

8-24 Municipal Improvement

Application: CGS 8-24 Municipal Improvement
Project Name: Demolition of 861 Farmington Avenue Sale
Zone: CCD-2, Kensington Village Overlay- Core 1, within TOD Project
Applicant: Town Staff: Economic Development
Address: 861 Farmington Avenue, Map 9-1/Block 76/Lot 79
Proposal: Section 8-24 Referral to the Planning and Zoning Commission regarding demolition of 861 Farmington Avenue for a report pursuant to section 8-24 of the Connecticut General Statutes.

PROPOSAL

The Town of Berlin is requesting a 8-24 Municipal Improvement recommendation to the Town Council regarding the demolition of the town owned building at 861 Farmington Avenue to be sold in conjunction with the Newport Realty TOD development.

Background

On April 7, 2020 the Town Council voted to refer the matter to the Planning and Zoning Commission for an 8-24 Municipal Improvement recommendation.

The Planning and Zoning Commission has reviewed and approved a site plan for redevelopment by Newport Realty for a mixed-use TOD project. This parcel is improved with a 2-story commercial building which was anticipated to remain and detached garage which was to be demolished after being utilized as a construction office during project construction.

Please refer to the attached summary prepared by Economic Development staff and additional related documents to be considered for evaluation.

Attachments:

- Town Council action dated April 8, 2020
- Town Council agenda item summary dated March 30, 2020
- Summary by Jim Mahoney to Town Council RE: Possible Demo of 861 Farmington Avenue (3 pages plus attachments as listed):
 - Description of existing improvements at 861 Farmington Avenue
 - Assessor's card including building photos
 - Town-wide Historic and Architectural Survey of Berlin, CT April 1985 for this property
 - Letter from Loureiro Engineering regarding potential vapors at property and options to address dated February 17, 2020
 - Letter from Newport Realty with proposal to demolish building dated February 11, 2020
 - Comments from the public:
 - Letter dated January 20, 2020
 - Email chain to January 8, 2020

- Letter from Berlin Historic Society dated March 3, 2020
- Historic District Commission Minutes when possible disposition of building was discussed: March 2, 2020
- Letter of Brian Humes, Architect, dated December 23, 2019
- Letter of State Historic Preservation Office, dated February 27, 2020
- Layout to integrate the site development of 861 and 873 Farmington Avenue
- Lovely Development proposal to remedy vapor issues in the existing building, dated October 24, 2019
- Manafort Brothers estimate to demolish 861 Farmington Avenue
- KGM estimate to demolish 861 Farmington Avenue
- Eagle Environmental cost estimate for pre-demolition hazardous materials abatement at 861 Farmington Avenue.



Town Of Berlin

240 Kensington Road
Berlin, CT 06037
860-828-7036

Office of the Town Clerk

April 8, 2020

AUTHORIZING RESOLUTION OF THE BERLIN TOWN COUNCIL

CERTIFICATION:

I, Kathryn J. Wall, the Town Clerk of Berlin, do hereby certify that the following is a true and correct copy of a resolution adopted by the Berlin Town Council at its duly called and held regular meeting on April 7, 2020, at which a quorum was present and acting throughout, and that the resolution has not been modified, rescinded, or revoked and is at present in full force and effect:

Councilor Luddy moved the following motion:

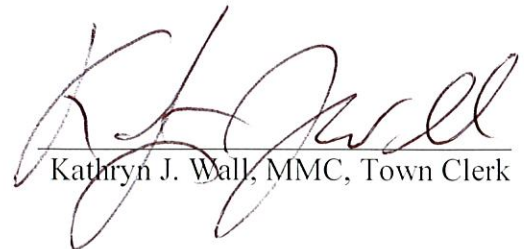
“Move to refer the demolition of 861 Farmington Avenue to the Planning Zoning Commission for a report pursuant to section 8-24 of the Connecticut General Statutes.”

Seconded by Councilor Paonessa

Vote being 7-0. (MOTION CARRIED)

IN WITNESS WHEREOF, I have set my hand and affixed the town seal on this 8th day of April 2020.

TOWN OF BERLIN, CONNECTICUT
OFFICE OF THE TOWN CLERK



Kathryn J. Wall, MMC, Town Clerk

Report on demolition

Agenda Item No. _____
Request for Town Council Action

TO: The Honorable Mayor and Town Council

FROM: Arosha Jayawickrema, Town Manager

DATE: March 30, 2020

SUBJECT: Referral of the Demolition of 861 Farmington Avenue Sale to the Planning and Zoning Commission for a Review Pursuant to Section 8-24 of the Connecticut General Statutes

Summary of Agenda Item:

The Town previously entered into an agreement with the Newport Realty Group pertaining to the sale and redevelopment of Town owned parcels at 861, 889, 903 and 913 Farmington Avenue in the vicinity of the Berlin Train Station. The matter of the sale of the properties was referred to the Planning and Zoning Commission for a review pursuant to section 8-24 of the Connecticut General Statutes prior to approval of the contract for sale. At that time, it was planned that the existing building at 861 Farmington Avenue was going to be renovated but now Newport has proposed that it be allowed to demolish the existing building and construct a new larger building on the site. Newport would pay for the cost of the demo of the building including hazardous material abatement and would pay the Town \$10,000 for the site, rather than \$85,000 per the original agreement. Staff has prepared a report on the possible demolition of 861 Farmington Avenue that report is included as an attachment to this Town Council agenda item. The action needed is to refer the demolition of 861 Farmington Avenue to the Planning Zoning Commission for a report pursuant to section 8-24 of the Connecticut General Statutes.

Action

Move to refer the demolition of 861 Farmington Avenue to the Planning Zoning Commission for a report pursuant to section 8-24 of the Connecticut General Statutes.

Attachments:

1. Report on the possible demo of 861 Farmington Avenue.

Prepared By:

Chris Edge, Economic Development Director,
Jim Mahoney, Economic Development Coordinator

3/30/20

To: Berlin Town Council

From: Jim Mahoney, Economic Development Coordinator

Re: Possible Demo of 861 Farmington Avenue

The Town of Berlin received a Responsible Growth Program Berlin Transit Oriented Development (TOD) Project Property Acquisition grant from the State of Connecticut and part of that grant was used for the acquisition of 861 Farmington Avenue, Berlin and related costs. The acquisition of 861 Farmington Avenue is part of a larger TOD project in the vicinity of the Berlin Train Station. The TOD project involves sale for development of four Town properties; 861, 889, 903 and 913 Farmington Avenue, the development of a Boulevard from Farmington Avenue to the Berlin Train Station and the environmental remediation of 889 Farmington Avenue.

861 Farmington Avenue was acquired to expand the TOD redevelopment site and to allow the Town to better control the groundwater plume emanating from the Town owned property at 889 Farmington Avenue. The Town acquired 889 Farmington Avenue by foreclosure because of delinquent taxes and environmental contamination. The condition of 889 Farmington Avenue deterred the redevelopment of the Train Station area. Since the foreclosure, the Town secured grants to investigate and remediate the property. 889 Farmington Avenue was acquired by the Town through foreclosure, therefore, the Town's acquisition of the site was not governed by the Connecticut Transfer Act that establishes a process for investigating and remediating certain categories of property, including industrial sites, that have in the past generated qualifying amounts of hazardous waste. Although the site was exempt from the Transfer Act because it was acquired by foreclosure, the Town nonetheless made a commitment to address the environmental conditions and prepared a Remedial Action Plan (RAP) and Engineered Control Variance (ECV) for 889 Farmington Avenue (note that the Town has also prepared and submitted a proposed amendment to the ECV). The Department of Energy and Environmental Protection (DEEP) approved the RAP and the original ECV and the property was enrolled in a State voluntary clean up program called the Brownfields Remediation and Revitalization Program (BRRP). In addition, all buildings on the 889 Farmington Avenue site were demolished to make way for new development.

As stated, TOD property acquisition of 861 Farmington Avenue is part of a larger TOD development effort adjacent to the Berlin Train Station. After a Request for Qualifications process, in 2018 the Town selected Newport Realty Group as preferred developer for the Town properties at 889, 903 and 913 Farmington Avenue. As stated, 889 Farmington Avenue is contaminated site that was acquired by the Town through foreclosure and 903 and 913 Farmington Avenue were originally acquired by the Town for a new Police Station but funding for the Police Station was not approved and the Town Council released the sites for use as part of a TOD redevelopment. The Town entered into an exclusive negotiation agreement with Newport in the summer of 2018 and Newport prepared revised plans for the Town's review and approval. In April of 2019, after significant additional planning and dialogue with the Town, the Town Council authorized the Town Manager to enter into a purchase and sale agreement with the Newport Realty Group pertaining to the sale and redevelopment of Town owned parcels 861, 889, 903 and 913 Farmington Avenue in the vicinity of the Berlin Train Station. The agreement between the parties was signed in May. 861 Farmington Avenue was added to the project because it was acquired to expand the TOD project and the terms and conditions of the sale require filing of an Environmental Land Use restriction and other measures to address groundwater issues originating at 889 Farmington Avenue. The TOD project will result in the redevelopment of the four Town sites as a Transit Oriented Development project and the Town will retain land for construction of a Boulevard from Farmington Avenue to the Berlin Train Station.

