seated: Francalanga, Tubbs, Coppola, Whiteside, Zelek

Commissioners Not Seated: Graca (absent), Mathena (present via telephone, not seated),
Mazzota (absent)

At its Regular Meeting of May 25, 2021, the Berlin Zoning Board of Appeals took the following actions:

- a. **ZBA #2021-08 2576 Berlin Turnpike Map 27-1 Block 120 Lot 7**
Motion to approve (with conditions) made by Francalanga, seconded by Whiteside.
Vote: 5 Yea, 0 Nay
Voted unanimously to approve (with conditions) the application of Samuel Alejandro (Main Auto of Berlin) for a Motor Vehicle Location approval for a used car dealership per Berlin Zoning Regulation XI.R. The property is zoned BT-1 and is owned by MJ-TK LLC (Kevin O'Sullivan).

- b. **ZBA #2021-09 197 Episcopal Rd Map 4-4 Block 81 Lot 7**
Motion to approve made by Francalanga, seconded by Coppola.
Vote: 0 Yea, 5 Nay
Voted unanimously to deny the application of Jeff Carbone (Olive Branch Enterprises, LLC) for an Alcohol Uses Location approval for an outdoor patio liquor permit at Sliders Grill and Bar per Berlin Zoning Regulation XI.B. The property is zoned GI-2 and is owned by FLM Enterprises, LLC (Fred Marcantonio).

- c. **ZBA #2021-10 2378 Berlin Turnpike Map 27-2 Block 119 Lot 6**
Motion to approve made by Tubbs, seconded by Coppola.
Vote: 5 Yea, 0 Nay
Voted unanimously to approve the application of Ken Wallen (KMK Plumbing and Heating for an approval for a change of nonconforming uses per Berlin Zoning Regulation IV.C.3.e for a plumbing and heating company to replace a fiber optics contractor use. The property is owned by Thomas Bukowski and is zoned BT-2.

- d. **ZBA #2021-11 210 Main St Map 9-3 Block 54 Lot 13**
Motion to approve made by Francalanga, seconded by Tubbs.
Vote: 5 Yea, 0 Nay
Voted unanimously to approve the application of Geoffrey Biscette & Dina Sylvain-Biscette (property owners) for variances for northerly front yard of 6 feet when 25 feet is required and a southerly rear yard of 23.75 feet when 40 feet is required in the R-11 Zone per Berlin Zoning Regulations V.B.5 for a detached 22 foot x 24 foot 2-car garage.

e. ZBA #2021-12 797 Farmington Ave Map 9-1 Block 28 Lot 31B

Motion to approve made by Tubbs, seconded by Coppola.

Vote: 5 Yea, 0 Nay

Voted unanimously to approve the application of Alen Cecunjanin (business and property owner) for an Alcohol Uses Location approval for an on-premises beer and wine liquor permit at Cornerstone Restaurant and Wine Bar per Berlin Zoning Regulation XI.B. The property is zoned CCD-2.

f. Minutes of 4/27/21

Motion to approve made by Francalanga, seconded by Whiteside.

Vote: 4 Yea, 0 Nay, 1 Abstain (Coppola)

Time Adjourn: 8:59pm

Dated this 27th day of May 2021 at Berlin, CT.

Sandra Coppola, Secretary
Berlin Zoning Board of Appeals

Submitted to the Town Clerk and posted to the Town website: May 27, 2021.

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BERLIN TOWN CLERK

2021 MAY 27 PM 5: 53

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