

Site Plan Amendment

IPIC (Italian Political Independent Club)

16 Harding Street

GI (General Industry) Zone

Total Lot Area: 43,959 sq. ft.

Façade and Parking Renovation including vestibule addition and parking lot site improvements at existing club property



PROPOSAL

Construct new entryway to hall to include double door entry with vestibule. Pulverize old parking lot and repave and stripe parking stalls to include curbing. Create new island and landscaping along street and building front.

Site work was not completed and a portion of the related site bond remains held by the town for parking lot work relating to a 2011 site plan which included built additions. It is represented that this proposal seeks to remedy and enhance the unfinished conditions.

STAFF COMMENTS

1. Parking table, including building square footage and occupancy, submitted and inserted on the plan to show the parking remains in compliance with the loss of one space;
2. Parking lot dimensions provided to show compliance with stall and aisle requirements.
3. A landscape plan should be submitted. Parking islands and proposed stone infill should be landscaped. Landscaping is reduced from the 2011 plan and should be enhanced to the satisfaction of the Commission or designee and to greatest extent possible.
4. Any improvements to parking area lighting should be in conformance with the regulations and are subject to Planning and Zoning staff review.
5. All departmental staff comments be addressed including:
6. Engineering: Drainage including catch basin connections, grading and curbing be designed to satisfaction of Town Engineering Department as noted on plan, and
7. Engineering: Work within Town ROW will require encroachment permit from DPW;
8. Building Official: Proper permits required with PZC approval, Structural documents may be required;
9. Any additional bonding be submitted with site work to be completed per site bond requirements with the initial completion period of 24 months per BZR §XIII.12.;

10. The final as-built plan submitted to close building permit and prior to release of bond is to include a fully dimensioned site plan including all site improvements per plot plan checklist and encumbrances on the property;

EXISTING CONDITIONS

The Italian independent Political Club has been improved over the years with additional parking, additions, pavilion and site work. Variances had been obtained for deficiencies relating to parking and setbacks as recorded on the Land Records.

The 2011 plan shows a 15-foot Storm Drain ROW across the southwest corner of the parking area. Any improvements within the area should be approved by the holder.

Minimal decorative landscaping exists within and around the parking

ANALYSIS

Conservation Commission; IWWCC; Police Chief; and, Fire Marshal submitted "No Comment".

A parking analysis or summary was not provided. The currently proposed plan shows a loss of 1 space from the 2011 approval for a built addition, but an increase of 6 spaces from existing conditions. Parking has not been improved per the 2011 plan.

- The 2011 plan shows 43 standard spaces plus two handicapped spaces were approved.
- The submitted plan shows existing conditions accommodate approximately 36 vehicles
- Proposed improvements are for 42 vehicles in accordance with the regulations (40 standard stalls plus two (2) handicap accessible stalls).

There is no change in occupancy or required parking related to this proposed site plan amendment. Required spaces are based on occupancy for the club use, and will not be affected by the entrance improvements.

Landscaping

Enhanced landscaping should be provided for the parking area, specifically including along all new curbing around the perimeter of the lot and along the front/westerly elevation of the building.

Drainage

Drainage improvements are proposed but should be modified per Town Engineer comments to the satisfaction of that department.



Town of Berlin

Planning and Zoning Department

240 Kensington Road
Berlin, Connecticut 06037
www.town.berlin.ct.us

SITE PLAN APPLICATION

☐ Site Plan

☒ Site Plan Amendment

Project Name: IPIC FACADE & PARKING RENOVATION
Property Owner(s): ITALIAN POLITICAL INDEPENDENT CLUB
Project Address*: 16 HARDING ST. BERLIN CT 06037
Map: _____ Block: _____ Lot: _____ Zone(s): _____ Lot Area: _____

Please select all relevant items below:

- ☐ Special Permit – Also complete special permit application form
- ☐ Property is within 500 feet of a Municipal Boundary of _____
- ☐ Amendment to Zoning Regulations – Section(s) _____
- ☐ Amendment to Zoning Map – Zone(s) affected _____
- ☐ Zoning Board of Appeals review needed
- ☐ Inland Wetlands and Water Course Commission review needed