Newport's plan is to construct 19,000 square feet of commercial space and 76 market rate apartment units. The Planning Director worked with the developer and the Planning and Zoning Commission to prepare zoning map and text amendments that were necessary to permit the development that is envisioned. The Planning and Zoning Commission approved these zoning text and map amendments in January of 2019 and subsequently approved the re-subdivision of the properties. The area to be retained by the Town will be occupied by the Boulevard (.70 acres) and a triangular parcel (.29 acres) at the northwest corner of 903 Farmington Avenue, north of the proposed Boulevard. In addition the Town will need to obtain rights from the Connecticut Department of Transportation to cross a vacant property and to connect to the Train Station parking area.

The Town's original contract with Newport Realty Group LLC requires that the 861 Farmington Avenue building be retained and that the garage be demolished. Subsequent to signing of the purchase and sale agreement in May, the Town and Newport worked collaboratively on the project planning process. One aspect of this planning effort is the continued investigation of groundwater issues at 861 Farmington Avenue, particularly pertaining to the potential for vapor intrusion into the building from volatile organic chemicals in the groundwater plume originating at 889 Farmington Avenue. The Town had gotten 4 quarters of favorable vapor testing from outside the building foundation but the Town's environmental consultant, Loureiro Engineering, advises that the vapor sampling is not sufficient to demonstrate compliance with vapor standards because there is a high water table and a sump pump in the basement of the building. The sump pump can be a vector for contaminated groundwater or vapors to enter the building. Therefore, Loureiro recommended that the sump pump be eliminated. The Town's contract with Newport Realty Group LLC requires that the building be retained and that the garage be demolished. Given the high groundwater table, the elimination of the sump pump would require a number of actions including raising the basement floor of the building which would require relocation of the power supply, furnace and oil tank (in addition to other vapor control measures). The estimate for this work prepared by Lovley Development at \$97,155 is greater than the contracted sale price (the sale price is \$85,000 and is conditioned on the Town filing an Environmental Land Use restriction on the Property and retaining access to the site for testing and possibly to discharge treated groundwater, etc.). Newport has now proposed that it be allowed to demolish the existing building and construct a new larger building on the site. Newport would pay for the cost of the demo of the building including hazardous material abatement and would pay the Town \$10,000 for the site. Newport Realty obtained estimates for demolition from Manafort Brothers (including hazardous materials abatement) at \$82,500 and from KGM (without hazardous materials abatement) at \$60,000. The Town obtained an estimate of pre-demolition hazardous materials abatement costs at \$28,531 from Eagle Environmental. No PCB testing was done so this is not included as a hazardous building materials abatement cost. The Town also got email estimates for demolition without hazardous materials abatement from Bestech (\$68,000 assuming payment of prevailing wages is required) and Haz-Pros (\$45 - \$50,000).

When the possibility of demolishing the building was proposed the information that demo of 861 Farmington Avenue was being considered was shared with the Berlin Historic Commission. The Commission and other members of the community expressed objections to the demo plan. Also, since demolition was not part of the original State grant application for the project, the Town needed to ask for a new review of the project by the State Historic Preservation office. Following is a summary of the information that has been assembled related to the historic nature of the building at 861 Farmington Avenue.

- It was determined that the building was included in a Town-wide Historic and Architectural Survey of Berlin, CT April 1985.
- Written comments were received from the Berlin Historic Commission and members of the public.
- An opinion was obtained from the Town's consulting architect for the TOD project, Brian Humes. It was Mr. Hume's opinion that the building is not historically significant.
- The acquisition of the building was funded by a grant from the State of Connecticut and it must approve demolition. When it was evaluating whether to recommend demo of the building, the Town

submitted a project notification form to the State Office of Historic Preservation (SHPO). SHPO indicates that it has no objection to demolition of the building although it encourages the Town to explore all options to retain the building.

- The potential to create a cluster of historic properties at this location has been eliminated because the State demolished adjacent properties to the west to expand the train station parking lot and the building to the east at 873 has been substantially altered and expanded to be converted from its historic use as a gas station and auto repair facility to us as commercial rental space and apartments.

Advantages of demolishing the existing building are as follows:

- It would resolve the vapor problem for the existing building.
- The existing building is in average condition. The construction and layout is not up to current standards.
- A new building will be designed to be integrated into the larger TOD project, have a more efficient layout, more rental space, generate more tax revenue for the Town and be more attractive to prospective tenants because it could be customized to meet tenant needs.
- The Town and Newport are in the process of talking to the owners of 873 Farmington Avenue about the potential to integrate the development of 873 and 861 Farmington Avenue. A number of layouts have been developed and one of the preferred layouts shows demo the existing building and construction of a new building closer to the road. The advantage of moving the building footprint is that it would provide the potential to create a plan with a set of buildings located closer to the street, to help create a "Main Street" feel at this location.

The decision of whether or not to demolish 861 Farmington Avenue is difficult. Given the benefits of allowing demolition and the SHPO statement that it has no objection to demolishing the building, I am recommending that the Town Council refer the proposed demolition of 861 to the Planning and Zoning Commission for a report pursuant to section 8-24 for the Connecticut General Statutes.

Attachments:

1. Description of existing improvements at 861 Farmington Avenue.
2. Assessors card and building photos.
3. Town-wide Historic and Architectural Survey of Berlin, CT April 1985.
4. Letter from Loureiro Engineering regarding the potential for vapors at 861 Farmington Avenue and options to address the vapor issue.
5. Letter from Newport Realty with proposal to demolish the building.
6. Comments from the public.
7. Letter from Architect Brian Humes.
8. SHPO letter.
9. Layout to integrate the site development of 861 and 873 Farmington Avenue.
10. Lovley Development proposal to remedy vapor issues in the existing building.
11. Manafort Brothers estimate to demolish 861 Farmington Avenue.
12. KGM estimate to demolish 861 Farmington Avenue, after hazardous material abatement.
13. Eagle Environmental cost estimate for pre-demolition hazardous materials abatement at 861 Farmington Avenue.

DESCRIPTION OF THE EXISTING IMPROVEMENTS AT 861 FARMINGTON AVENUE

The subject property consists of a two story mixed use retail/office and apartment building. The building was constructed circa 1934. It is vacant.

Foundation: Concrete slab foundation.

Structural System: Masonry frame.

Exterior walls: Brick and vinyl siding.

Roof: Flat.

Interior finish/units: Commercial office/retail:

The restaurant finish is of average quality with tile flooring, painted drywall and painted ceilings.

The office space has carpet flooring, painted drywall walls and acoustical tile ceilings.

The apartment has tile and wood product flooring, painted drywall walls and painted ceilings. The bathroom has a toilet, sink and shower/bathtub combination fixture. The kitchen has all major appliances.

Each unit is individually metered for electricity. The building does not have central air conditioning but some tenants have placed individual cooling units in the windows.

There is limited surface parking. [L] [SEP] None.

The subject property is in average cosmetic condition. [L] [SEP] The property contains a rear garage building currently rented and used for storage. [L] [SEP] We did not note any signs of deferred maintenance. [L] [SEP] Renovations were done to the exterior of the main building to help enhance the area with assistance of a façade grant from the Town about 5 years ago. These improvements include new storefronts, new windows on three sides and air conditioning.

Mechanical/Electrical: Each unit is individually metered for electricity. The building does not have central air conditioning but some tenants had placed individual cooling units in the windows.

Parking: There is limited surface parking.

Landscaping: None.

Property Photographs: Photos of the front and rear, east and west sides of the property and the garage are provided.



