

TO: The Honorable Mayor and Town Council
FROM: Arosha Jayawickrema, Town Manager
DATE: April 27, 2020
SUBJECT: Library Donations

Summary of Agenda Item:

Accept donations to the Berlin-Peck Memorial Library

Category	Amount	Description	Purpose	Donor
Cash	210.00	Lib. Agency acct.	purchase adult books	Joanne M. Pigott Fund
	210.00			

*Unless a name is mentioned, donors have requested anonymity.

Action Needed:

Move to accept monetary donations totaling \$210.00 for the Berlin Peck Memorial Library and deposit \$210.00 into the library agency account for the purchase of adult books.

Attachments:

None

Prepared By:

Helen Malinka, Library Director



Consent
Agenda Item 2
Request for Town Council Action

TO: The Honorable Mayor and Town Council

FROM: Arosha Jayawickrema, Town Manager

DATE: April 27, 2020

SUBJECT: Face Shield Purchase Reimbursement

Summary of Agenda Item:

The Town of Berlin has been reimbursed \$1250.00 by Community Foundation of Greater New Britain, Inc., for the purchase of protective face shields manufactured by Okay Industries. These funds will be returned to Emergency Management Equipment Account # 001.15.1533.0.53208.00000 to allow for additional PPE purchases by that department, if needed.

Action Needed:

Move to accept the reimbursement of funds in the amount of \$1250.00 from the Community Foundation of Greater New Britain, Inc., and to reimburse the Emergency Management Budget Equipment account where the original funds were previously allocated.


Attachments:

None

Prepared By: Matt Odishoo, Emergency Management Director

for Matt - A.

Consent
Agenda Item 3
Request for Town Council Action

TO: The Honorable Mayor and Town Council
FROM: Arosha Jayawickrema, Town Manager 
DATE: April 28, 2020
SUBJECT: Youth Services Grant Increase

Summary of Agenda Item:

The State of Connecticut has awarded the Town an additional \$10,734 for the Youth Services Grant. This agenda item is to appropriate the additional funds to revenue account:

001.30.3055.2.44701.00000 (Child & Youth Services)	\$10,734.00
--	-------------

And expenditure account:

001.30.3054.0.53462.00000 (Youth Grant)	\$10,734.00
---	-------------

The Governor's Executive Order 7CC provides that, during the Covid-19 emergency, actions such as this are exempt from Town Meeting requirements.

Action Needed:

Move to accept the non-budgeted appropriation of the State of Connecticut Youth Services grant increase in the amount of \$10,734 for deposit in the Child & Youth Services revenue account and appropriate those funds to the Youth Grant expenditure account, subject to approval by the Board of Finance.

Attachments:

Prepared By:

Doug Truitt, Social & Youth Services Director



Agenda Item No. 1
Request for Town Council Action

TO: The Honorable Mayor and Town Council

FROM: Aroscha Jayawickrema, Town Manager

DATE: April 27, 2020

SUBJECT: Apply for a grant from Community Foundation of Greater New Britain

Summary of Agenda Item:

The Berlin Peck Memorial Library would like authorization to apply for a grant through the Community Foundation of Greater New Britain to pay for two full page ads for the library in the Berlin Citizen newspaper along with a grant from the Record Journal newspaper for an advertising match program. We are trying to promote our digital services to residents of the town who are not yet library patrons and reach people who do not subscribe to our newsletter or follow us on Facebook. By receiving these grants, it will cost the library nothing. If the grant is awarded \$900.00 will be deposited into the Library Grants account.

Action Needed:

Move to approve the Berlin Peck Memorial Library applying for a grant through the Connecticut Community Foundation of Greater New Britain to pay for two full page ads for the library in the Berlin Citizen newspaper along with a grant from the Record Journal newspaper for an advertising match program. The total dollar amount of the two grants is \$900.00.

Move to appropriate the \$900.00 grants, if received to the Community Foundation of Greater New Britain account in the Special Grants and Donations Fund.