Town of Berlin
Received

MAR - 5 2020

Planning & Zoning Department
Berlin, Connecticut

Applicant Information

Name: RAYMOND REVOIR Firm Name: IPIC
Street Address: 16 HARDING ST City: BERLIN ST: CT Zip: 06037
Email: IPIC.BERLINCT@GMAIL.COM Phone: 860-839-5112
Signature: [Signature] Date: 2/27/20

Property Owner(s) Information (If Not the Applicant)

Name: IPIC Principal: _____
Street Address: 16 HARDING ST City: BERLIN ST: CT Zip: 06037
Email: IPIC.BERLINCT@GMAIL.COM Phone: _____

*Letter of Authorization Required

*Any town official and/or employee that the town deems necessary may enter the property to verify information submitted with this application.

This Site Plan Involves:

☒ Additions ☒ Alterations ☐ Demolition ☐ New Construction

Description of Project*: Construct NEW ENTRY way to hall to include
double door entry w/ vestibule. Pulverize old parking lot &
Repare and stripe parking stall to include curbing. Create new
islands and landscaping along street and building.

*If more space is needed, then please provide separate narrative document.

SITE PLAN ZONING STATISTICS

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
USE(S)	_____	_____	
	_____	_____	
	_____	_____	
COMMERCIAL			
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____
INDUSTRIAL			
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____
RESIDENTIAL			
Number of Units	_____	_____	
Number of Bedrooms	_____	_____	
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____
OTHER USES			
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____

To be completed by P&Z staff only:

Fee Paid \$ 260. (Refer to current Fee Schedule)

Received by: fms

**Town of Berlin
Received**

MAR - 5 2020

**Planning & Zoning Department
Berlin, Connecticut**

March 10, 2020

**PLANNING & ZONING DEPARTMENT
PROJECT REVIEW SHEET**

APPLICATION: Site Plan Amendment
APPLICANT: Italian Political Independent Club
LOCATION: 16 Harding Street
AGENDA DATE: March 19, 2020

Department/District:

☐ Town Planner
☐ Assistant Town Planner/ZEO
☒ **Engineering**
☐ Kensington Fire District
☐ Worthington Fire District
☐ Board of Education
☐ Conservation Commission

☐ Building Official
☐ Berlin Water Control
☐ Health District
☐ Fire Marshal
☐ Board of Police Commissioners
☐ Inland Wetlands
☐ Police Chief

☐ No Comment

☒ Comments:

• Work within Town AOW will require ~~another~~ encroachment permit from Public Works.
• See comments on plan