Town of Berlin, CT

Property Listing Report

Map Block Lot

9-1-76-79-7752

Building # 1

PID

7752

Account

1042760

Property Information

Property Location	861 FARMINGTON AVE
Owner	TOWN OF BERLIN
Co-Owner	
Mailing Address	240 KENSINGTON ROAD BERLIN CT 06037
Land Use	3220 Store/Shop
Land Class	C
Zoning Code	CCD-2
Census Tract	4001

District	1
Acreage	0.2
Utilities	All Public
Book / Page	757/666

Primary Construction Details

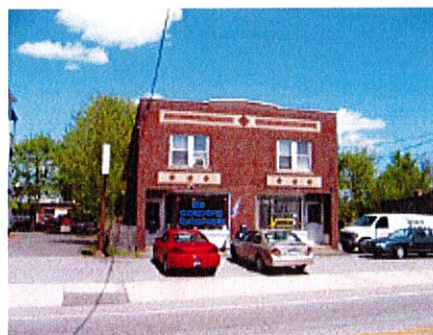
Year Built	1934
Building Desc.	Store/Shop
Building Style	Comm/Res
Stories	2
Occupancy	3.00
Exterior Walls	Brick/Masonry
Exterior Walls 2	
Roof Style	Flat
Roof Cover	T&G/Rubber
Interior Walls	Drywall/Plaste
Interior Walls 2	
Interior Floors 1	Vinyl/Asphalt
Interior Floors 2	

Heating Fuel	Gas/Oil
Heating Type	Hot Air-no Duc
AC Type	Unit/AC
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	
Kitchen Style	
Fin BSMT Area	
Fin BSMT Quality	
Fin BSMT Area 2	
Fin BSMT Qual 2	

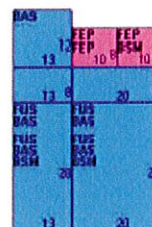
BSMT Garages	0
Fireplaces	0
Whirlpool Tub	0
Building Use	Ind/Comm
Building Condition	A
Industrial / Commercial Details (*Residential Not Applicable)	
Heat / AC	HEAT ONLY
Frame Type	MASONRY
Baths / Plumbing	AVERAGE
Ceiling / Wall	CEIL & MIN WL
Rooms / Prtns	AVERAGE
Wall Height	9
First Floor Use	013L

Report Created On 3/30/2020

Photo



Sketch





Town of Berlin, CT

Property Listing Report

Map Block Lot 9-1-76-79-7752 Building # 2 PID 7752 Account 1042760

Photo



Sketch



Primary Construction Details

Year Built	1934	Heating Fuel	Oil/Gas	BSMT Garages	0
Building Desc.	Ind/Comm	Heating Type	Hot Air-no Duc	Fireplaces	0
Building Style	Service Garage	AC Type	None	Whirlpool Tubs	0
		Bedrooms	0	Building Use	Whse MDL-96
Stories	1	Full Bathrooms	0	Building Condition	A
Occupancy	1.00	Half Bathrooms	0	Industrial / Commercial Details (*Residential Not Applicable)	
Exterior Walls	Brick/Masonry	Extra Fixtures	0	Heat / AC	HEAT ONLY
Exterior Walls 2		Total Rooms	0	Frame Type	MASONRY
Roof Style	Flat	Bath Style		Baths / Plumbing	AVERAGE
Roof Cover	T&G/Rubber	Kitchen Style		Ceiling / Wall	CEIL & WALLS
Interior Walls	Minimum	Fin BSMT Area		Rooms / Prms	AVERAGE
Interior Walls 2		Fin BSMT Qual		Wall Height	12
Interior Floors 1	Concrete Slab	Fin BSMT Area 2		First Floor Use	013I
Interior Floors 2		Fin BSMT Qual 2			

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	990	990			
Total Area	990	990			

HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES
HIST-5 NEW 5/77

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

FOR OFFICE USE ONLY	
Town No.:	Site No.:
UTM:	
QUAD:	
DISTRICT	IF NR, SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION	
1. BUILDING NAME (Common) <u>Star Restaurant/E.W. Mildrum Agency</u> #030 (Historic)	
2. TOWN/CITY <u>Berlin</u>	VILLAGE <u>Kensington</u>
3. STREET AND NUMBER (and/or location) <u>861-865 Farmington Avenue</u> 9-1/76/79	
4. OWNER(S) <u>Dorothy B. & dba The Mildrum Company</u> <u>Mildrum, Ernest E.</u> " " <u>Kensington 06037</u> <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	
5. USE (Present) <u>Restaurant/Insurance Agency</u> (Historic) <u>Commercial Building</u>	
6. ACCESSIBILITY TO PUBLIC: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No EXTERIOR VISIBLE FROM PUBLIC ROAD: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No INTERIOR ACCESSIBLE: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No IF YES, EXPLAIN <u>Business hours</u>	
7. STYLE OF BUILDING <u>Vernacular Brick Commercial</u> DATE OF CONSTRUCTION <u>1936</u>	
8. MATERIAL(S) (Indicate use or location when appropriate) <input type="checkbox"/> Clapboard <input type="checkbox"/> Asbestos Siding <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Siding <input type="checkbox"/> Fieldstone <input type="checkbox"/> Board & Batten <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Cobblestone <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Concrete Type: _____ <input type="checkbox"/> Cut stone Type: _____	
9. STRUCTURAL SYSTEM <input type="checkbox"/> Wood frame <input type="checkbox"/> Post and beam <input type="checkbox"/> Balloon <input checked="" type="checkbox"/> Load bearing masonry <input type="checkbox"/> Structural iron or steel <input type="checkbox"/> Other (Specify) _____	
10. ROOF TYPE <input type="checkbox"/> Gable <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Monitor <input type="checkbox"/> Sawtooth <input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other (Specify) _____ (Material) <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Roll Asphalt <input type="checkbox"/> Tin <input type="checkbox"/> Slate <input type="checkbox"/> Gable end to the street <input type="checkbox"/> Asphalt shingle <input type="checkbox"/> Built up <input type="checkbox"/> Tile <input checked="" type="checkbox"/> Other (Specify) <u>not visible</u> <input type="checkbox"/> Ridge parallel to the street	
11. NUMBER OF STORIES <u>2 1/2</u> APPROXIMATE DIMENSIONS <u>33' x 48'</u>	
12. CONDITION (Structural) <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	
13. INTEGRITY (Location) <input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No IF YES, EXPLAIN	
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES <input type="checkbox"/> Barn <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Other landscape features or buildings (Specify) _____ <input type="checkbox"/> Carriage house <input type="checkbox"/> Shop <input type="checkbox"/> Garden	
15. SURROUNDING ENVIRONMENT <input type="checkbox"/> Open land <input type="checkbox"/> Wood-land <input type="checkbox"/> Residential <input type="checkbox"/> Scattered buildings visible from site <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Indus-trial <input type="checkbox"/> Rural <input checked="" type="checkbox"/> High building density	
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS <u>In Kensington's main commercial strip, which contains a wide variety of 19th and 20th century buildings.</u>	

(OVER)

COMPILED BY PHOTO	PHOTOGRAPHER	DATE
	HRC	11/84
	VIEW	NEGATIVE OR FILE
	NW	A17A
	NAME	DATE
16	Historic Resource Consultants	12/84
	1000 GOR Armory	
	55 Van Dyke Avenue	
	Hartford, Connecticut 06108	



17 OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior).

This small brick commercial building has a two-bay facade. Walls are laid up in common bond with Flemish variation. The left and right storefronts are original. Doors are recessed and feature a single large light over wood panels. The large plate-glass windows are set above stucco panels with central diamonds of basketweave brick. Immediately above the first-floor storefronts are two more stucco panels, each with three small basketweave-brick diamonds. Second-floor windows are paired and fitted with 6-over-1 sash. Windows have brick soldier-course lintels; those on the facade have concrete sills; side elevation windows have brick sills. Above the second floor is an additional stucco panel with a central basketweave-brick diamond and two long flanking basketweave strips. The gabled and stepped parapet is topped with
(continued)

18 ARCHITECT

BUILDER

19 HISTORICAL OR ARCHITECTURAL IMPORTANCE

Architecturally, this building is significant as a well-preserved example of Depression-era brick commercial architecture. Although a modest building, it is virtually unaltered and retains the inexpensive decorative features (basketweave brickwork, stucco-and-brick panels, gabled parapet, 6-over-1 sash) typical of small commercial buildings in the 1930s.

Anthony Dimungo built this structure in 1936 on land bought from Gustave Gronland, who owned a number of lots on this stretch of Farmington Avenue.