Attachments:

None


Prepared By:

Helen Malinka, Library Director

for Helen A

Agenda Item No. 2
Request for Town Council Action

TO: The Honorable Mayor and Town Council

FROM: Arosha Jayawickrema, Town Manager 

DATE: April 27, 2020

SUBJECT: Award of Routine Repairs, Emergency Repairs, and Minor Construction of Water and Sanitary Sewer System - Contract #2020-14

Summary of Agenda Item:

Annually the Town of Berlin requests outside services for a contractor to perform routine and emergency repairs and minor construction within the Water Control jurisdiction which the Town does not have the capacity to accomplish. On April 15, 2020, the Water Control Commission opened bids for this contract. The contract was structured to award this bid to the lowest bidders in order to ensure that all emergency work will be performed in a timely fashion. As part of this award, the Town also reserves the right to retain a specialized contractor based on the type of work being performed. The low bidder for this work was Butler Construction of Portland, CT at \$135,650.00, and the second lowest bidder was DiCioccio Brothers of Wethersfield, at \$137,232.00. Since the lowest bidders are located out of town, we are including Earth Contractors at \$162,850.00 in case of emergencies when/if the two lowest bidders are not available, or cannot respond in a timely fashion (the intention is to utilize the lowest bidder when possible). Funding for this comes from accounts 843.50.5088.0.58042.000 (Water Main Repairs) and 844.55.5588.0.58063.00000 (Sewer Main Extension). Since this is a unit price contract for an un-specified project or work scope, a sufficiency of funds is not applicable. Each purchase order issued will be based on the work task, rates provided in the proposals, and available funds in the accounts. The contract is effective for two (2) fiscal years (July 1, 2020 - June 30, 2022).

Action Needed:

Move to award Contract #2020-14 Routine Repairs, Emergency Repairs, and Minor Construction of the Water and Sanitary Sewer System to the lowest three (3) bidders: Butler Construction at \$135,650.00, DiCioccio Brothers at \$137,232.00, and Earth Contractors at \$162,850.00, and to authorize the Town Manager to enter into agreements with the above parties.

Attachment:

Summary of Bids

Prepared By:

Ray Jarema, P.E., Water Control Manager



Bid #2020-14

Routine Repairs and Minor Construction

	Company	Total	Emergency Repairs Total	Emergency Repairs Overtime Total
1	Earth Contractors of Kensington, CT	\$45,350.00	\$49,150.00	\$68,350.00
2	DiCioccio Bros., Inc. of Wethersfield, CT	\$40,231.00	\$40,231.00	\$56,770.00
3	J.V. III Construction, Inc. of Rocky Hill, CT	\$53,500.00	\$65,700.00	\$75,050.00
4	Butler Construction of Portland, CT	\$41,300.00	\$41,300.00	\$53,050.00
5				
6				

Town of Berlin
Water Control Commission

(Bid Sheet For)

Emergency Repairs & Minor Construction

July 1, 2020 to
June 30, 2022

2020-14

Bid No:

Contractor

Earth Contractors LLC

Contractor	A				B				C				D A + B + C Total	
	Routine Repairs And Minor Construction				Emergency Repairs				Emergency Repairs Overtime Hours					
	Qty	Unit	Price	Total	Qty	Unit	Price	Total	Qty	Unit	Price	Total		
1	Superintendent	40	Hr	100	4000	40	Hr	125	5000	40	Hr	150	6000	
2	Labor	160	Hr	15	12000	160	Hr	85	13600	160	Hr	125	20000	
3	Backhoe & Operator (0 to 3/8 YD)	20	Hr	105	2100	20	Hr	115	2300	20	Hr	155	3100	
4	Backhoe & Operator (5/8 to 1 1/2 YD)	20	Hr	115	2300	20	Hr	125	2500	20	Hr	165	3300	
5	Backhoe & Operator (3/4 & Larger)	20	Hr	125	2500	20	Hr	125	2500	20	Hr	175	3500	
6	Loader & Operator (0 to 2 YD)	20	Hr	125	2500	20	Hr	125	2500	20	Hr	175	3500	
7	Loader & Operator (2 YD & Larger)	20	Hr	125	2500	20	Hr	125	2500	20	Hr	175	3500	
8	Truck & Operator (6 Wheel)	80	Hr	85	6800	80	Hr	95	7600	80	Hr	135	10800	
9	Truck & Operator (10 Wheel)	80	Hr	95	7600	80	Hr	95	7600	80	Hr	145	11600	
10	Truck & Operator (Trailer Truck)	10	Hr	15	150	10	Hr	25	250	10	Hr	25	250	
11	Pickup Truck	40	Hr	25	1000	40	Hr	25	1000	40	Hr	25	1000	
12	Compressor & Hose (0 to 150cm)	10	Hr	15	150	10	Hr	15	150	10	Hr	15	150	
13	Compressor & Hose (150cm & Greater)	10	Hr	15	150	10	Hr	15	150	10	Hr	15	150	
14	Pump & Hoses (0 to 300 gal/min)	40	Hr	10	400	40	Hr	10	400	40	Hr	10	400	
15	Pump & Hoses (300 gal/min & Greater)	40	Hr	10	400	40	Hr	10	400	40	Hr	10	400	
16														
TOTAL BID				45350				44150					68750	162850