M. Chen 4/8/20

Signature/Date

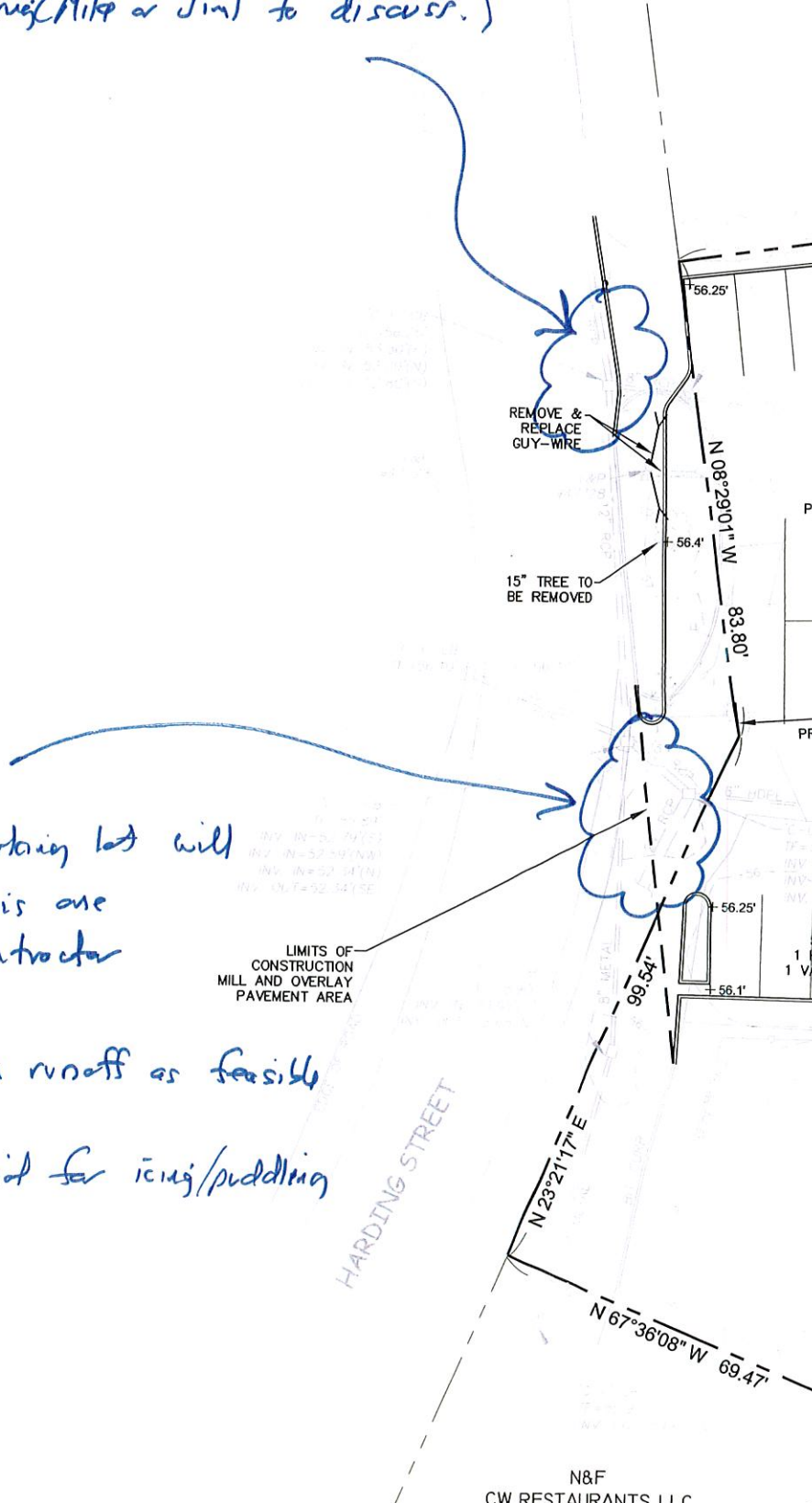
9/18/20

Proposed curb will allow gutter flow to bypass catch basin.

Options

- Install curb-backed catch basin top (Type "C")
- Realign curb to route flow into grate.

(Or call Engineering (Mike or Jim) to discuss.)



All runoff from parking lot will now exit via this one entrance. Paving contractor should grade to:

- ① direct as much runoff as feasible to catch basin
- ② Minimize potential for icing/puddling @ entry.

March 10, 2020

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☒ Comments:

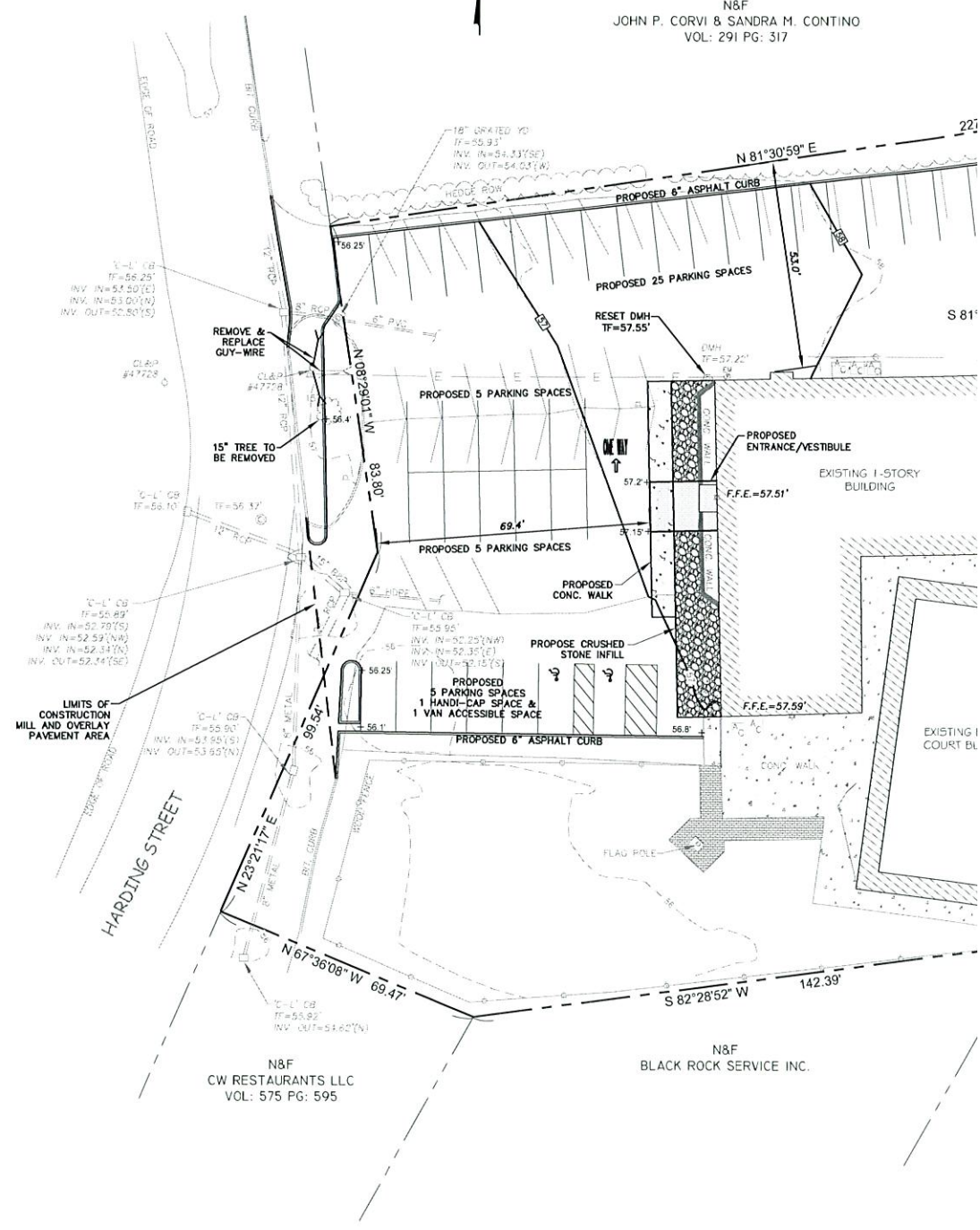
Proper permits required w/approval of PEZ,
structural documents may be required



Signature/Date



N&F
JOHN P. CORVI & SANDRA M. CONTINO
VOL: 291 PG: 317



GENERAL NOTES:

1. ALL UNDERGROUND UTILITY INFORMATION AS DEPICTED ON THESE PLANS SHALL BE CONSIDERED APPROXIMATE BOTH AS TO SIZE AND LOCATION. THE CONTRACTOR SHALL CALL 1-800-922-4455 "CALL BEFORE DIG" PRIOR TO BEGINNING ANY EXCAVATION AT THE SITE.
2. SILTATION CONTROL DEVICES SHALL BE INSTALLED AT EXISTING CATCH BASINS WITH SILT SACK OR APPROVED EQUAL, AS NECESSARY PRIOR TO THE START OF CONSTRUCTION.