SOURCES Berlin Land Records 80:112 (1936)

20 THREATS TO BUILDING OR SITE

<input checked="" type="checkbox"/> None known	<input type="checkbox"/> Highways	<input type="checkbox"/> Vandalism	<input type="checkbox"/> Developers	<input type="checkbox"/> Other
<input type="checkbox"/> Renewal	<input type="checkbox"/> Private	<input type="checkbox"/> Deterioration	<input type="checkbox"/> Zoning	<input type="checkbox"/> Explanation

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, Connecticut 06106
HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

FOR OFFICE USE ONLY			
TOWN NO.:	SITE NO.:		
UTM: 18/	/	/	/
QUAD:			
DISTRICT:	S	NR:	ACTUAL POTENTIAL

CONTINUATION SHEET

Item number: _____ Date: 12/84

Star Restaurant/E.W. Mildrum Agency

17. (continued)

a concrete and sheet-metal coping. Side elevations have small slit attic windows and stepped tiled parapets. To the rear is a framed-in two-story porch.



VIA E-Mail

February 17, 2020

Town of Berlin
240 Kensington Road
Berlin, CT 06037

Attn: Mr. Jim Mahoney

RE: Vapor Mitigation Options Summary
861 Farmington Ave, Berlin Connecticut
Loureiro Commission Number: 06BW8.01.001

Dear Mr. Mahoney:

This summary has been prepared to present the results of an assessment of vapor mitigation options to address potential vapor intrusion impacts that have been identified at the property located at 861 Farmington Avenue in Berlin, Connecticut (hereinafter referred to as "the Site"). The objective of activities completed was to provide an assessment of mitigation options to address potential vapor intrusion impacts identified during previous investigations completed by Loureiro Engineering Associates, Inc. (Loureiro).

The need for vapor mitigation at 861 Farmington Avenue is linked to the volatile organic compound (VOC) groundwater plume that has been identified as emanating from 889 Farmington Avenue and migrating onto the adjacent property located at 861 Farmington Avenue. The selection of an alternative to control the off-site groundwater plume at 889 Farmington Avenue will be determined after further testing and evaluation of the extent of the plume.

1.0 BACKGROUND

The Site is an approximately 0.2-acre parcel currently owned by the Town of Berlin (the "Town") and is occupied by an approximately 2,800 square foot, 2-story commercial/mixed use building and an approximately 1,000 square foot garage outbuilding, both of which are of brick construction. The remainder of the Site is paved. The Site is currently vacant and was most recently occupied by Country Kitchen LLC, Berlin Septic SVC (Drain Doctor Inc), and a residential tenant.

The building includes an approximately 1,344 square feet first floor with an approximately 344 square foot partial concrete basement and the balance a dirt crawl space. The concrete basement includes a sump and pump for the control of groundwater infiltration. Building services including a furnace with associated fuel oil tanks, electrical panel, water lines and sanitary sewer service are present in the basement and crawl space area of the main building.

Loureiro has been performing investigations activities at the adjacent former Pioneer Precision Products facility located at 889 Farmington Avenue. The Town is working to remediate and

Loureiro Engineering Associates, Inc.

100 Northwest Drive • Plainville, CT 06062 • 860.747.6181 • Fax 860.747.8822 • www.Loureiro.com

AN EMPLOYEE-OWNED COMPANY



redevelop the 889 Farmington Avenue property under the Brownfield Remediation and Revitalization Program (BRRP) and plans to use an engineered control (EC) as part of a Targeted Brownfield Remedy (TBR) approach. A supplemental off-site soil vapor investigation was conducted to evaluate any potential vapor intrusion impacts at 861 Farmington Avenue.

Previous environmental investigations have indicated that a VOC groundwater plume emanating from 889 Farmington Avenue had migrated onto the adjacent property located at 861 Farmington Avenue. Based on the proximity of groundwater to the ground surface (approximately three feet below ground surface), soil vapor points were installed in an effort to evaluate potential off-site vapor intrusion risks.

On June 27 and July 6, 2017, Loureiro personnel installed a soil vapor monitoring point LEA-VP-01 outside of the main building at 861 Farmington Avenue. Prior to installing the vapor point, an inspection of the building foundation and an evaluation of the water table elevation relative to the basement at 861 Farmington Avenue was conducted by Loureiro personnel. The purpose of this work was to determine the best placement of the vapor sampling location and to identify any potential interferences and/or potential sources of contamination inside the building, such as those related to the business occupying the building. No potential sources of contamination related to the business operations similar to the contaminants of concern (COCs) for 889 Farmington Avenue were identified during the inspection of the Site.

Typically, soil vapor monitoring points are installed through the lowest building slab to provide the most direct measurement of soil vapor at a point just beneath the slab and above impacted groundwater. Based on the proximity of groundwater to the ground surface (approximately three feet below ground surface), the soil vapor point was installed outside of the building footprint in an effort to evaluate the potential off-site vapor intrusion risks.

The main building at the Site is constructed with a basement that contains a sump pump to remove excess groundwater. The concrete basement floor appeared to be in good condition with no cracks or other obvious damage. The water table elevation beneath the building at 861 Farmington Avenue was estimated at approximately three feet below ground surface or about three to four feet above the basement floor based on the groundwater elevation measurements and groundwater contours for the area.

Sampling of the monitoring point completed during several monitoring events has indicated the presence of VOCs in soil vapor at monitoring point LEA-VP-01. The analytical results indicated that several VOCs were detected in the samples; however, all detections were below applicable Connecticut Remediation Standard Regulations (RSR) residential soil vapor volatilization criteria (RSVVC).

2.0 VAPOR INTRUSION MITIGATION

Although soil vapor monitoring has not indicated detections in excess of the RSVVC, vapor intrusion mitigation is proposed as a preventive measure for the main building present at the Site. This



implementation of preventive measures for the building is warranted due to the concentrations of VOCs observed in groundwater both upgradient and downgradient of the building.

Vapor intrusion mitigation measures are usually classified as either "passive" or "active." Passive measures prevent the entry of vapors into the building, while active measures change the pressure difference between the building/building slab and the sub-slab to keep vapors from migrating into a building.

Passive Vapor Intrusion Mitigation Measures:

- Sealing openings involves filling in cracks in the floor slab and gaps around pipes and utility lines found in basement walls.
- Concrete poured over unfinished dirt floors. Installing vapor barriers involves placing sheets of "geomembrane" beneath a building to prevent vapor entry. Vapor barriers are best installed during building construction, but can be installed in existing buildings that have crawl spaces.
- Passive venting involves installing a venting layer beneath a building. Wind or the build-up of vapors causes vapors to move through the venting layer toward the sides of the building where it is vented to the outdoors. A venting layer can be installed prior to building construction as well as within existing buildings. It is usually used with a vapor barrier.

Active Vapor Intrusion Mitigation Measures:

- Sub-slab depressurization (SSD) involves connecting a blower to a suction point or piping installed beneath the building slab in order to vent the vapors outdoors and prevent the migration into the building or sub-slab depressurization system (SSDS).
- Building over-pressurization involves adjusting the building's heating, ventilation, and air-conditioning system to increase the pressure inside of the building relative to beneath the building slab to prevent vapor intrusion.

3.0 VAPOR INTRUSION MITIGATION EVALUATION

The main building at the Site is constructed with a partial basement with a concrete slab and walls and a partial unfinished basement with a dirt floor. The finished portion also contains a sump pump to remove excess groundwater. The water table elevation beneath the building at 861 Farmington Avenue was estimated at approximately three feet below ground surface or about three to four feet above the basement floor based on the groundwater elevation measurements and groundwater contours for the area.

As a result of the current construction of the building, the use of an active SSDS is the recommended approach. The use of an active mitigation measure is the most appropriate due to the complicating site conditions including shallow groundwater table, active basement dewatering sump, and crawl space with a dirt floor.



Prior to implementing this vapor mitigation approach, the following activities will need to be accomplished:

- Relocation of the basement utilities including the furnace, electrical service, and sanitary sewer service.
- Elimination of the existing fuel oil tanks.
- Filling of the finished basement area followed by the vapor barrier installation, and venting.

Upon relocation of the basement utilities, we recommend the following:

- Filling of the finished basement area currently equipped with a sump pump and concrete slab to an elevation above the groundwater elevation.
- Installation of a 4-inch perforated polyethylene piping equipped with filter fabric on top of the dirt floor, including the filled finished basement area, around the perimeter of the basement and through the center of the basement.
- Placement of a 20-mil reinforced polyethylene vapor barrier over the dirt floor in the crawl space area and the filled basement area above the perforated piping. The vapor barrier shall be overlapped and sealed in accordance with the manufacturer's recommendations. The vapor barrier shall also be secured to the building foundation in accordance with the manufacturer's recommendations.
- Connection of the perforated piping to exhaust piping equipped with an inline "radon type" exhaust fan such as a Fantech Rn2 or equal.
- Installation of the exhaust pipe above the surface of the roof and 10 feet or more above the ground and at least 10 feet away from windows, doors, or other openings to the building.
- Installation of the exhaust fan outside of the livable area.