Town of Berlin
Water Control Commission
 (Bid Sheet For)
Emergency Repairs & Minor Construction

Contractor DiCioccio Bros., Inc. Bid No: 2020-14 Period: July 1, 2020 to June 30, 2022

	A				B				C				D A + B + C Total
	Routine Repairs And Minor Construction				Emergency Repairs				Emergency Repairs Overtime Hours				
	Qty	Unit	Unit Price	Total	Qty	Unit	Unit Price	Total	Qty	Unit	Unit Price	Total	
1	40	Hr	\$75.00	\$3,000.00	40	Hr	\$75.00	\$3,000.00	40	Hr	\$119.00	\$4,760.00	\$10,760.00
2	160	Hr	\$65.00	\$10,400.00	160	Hr	\$65.00	\$10,400.00	160	Hr	\$102.00	\$16,320.00	\$37,120.00
3	20	Hr	\$100.00	\$2,000.00	20	Hr	\$100.00	\$2,000.00	20	Hr	\$148.85	\$2,977.00	\$6,977.00
4	20	Hr	\$115.00	\$2,300.00	20	Hr	\$115.00	\$2,300.00	20	Hr	\$154.35	\$3,087.00	\$7,687.00
5	20	Hr	\$125.60	\$2,512.00	20	Hr	\$125.60	\$2,512.00	20	Hr	\$158.10	\$3,162.00	\$8,186.00
6	20	Hr	\$121.85	\$2,437.00	20	Hr	\$121.85	\$2,437.00	20	Hr	\$154.35	\$3,087.00	\$7,961.00
7	20	Hr	\$125.60	\$2,512.00	20	Hr	\$125.60	\$2,512.00	20	Hr	\$157.60	\$3,152.00	\$8,176.00
8	80	Hr	\$65.00	\$5,200.00	80	Hr	\$65.00	\$5,200.00	80	Hr	\$97.50	\$7,800.00	\$18,200.00
9	80	Hr	\$90.00	\$7,200.00	80	Hr	\$90.00	\$7,200.00	80	Hr	\$117.50	\$9,400.00	\$23,800.00
10	10	Hr	\$90.00	\$900.00	10	Hr	\$90.00	\$900.00	10	Hr	\$137.50	\$1,375.00	\$3,175.00
11	40	Hr	\$18.00	\$720.00	40	Hr	\$18.00	\$720.00	40	Hr	\$18.00	\$720.00	\$2,160.00
12	10	Hr	\$19.00	\$190.00	10	Hr	\$19.00	\$190.00	10	Hr	\$19.00	\$190.00	\$570.00
13	10	Hr	\$30.00	\$300.00	10	Hr	\$30.00	\$300.00	10	Hr	\$30.00	\$300.00	\$900.00
14	40	Hr	\$6.50	\$260.00	40	Hr	\$6.50	\$260.00	40	Hr	\$3.50	\$140.00	\$660.00
15	40	Hr	\$7.50	\$300.00	40	Hr	\$7.50	\$300.00	40	Hr	\$7.50	\$300.00	\$900.00
16													
TOTAL BID				\$40,231.00				\$40,231.00				\$56,770.00	\$137,232.00

Town of Berlin
Water Control Commission
 (Bid Sheet For)
Emergency Repairs & Minor Construction