It has been indicated that the existing building may be removed and a new building constructed on the Site. Should the existing building be removed and a new building constructed, the appropriate vapor mitigation measures should be incorporated into the design and construction of the new building.

If you have any questions or if you would like to further discuss the results of the evaluation completed, please contact me at 860-410-2924.

Sincerely,

LOUREIRO ENGINEERING ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "T. Salimeno", is written over a horizontal line.

Thomas J. Salimeno, P.E., L.E.P.
Technical Practice Leader



February 11, 2020

Mr. Jim Mahoney
Town of Berlin
240 Kensington Road
Berlin, CT 06037

RE: 861 Farmington Avenue – Berlin, CT

Dear Jim:

Pursuant to previous correspondence and dialogue concerning the property located at 861 Farmington Avenue – Berlin, in the following please find a recap of several scenarios and proposals from Newport Realty Group. These various scenarios address; (1) maintaining the building located at 861 Farmington Avenue, providing the ability to renovate and re-tenant, (2) costs to abate and demolish the structure, and (3) purchase scenarios and pricing.

Purchase Scenarios and Background: The purchase / sale price agreed to between the Town of Berlin and Newport Realty Group (NRG) for 861 Farmington Avenue is \$85,000. As both the Town and NRG have discovered through their due diligence, the costs of remediating the environmental matters affecting this property are exceeding the purchase price and its overall net value prior to costs of any physical improvements necessary to re-lease the existing retail and apartment space(s).

1. **Maintain the structure:** Scope of work and cost estimate to be paid for by the Town of Berlin to perform the work necessary to basically seal-off the basement to address the environmental matters at this property caused by groundwater migration from 889 Farmington Ave: \$97,155
2. **Abate / Demolition quotes – please see attached:**
 - a. KGM Construction and Excavation, Inc: \$60,000 (*does not* include costs for environmental abatement work - this work would add over \$28,500 to KGM's quote)
 - b. Manafort Brothers: \$82,500 (*does* include costs for environmental abatement work)

- c. Note: Additional costs for demolition shall include temporary fence, permit fees, utility disconnects, etc: \$7,500 +/-
- d. Report from Eagle Environmental describing the scope and cost of work for environmental abatement work necessary prior to demolition: \$28,531.25

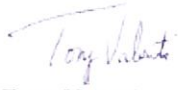
Selecting the scenario of retaining the existing building and abating the environmental matters and repurposing the structures on the property will still require ongoing monitoring which would generate additional costs for the Town. In addition, the construction and layout of the existing 861 Farmington Avenue building is not up to current standards. A new building will be designed to be integrated into the larger TOD project, have a more efficient layout, more rental space, generate more tax revenue for the Town and be more attractive to prospective tenants because it can be customized to meet tenant needs. Also, the Town and Newport are in the process of talking to the owners of 873 Farmington Avenue about the potential to integrate the development of 873 and 861 Farmington Avenue. A number of layouts have been prepared and one of the preferred layouts shows demo the existing building and construction of a new building to the east of its current location and closer to the road. The advantages of moving the building footprint are that it would provide the potential to create a plan with a set of buildings located closer to the street, an efficient parking layout, additional building space at 873 Farmington Avenue, landscaping and green space along Farmington Avenue and location of a 2 way access and egress for the project at 861 Farmington Avenue to eliminate and space curb cuts and create a safer traffic flow. These changes would help create a "Main Street" feel at this location. Therefore, based on the expenses and considerations described above, and from a practical approach, it is our suggestion that the Town and NRG pursue strategies and actions necessary to demolish the two structures (main building and garage) residing on the 861 Farmington Ave. property. NRG proposes to construct a 2,500 +/- square foot commercial building on-slab on the property in a location that would allow NRG to incorporate the structure and its parking into the overall Steele Center @ Farmington Avenue development. We estimate the costs, including: site work, construction and finishes will equate to \$400,000 +/- . A building would be constructed that's appealing, and more easily leasable to high-quality long-term tenants.

3. Purchase / Sale Scenarios:

1. The Town coordinates and funds sealing-off the basement, places the ELUR on the property and is responsible for any possible ongoing monitoring. NRG pays \$85,000 to purchase the property, and makes the investments necessary to re-purpose the building
2. The Town coordinates and pays for the demolition costs of the property - NRG pays the Town \$85,000 to purchase the property
3. NRG coordinates and pays for the demolition, and NRG pays \$10,000 to purchase the property

Please don't hesitate to contact us if you should have questions or need any additional information.

Thank you,

A handwritten signature in dark ink, appearing to read "Tony Valenti". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Tony Valenti,
Newport Realty Group, LLC

cc: Mark Lovely
Newport Realty Group, LLC

Enclosures

Andra Lou Millerd
1231 Orchard Rd
Kensington, CT 06037
January 20, 2020

Town Manager Arosha Jayawickrema, Mayor Mark H. Kaczynski,
Deputy Mayor Brenden T. Luddy, Councilor JoAnn Angelico-Stetson,
Councilor Charles R. Paonessa, Councilor Peter A. Rosso,
Councilor Mike Urrunaga, Councilor Donna Veach

Greetings:

My name is Andra Lou Millerd and I am one of the Commissioners on the Berlin Historic District Commission. I'm writing to each member of the Town Council and to the Town Manager asking each of you to advocate for the preservation of a building the Town purchased in the past, 861 Farmington Ave (former home of Country Kitchen and the Drain Doctor). I have attached an email exchange between Lorraine Stub (Vice Chairwoman of the Historic District Commission) and Jim Mahoney which outlines the particular issue with this property (see attached). Please read this attachment, it will give you a clear understanding of the issue at hand.

In a nutshell our understanding is the original intent was to convey this building to Newport Realty Group LLC with the explicit instructions that they would preserve and maintain the building. We've been informed that this language is in the contract, but the contract is yet to be signed. Recent developments have identified an environmental problem with the building where one option being discussed to remedy the situation is to demolish the building.

While the purview of the Historic District Commission does not pertain to buildings outside the defined district, each of us feels we have an obligation to the town to try and preserve our history and to preserve older buildings that define the character of our town. 861 Farmington Ave certainly falls in area. I'm asking each one of you to take a particular interest in this property and use your influence to preserve this property. The easy way out is to demolish this building, but a little piece of Berlin will disappear with that action.

I'd like to remind the Council and the Town Manager that Berlin, Connecticut became a "Certified Local Government" on May 24, 2012. The following is an excerpt from the National Park Service outlining what it means to be a "Certified Local Government". We made a commitment to historic preservation.

"Preservation through Partnership: this is the goal of the Certified Local Government (CLG) Program. Local, State, and Federal governments work together in the Federal Preservation Program to help communities save the irreplaceable historic character of places. Through the certification process, communities make a local commitment to historic preservation. This commitment is key to America's ability to preserve, protect,

and increase awareness of our unique cultural heritage found in the built environment across the country." (<https://www.nps.gov/clg/>)

I would implore the Town Council and the Town Manager to leverage these preservation partnerships with the State and Federal governments to find a remediation solution other than demolition. Perhaps grant money can be found to offset the cost of one of the remediation options that would preserve this building.

We unfortunately lost a precious piece of history in this area when fire destroyed the old train station. This one is in our control. Please help us retain a piece of Berlin's charm and history.

Respectfully Submitted:
Andra Lou Millerd

Attachments

Email from Lorraine Stub

From: L Stub <lstub@comcast.net>

Sent: Wednesday, January 8, 2020 1:01 PM

To: jmahoney <jmahoney@town.berlin.ct.us>; cedge <cedge@town.berlin.ct.us>

Cc: Mark Kaczynski <mkaczynski@town.berlin.ct.us>; Arosha Jayawickrema <ajayawickrema@town.berlin.ct.us>

Subject: 861 Farmington Avenue

Dear Jim and Chris,

You will recall we have had emails and conversation about this property in the past. As you know, the historic community has always advocated for preservation of buildings in our downtown that contribute a sense of place and character. We had a presence during planning meetings for the new Kensington Village. Much time and money was spent on the town gathering input from us. As we've said before, we are supportive of the new development, but most people want to keep a small town feel, and the best way to do this is through preservation of existing structures that have some architectural significance or important local history. This is central to contemporary downtown planning theory. It is common knowledge that towns that preserve their historic architecture are more vibrant and successful.

When last we communicated, I was told that the town was to buy 861 Farmington Avenue with the intention it would be sold to the developer. I understood the yard and garage behind it was key to remediating the brownfield site behind it. I was also told the plan was to have a legal worded agreement that the new owner must preserve the building. Jim will recall that was not done with the KGS building and so the town forever lost control of an important historic structure.

At our HDC meeting this week, Maureen Giusti gave us a heads up that the town may now be demolishing the building over issues with abatement. She didn't have details on the issues, but said it was possible the basement could be filled with concrete. She said there is discussion about possibly preserving the facade and that Brian Humes is working on that, but Brian Humes is not a historic preservation architect. We would hope someone with specific extensive experience would be involved in assessing the situation.

As we've stressed in the past, we want to see a good mix of old and new structures in the Farmington Avenue area. It's wonderful that the old firehouse was repurposed years ago. The building at 861 was built a decade later in 1934, but the owner had an eye to mirroring the brick pattern design of the firehouse. As you know the brick industry was key to our town's development history. Over 20 brickyards operated here and we were the hub of that activity in the Northeast. That we have two Berlin brick buildings with distinctive architecture close to each other is key to maintaining a historic feel to Farmington Avenue. Chris, you and I have even talked about adding historic story boards to a trail and park area in the Village. The pond adjacent was a brick yard clay pit, as were the ponds at Stop & Shop and elsewhere in town. It's something on which we should be capitalizing.

If 861 is torn down, it will be another thorn in the memories of townspeople. We need Town Hall to take preservation seriously. We keep losing too many distinctive buildings.

Also again want to remind all that the HDC and Town of Berlin were designated "Certified Legal Government" status by the State of CT preservation office and the National Park Service. One of our responsibilities is to advocate for historic preservation throughout town, and town officials signed an agreement to that affect some years ago. That charge applies not only to HDC members but to town officials.

I'm anticipating other HDC members to soon be sending a collective letter with our concerns. Historical Society members are also concerned, and I know many townspeople have contacted me over the past couple years about 861's status.

Can you share details of why 861 has suddenly become a problem and what steps you are taking to preserve it?

Thank you all.

Lorraine Stub

Response from Jim Mahoney

From: jmahoney <jmahoney@town.berlin.ct.us>

Subject: Re: 861 Farmington Avenue

Date: January 8, 2020 at 4:17:12 PM EST

To: L Stub <lstub@comcast.net>, cedge <cedge@town.berlin.ct.us>

Cc: Mark Kaczynski <mkaczynski@town.berlin.ct.us>, Arosha Jayawickrema <ajayawickrema@town.berlin.ct.us>, mgiusti <mgiusti@town.berlin.ct.us>

Hi Lorraine

I hope that all is well with you.

Our contract with Newport Realty Group LLC requires that the building be retained and that the garage be demolished. As we have done additional due diligence we decided that we wanted to eliminate the potential for any vapors related to the groundwater plume from 889 Farmington Avenue from entering the building at 861 Farmington Avenue. We had done vapor sampling but there is a sump pump in the basement that creates a potential conduit for these vapors so we would need to eliminate the sump pump. Given the high groundwater table the elimination of the sump pump would require a number of actions including raising the basement floor of the building which would require relocation of the power supply, furnace and oil tank (in addition to other vapor control measures). We got cost estimates for this work and the cost is significant when compared with the contracted sale price (the sale price is \$85,000 and is conditioned on the Town filing an Environmental Land Use restriction on the Property and retaining access to the site for testing and possibly to discharge treated groundwater, etc.).

We are still gathering information and evaluating these issues. The developer has proposed based on their analysis that the Town allow the building to be demolished so

Maureen provided information to the HDC in order to keep them informed on the issue. Once staff completes its review we create a report, inform the HDC and make a recommendation to the Town Council. If we recommend the demolition of the building it will require approval of the Town Council after a new section 8-24 review by the Planning and Zoning Commission.

I recall our past discussions about this matter and I understand your concerns. Once we finish our analysis we will share our information and conclusions.

All the Best

Jim



Berlin Historical Society

P.O. Box 8192
Berlin, CT 06037
March 3, 2020

Town Manager Arosia Jayawickrema, Mayor Mark H. Kaczynski,
Deputy Mayor Brenden T. Luddy, Councilor JoAnn Angelico-Stetson,
Councilor Charles R. Paonessa, Councilor Peter A. Rosso,
Councilor Mike Urrunaga, Councilor Donna Veach

Greetings:

The building at 861 Farmington Avenue is one of the few unique structures left on a stretch of road that defines our town. While it is less than 100 years old, it mimics the architecture of a similar building (Joel's Hair Salon AKA the original Kensington Fire Dept.), and undoubtedly is constructed with brick from Berlin's signature brickyards. I cannot think of a better way to highlight one of our town's biggest legacies than this. At one time Berlin was known as the brick capital, and the clay deposits were discovered during the building of the railroad. The old Star restaurant in its day saw many a discussion from the depression to the bombing of Pearl Harbor and on to the assassination of President Kennedy and 9/11. Maybe some of you have a story from that establishment.

There are already a number of new buildings on Farmington Avenue in the vicinity of the railroad station, and more will be built with the new plans. New buildings can be nice, but an eclectic mix gives a better sense of the flavor of a town. We have some gems, like the Labieniec Barn and Tavern on the Trax, but I worry that they could be overshadowed by a glut of 21st century architecture that will dilute the sense of 'country charm' that we boast about on our town website.

We have lost some iconic buildings in the past: our beloved train station, and Kensington Grammar School. The loss of KGS was a mistake we cannot afford to repeat. The town needs to do whatever it takes to preserve 861 Farmington Avenue and ensure that it is not destroyed.

Sincerely Yours,

Sallie Calandri

President, Berlin Historical Society

**Town of Berlin
Historic District Commission
Town Hall · Berlin CT 06037
Room 121 · March 2, 2020 at 7:00 pm
Meeting Minutes**

Chairman Lorraine Stub called the meeting to order at 7:00 p.m.

Roll Call

Members Present

Lorraine Stub seated Vice Chairman, Bill Cink, Andra Lou Millerd, Richard Bennett seated, Herbert Watson, seated

Members Absent

Chairman Susan Skene
Amy Prescher
Pam Pethigal, Alternate

Audience of Citizens

A.J. Cherenzia

Public Hearings for Certificate of Appropriateness

HD 2020-01 request of Karen Balaban for property at 1096 Worthington Ridge, to replace existing garage doors and replace windows with energy efficient ones.

Mrs. Balaban submitted a picture of the property as is to the Commission. She reported that the doors are falling apart and an animal ripped up the insulation on the inside of the door. The proposed garage doors are similar in material but have carriage windows. Most of the existing windows are six over six and will be replaced with the same as they are now. The windows will be double hung vinyl windows. The window contractor brought a sample of the actual window to show the commission.

Commissioner Bennett moved to close the public hearing, seconded by Commissioner Millerd, passed unanimously.

Deliberation of Public Hearing

HD 2020-01 request of Karen Balaban for property at 1096 Worthington Ridge, to replace existing garage doors and replace windows with energy efficient ones. .

Commissioner Cink moved to approve the COA as presented on application to replace existing garage doors and replace windows with energy efficient ones at 1096 Worthington Ridge, seconded by Commissioner Bennett, passed unanimously.

Public Hearings for Certificate of Appropriateness

HD 2020-02 request of Douglas T. Myers for property at 775 Worthington Ridge, to install a storage building in the rear yard and extend the COA HD#2019-03 granted April 1, 2019 for fencing.

Mr. Myers brought pictures of the property to show the Commission. He is proposing to install a shed for his wife to use as an art shed for her artwork. The shed will not be visible from the road. He is also proposing changing from a picket fence on the north side to a solid picket fence and from a stockade fence on the south side to a vinyl coated chain link.

Commissioner Bennett moved to close the public hearing, seconded by Commissioner Millerd, passed unanimously.

Deliberation of Public Hearing

HD 2020-02 request of Douglas T. Myers for property at 775 Worthington Ridge, to install a storage building in the rear yard and extend the COA HD#2019-03 granted April 1, 2019 for fencing.

Vice Chairman Stub moved to extend the COA HD#2019-03 granted April 1, 2019 good through April 1, 2021 for fencing, 775 Worthington Ridge, seconded by Commissioner Cink, passed unanimously.

* The shed and fencing material are not being voted on since the shed and fence type is not visible from the street view.

Review and Action on Minutes – January 6, 2020

Commissioner Cink to approve the minutes, seconded by Commissioner Bennett, passed unanimously with the following paragraph corrections:

Vice Chairman Stub reported that the Berlin Free Library is going to forgo applying for a grant for the restoration. They are proposing to use endowment money. She also re-reported that an old inn at 673 Spruce Brook Road is proposed to be torn down. She has been talking about structural issues with the developer who bought the property.

Maureen Giusti reported property at 861 Farmington Avenue near the Newport Development needs some testing done because of possible contamination. An architect consulted by the town is looking at these properties to determine whether this building can be saved. Vice Chairman Stub expressed that she was told over and over that this building purchased by the town would remain intact and not be torn down. She would like to see better communication between the town, the building department and this Commission when it comes to possible demolitions of old buildings. Commissioner Bennett and other members recommended sending a letter to the Mayor, Town Manager and Town Council explaining the historical significance of this property.

Commissioner Watson would like to reinstate the Tree Committee. He would like to see collaboration between the town and the Commission.

Commissioner Millerd would like to reinforce the importance of appropriate architectural drawings and examples of materials prior to the approval of the COA. The commission agreed that the pre and post interview would help establish this process more efficiently.

861 Farmington Avenue - Commissioner Millerd wrote a letter to the town officials explaining the importance of the historic value of the property. Maureen Giusti presented a letter from Catherine Labadia, Deputy State Historic Preservation Officer regarding the property. See attachments

"Chairman Stub reminded members to look out for a mini series in the area of educational seminars for HDC members" presented by Preservation Connecticut.

The Commissioners expressed interest in going through the Historical Guidelines as a group at the next meeting. Maureen Giusti explained that the reasoning for approvals and denials on applications should be clearly written in the minutes. The approvals are granted on a case-by-case basis. The standards are what should be consistent.

Adjournment -- Commissioner Bennett moved to adjourn the meeting at 9.00 pm and seconded by Commissioner Millerd passed unanimously.

Respectfully Submitted,

Marlo Matassa, Recording Secretary

December 23, 2019

Mr. Jim Mahoney, Economic Development Coordinator
Town of Berlin
240 Kensington Road
Berlin, CT 06037

Re: 861 Farmington Avenue
Berlin, CT

Dear Mr. Mahoney,

At the request of the Town of Berlin, I viewed the property and structure located at 861 Farmington Avenue to determine if the existing facility poses any historic significance to the State of CT, Town of Berlin, or the Kensington Village District.

The property at 861 Farmington Avenue is a rectangular parcel of approximately 1.20 acres and contains two (2) structures. The main structure is a 2-story masonry framed building (2,532 s.f.) with exterior exposed masonry, vinyl siding, and flat roof. The secondary structure is a 1-story masonry framed building (990 s.f.) serving as garage / storage space.

The main structure is reportedly constructed circa 1934. The property and structures are of fair to average quality and both structures have undergone building additions / reconfigurations since first being constructed. While the subject parcel is located within the Farmington Avenue corridor, the area is currently not listed within any federal, or state, historic district. Neither structure is currently listed on any federal, or state, historic registry.

The main structure has also undergone recent improvements including flat roof replacement, window replacements, door replacements, sign / lighting improvements. None of the recent improvements were completed according to any historic commission guidelines or funding sources.

Based upon my review of the subject parcel and structures, I do not have any reservations stating they do not appear to exhibit any historic significance on a federal, state, or local level. Masonry detailing on the exterior is patterned, but not historically significant.

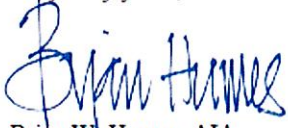
Mr. Jim Mahoney

2

December 23, 2019

I trust that this satisfies your request for our review of 861 Farmington Avenue for any historic significance. If you have any questions, or need any additional information, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink that reads "Brian Humes". The signature is fluid and cursive, with the first name "Brian" and last name "Humes" clearly legible.

Brian W. Humes, AIA
Jacunski Humes Architects, LLC

PROJECTS: BERLIN VILLAGE EXISTING CONSULTANT 02



Department of Economic and
Community Development

State Historic Preservation Office

February 27, 2020

Mr. Jim Mahoney
Town of Berlin, Economic Development
240 Kensington Road
Berlin, CT 06037
(via email)

COPY
distributed to HDE
on 3/2/2020

Subject: Potential Demolition
861 Farmington Avenue
Berlin, Connecticut

Dear Mr. Mahoney:

The State Historic Preservation Office (SHPO) has received a request to review the building located at the referenced address. SHPO understands that the Town of Berlin purchased this property to facilitate additional development and demolition of the referenced building may be required. There are no archaeological sites or properties listed on the National Register of Historic Places (NRHP) recorded within, or immediately adjacent to, the subject property. During an evaluation of the area for the New Haven Hartford Springfield High Speed Rail Program, it was determined that because of substantial historic loss, new construction, and alterations, the few historic buildings that remain are not eligible for listing on the NRHP as a historic district. The subject property, constructed during the early twentieth century, is a common style brick commercial building that has lost original historic fabric (e.g. all windows have been replaced). The property has no known affiliation with significant people or events. Therefore, it is not eligible for individual listing or as a contributing element to a historic district on the NRHP.

SHPO has no objection to the demolition of 861 Farmington Avenue, but does encourage the Town to explore all options to its retention as one of the few remnants of a thriving historic center. In this regard, SHPO would like to point out that rehabilitation of existing structures is not only environmentally friendly, but reuse creates an urban livability that attracts talented professionals. As the World Bank reported in the Urban Development Series titled the *Economics of Uniqueness*, "...heritage is a differentiator that attracts talent to cities." In other words, those cities that invest in historic assets also provided an enabling environment for job creation because people are drawn to old places. These places spur our imagination and retain a sense of distinctiveness that does not exist in modern building forms.

SHPO appreciates the opportunity to review and comment upon this project. These comments are provided in accordance with the Connecticut Environmental Policy Act. For additional information, please contact me at (860) 500-2329 or catherine.labadia@ct.gov.

Sincerely,

Catherine Labadia
Deputy State Historic Preservation Officer

cc: Moore, DECD

State Historic Preservation Office

450 Columbus Boulevard, Suite 5 | Hartford, CT 06103 | P: 860.500.2300 | Cultureandtourism.org

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861 Farmington Ave.

October 24, 2019

Grade Existing Sand 2' High on Basement
Install Vapor Barrier to Wall
Install Venting below Vapor Barrier with Pipe through Roof with Radon Fan
Demo Electrical in Basement
Install 2 new 200 Amp Electrical Panels and Circuits in 1st and 2nd Floor
Dig Sewer Line in Driveway and Raise in Basement for Clean Out
Remove Oil Tanks
Remove Existing Heating Systems
Install 2 new 96% Efficient HVAC Systems (Make Heil)
Reframing of Stairs and Door to Basement to Seal Basement Off

Total Price:

\$97,155.00

P 860.276.8068 • F 860.621.5810 • 710 Main St. Suite 11 • Plantsville, CT 06479 • www.buildalovleyhome.com

Commercial and Residential Builders and Developers



414 New Britain Avenue, P.O. Box 99, Plainville, CT 06062
P 860.229.4853 F 860.747.4861 W Manafort.com

November 20, 2019

Mark Lovley
Lovley Development
710 Main Street
Plantsville, CT 06479

Re: 861 Farmington Avenue, Berlin - Demolition Quote
Demolition Proposal -

Dear Mr. Lovley,

Manafort Brothers, Inc. is pleased to submit a proposal to demolish the structures located at 861 Farmington Avenue, Berlin, Connecticut. Our price includes complete demolition and removal of the entire structure, slab and foundation removal to two feet below grade, remaining foundation broken up for clean fill, site leveled to surrounding elevation, asbestos abatement, utility cut and caps, disposal costs and permit fees. The remaining area will be overlaid with four inches of top soil once the remaining void has been backfilled to meet grade level. Manafort will disconnect and cap the utilities at the property line.

Excluded from this proposal is the, landscape or sidewalk restoration, temporary fencing, and pavement removal.

For the above mentioned work, Manafort Brothers, Inc. shall receive the sum of \$82,500.00

Manafort Brothers, Inc. is fully equipped and experienced in this type of work and would be pleased to provide additional pricing for work not included in this proposal pertaining to future construction/site work at this location. We have a comprehensive insurance and risk management program covering all of our companies and their related operations.

We look forward to the opportunity of working with you on this project. Please feel free to contact our office with any questions or concerns you may have.

Sincerely,

MANAFORT BROTHERS, INC.

Jason Van Czak
Senior Estimator

Affirmative Action Equal Opportunity Employer – M/F/Disability/Vet

Demolition Remediation Abatement	Nuclear Decommissioning	Concrete	Civil & Utility	Power	Rail & Mass Transit	Highway & Bridges	General Contracting	Alternate Project Delivery
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KGM Construction and Excavating, Inc.

*43 Averyll Ave, Wolcott CT, 06716
Phone (860) 620-0805 Fax (860) 628-3184*

11/7/19

DEMOLITION QUOTE FOR 861 FARMINGTON, CT

Demolish front building and garage including foundations. Includes removal of rubble and debris from site to approved dump facility, disconnecting sewer and water on private property, and filling in excavation to a 3/1 slope with onsite material for safety.

\$60,000.00

Does not include: environmental testing or remediation, removal of parking lot, going into town property for water and/or sewer disconnection, environmental issues, fencing, any fees payable to town or utility companies, or dust control.



EAGLE
Environmental, Inc.

- Industrial Hygiene / IAQ
- Hazardous Building Materials
- Environmental Assessments
- Laboratory Services & Training

November 21, 2018

Mr. Christopher Edge
Economic Development Director
Town of Berlin
240 Kensington Road
Berlin, Connecticut 06037

RE: Pre-Demolition Hazardous Building Materials Inspection Report
861 Farmington Avenue
Kensington, Connecticut
Eagle Project No. 18-223.10T1

Dear Mr. Edge:

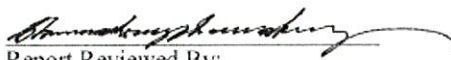
Please find the report for the hazardous building materials inspection conducted of the building and garage at 861 Farmington Avenue located in Kensington, Connecticut. The scope of services included an asbestos-containing materials inspection, lead-based paint screen and an inspection for universal waste materials.

The inspection was performed to support the demolition of the building.

Please do not hesitate to contact us if you have any questions regarding the contents of this report.

Sincerely,
Eagle Environmental, Inc.


Report Prepared By:
Chris Liberti
Senior Project Manager


Report Reviewed By:
Ashis Roychowdhury
Executive Vice President

cc: James T Mahoney / Town of Berlin

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8 SOUTH MAIN STREET, SUITE 3 • TERRYVILLE, CT 06786
PHONE (860) 589-8257 • FAX (860) 585-7034

APPENDIX 4
ABATEMENT AND CONSULTING COST ESTIMATES

HAZARDOUS MATERIALS ABATEMENT AND CONSULTING COST ESTIMATES

861 FARMINGTON AVENUE
KENSINGTON, CONNECTICUT

ASBESTOS ABATEMENT COST ESTIMATE-CONFIRMED ACM

MATERIAL	QUANTITY	UNIT COST	TOTAL COST
9X9 TAN AND GREEN FLOOR TILE	285	\$ 5.50 SF	\$ 1,567.50
9X9 TAN FLOOR TILE AND ASSOCIATED MASTIC (GARAGE	18	\$ 25.00 SF	\$ 450.00
CERAMIC TILE ADHESIVE AND GROUT	84	\$ 10.00 SF	\$ 840.00
CHIMNEY TAR AND FLUE CEMENT	65	\$ 10.00 SF	\$ 650.00
WINDOW AND DOOR CAULK	335	\$ 4.00 SF	\$ 1,340.00
FLASHING CEMENT AT PARAPET, CHIMNEY AND ROOF	148	\$ 5.00 SF	\$ 740.00
TOP LAYER BUILT-UP ROOFING	130	\$ 5.00 SF	\$ 650.00
BOTTOM LAYER ROOF FELT	440	\$ 6.00 SF	\$ 2,640.00
SUBTOTAL			\$ 8,877.50
ASBESTOS ABATEMENT CONTINGENCY			\$ 887.75
ASBESTOS TOTAL			\$ 9,765.25

ASBESTOS ABATEMENT COST ESTIMATE-ASSUMED ACM

MATERIAL	QUANTITY	UNIT COST	TOTAL COST
WALL PANEL ADHESIVE	36	\$ 15.00 SF	\$ 540.00
PAPER UNDER HARDWOOD FLOOR	420	\$ 5.00 SF	\$ 2,100.00
CERAMIC FLOOR TILE ADHESIVE	120	\$ 7.00 SF	\$ 840.00
SUBTOTAL			\$ 3,480.00
ASBESTOS ABATEMENT CONTINGENCY			\$ 348.00
ASBESTOS TOTAL			\$ 3,828.00

KNOWN AND ASSUMED ACM ABATEMENT TOTAL **\$ 13,593.25**

LEAD BASED PAINT COST ESTIMATE

MATERIAL: PAINT REMOVAL AND DISPOSAL FROM ALL INTERIOR WOOD AND MASONRY FROM ALL BUILDINGS. LIMITED WOOD COMPONENT REMOVAL AND DISPOSAL AS HAZARDOUS LEAD WASTE DURING RENOVATIONS AND REPAIRS FOR ALL BUILDINGS.

MATERIAL	QUANTITY	UNIT COST	TOTAL COST
LEAD BASED PAINT REMOVAL & DISPOSAL ALLOWANCE	1	\$ 5,000.00 SUM	\$ 5,000.00
SUBTOTAL			\$ 5,000.00
LEAD DEMOLITION CONTINGENCY			\$ 500.00
LEAD DEMOLITION TOTAL			\$ 5,500.00

UNIVERSAL WASTE ABATEMENT COST ESTIMATE

MATERIAL	QUANTITY	UNIT COST	TOTAL COST
BALLASTS DISPOSAL	13	\$ 25.00 EA	\$ 325.00
LIGHT TUBES DISPOSAL	210	\$ 1.00 EA	\$ 210.00
SMOKE DETECTOR DISPOSAL	2	\$ 5.00 EA	\$ 10.00
SPENT ELECTRONICS	0.5	\$ 150.00 CY	\$ 75.00
LABOR	0.5	\$ 500.00 DAY	\$ 250.00
SUBTOTAL			\$ 870.00
UNIVERSAL WASTE ABATEMENT CONTINGENCY			\$ 87.00
UNIVERSAL WASTE TOTAL			\$ 957.00

CHLOROFLUOROCARBONS ABATEMENT COST ESTIMATE

MATERIAL	QUANTITY	UNIT COST	TOTAL COST
AC UNITS/HVAC UNITS	6	\$ 100.00 EACH	\$ 600.00
LABOR	0.5	\$ 500.00 EACH	\$ 250.00
SUBTOTAL			\$ 850.00
CHLOROFLUOROCARBONS ABATEMENT CONTINGENCY			\$ 85.00
CHLOROFLUOROCARBONS TOTAL			\$ 935.00

HAZARDOUS MATERIALS ABATEMENT SUBTOTAL \$ 20,985.25

HAZARDOUS MATERIALS CONSULTING COST ESTIMATE

CONSULTING COST	QUANTITY	UNIT COST	TOTAL COST
ADDITIONAL ASBESTOS/TCLP COLLECTION	1	\$500.00 DAY	\$ 500.00
ADDITIONAL ASBESTOS SAMPLE ANALYSIS	9	\$20.00 EA	\$ 180.00
ADDITIONAL TCLP SAMPLE ANALYSIS	2	\$80.00 EA	\$ 160.00
ADDITIONAL ASBESTOS/TCLP SAMPLING REPORT	1	\$250.00 EA	\$ 250.00
ALTERNATIVE WORK PRACTICE DEVELOPMENT	1	\$500.00 EA	\$ 500.00
ASBESTOS ABATEMENT SPECIFICATIONS	1	\$1,250.00 EA	\$ 1,250.00
LEAD ABATEMENT SPECIFICATIONS	1	\$500.00 EA	\$ 500.00
ABATEMENT PLAN DRAWINGS	1	\$250.00 EA	\$ 250.00
PREBID CONFERENCE	1	\$350.00 EA	\$ 350.00
DAILY MONITORING/CLEARANCES	3	\$550.00 DAY	\$ 1,650.00
ADMINISTRATION	4	\$50.00 HOUR	\$ 200.00
PROJECT MANAGEMENT	4	\$90.00 HOUR	\$ 360.00
PRINCIPAL/VP MANAGEMENT	2	\$130.00 HOUR	\$ 260.00
DOCUMENTATION OF RECORDS REPORT	1	\$450.00 EA	\$ 450.00
SUBTOTAL			\$ 6,860.00
CONSULTING CONTINGENCY			\$ 686.00
CONSULTING TOTAL			\$ 7,546.00

GRAND TOTAL \$ 28,531.25