July 1, 2020 to
 June 30, 2022

Bid No: 2020-14

Contractor

JV III Construction INC

	A Routine Repairs And Minor Construction				B Emergency Repairs				C Emergency Repairs Overtime Hours				D A + B + C Total
	Qty	Unit	Unit Price	Total	Qty	Unit	Unit Price	Total	Qty	Unit	Unit Price	Total	
1 Superintendent	40	Hr	40.00	1600.00	40	Hr	60.00	2400.00	40	Hr	75.00	3000.00	7,000.00
2 Labor	160	Hr	35.00	5600.00	160	Hr	55.00	8800.00	160	Hr	70.00	11,200.00	25,600.00
3 Backhoe & Operator (0 to 3/8 YD)	20	Hr	150.00	3000.00	20	Hr	170.00	3400.00	20	Hr	185.00	3,700.00	10,100.00
4 Backhoe & Operator (5/8 to 1 1/2 YD)	20	Hr	160.00	3200.00	20	Hr	180.00	3600.00	20	Hr	195.00	3,900.00	10,700.00
5 Backhoe & Operator (3/4 & Larger)	20	Hr	170.00	3400.00	20	Hr	190.00	3800.00	20	Hr	205.00	4,100.00	11,300.00
6 Loader & Operator (0 to 2 YD)	20	Hr	150.00	3000.00	20	Hr	170.00	3400.00	20	Hr	185.00	3,700.00	10,100.00
7 Loader & Operator (2YD & Larger)	20	Hr	160.00	3200.00	20	Hr	180.00	3600.00	20	Hr	195.00	3,900.00	10,700.00
8 Truck & Operator (6 Wheel)	80	Hr	85.00	6800.00	80	Hr	105.00	8400.00	80	Hr	120.00	9,600.00	24,800.00
9 Truck & Operator (10 Wheel)	80	Hr	90.00	7200.00	80	Hr	115.00	9200.00	80	Hr	130.00	10,400.00	26,800.00
10 Truck & Operator (Trailer Truck)	10	Hr	135.00	1350.00	10	Hr	145.00	1450.00	10	Hr	160.00	1,600.00	4,400.00
11 Pickup Truck	40	Hr	75.00	3000.00	40	Hr	95.00	3800.00	40	Hr	115.00	4,600.00	11,400.00
12 Compressor & Hose (0 to 150cm)	10	Hr	100.00	1000.00	10	Hr	120.00	1200.00	10	Hr	135.00	1,350.00	3,550.00
13 Compressor & Hose (150cm & Greater)	10	Hr	125.00	1250.00	10	Hr	145.00	1450.00	10	Hr	160.00	1,600.00	4,300.00
14 Pump & Hoses (0 to 300 gal/min)	40	Hr	100.00	4000.00	40	Hr	120.00	4800.00	40	Hr	135.00	5,400.00	14,200.00
15 Pump & Hoses (300 gal/min & Greater)	40	Hr	150.00	6000.00	40	Hr	160.00	6400.00	40	Hr	175.00	7,000.00	19,400.00
16													
TOTAL BID				53,500.00				6,570.00				75,070.00	194,250.00

Town of Berlin
Water Control Commission
 (Bid Sheet For)
Emergency Repairs & Minor Construction

July 1, 2020 to
June 30, 2022

Period:

2020-14

Bid No:

HUBERT E. BUTLER CONSTRUCTION CO., LLC

Contractor

	A				B				C				D A + B + C Total
	Routine Repairs And Minor Construction				Emergency Repairs				Emergency Repairs Overtime Hours				
	Qty	Unit	Unit Price	Total	Qty	Unit	Unit Price	Total	Qty	Unit	Unit Price	Total	
1 Superintendent	40	Hr	75 ⁻	3,000 ⁻	40	Hr	75 ⁻	3,000 ⁻	40	Hr	100 ⁻	4,000 ⁻	10,000 ⁻
2 Labor	160	Hr	50 ⁻	8,000 ⁻	160	Hr	50 ⁻	8,000 ⁻	160	Hr	75 ⁻	12,000 ⁻	28,000 ⁻
3 Backhoe & Operator (0 to 3/8 YD)	20	Hr	115 ⁻	2,300 ⁻	20	Hr	115 ⁻	2,300 ⁻	20	Hr	140 ⁻	2,800 ⁻	7,400 ⁻
4 Backhoe & Operator (5/8 to 1 1/2 YD)	20	Hr	125 ⁻	2,500 ⁻	20	Hr	125 ⁻	2,500 ⁻	20	Hr	150 ⁻	3,000 ⁻	8,000 ⁻
5 Backhoe & Operator (3/4 & Larger)	20	Hr	145 ⁻	2,900 ⁻	20	Hr	145 ⁻	2,900 ⁻	20	Hr	170 ⁻	3,400 ⁻	9,200 ⁻
6 Loader & Operator (0 to 2 YD)	20	Hr	120 ⁻	2,400 ⁻	20	Hr	120 ⁻	2,400 ⁻	20	Hr	145 ⁻	2,900 ⁻	7,700 ⁻
7 Loader & Operator (2YD& Larger)	20	Hr	140 ⁻	2,800 ⁻	20	Hr	140 ⁻	2,800 ⁻	20	Hr	165 ⁻	3,300 ⁻	8,900 ⁻
8 Truck & Operator (6 Wheel)	80	Hr	80 ⁻	6,400 ⁻	80	Hr	80 ⁻	6,400 ⁻	80	Hr	105 ⁻	8,400 ⁻	21,200 ⁻
9 Truck & Operator (10 Wheel)	80	Hr	85 ⁻	6,800 ⁻	80	Hr	85 ⁻	6,800 ⁻	80	Hr	110 ⁻	8,800 ⁻	22,400 ⁻
10 Truck & Operator (Trailer Truck)	10	Hr	110 ⁻	1,100 ⁻	10	Hr	110 ⁻	1,100 ⁻	10	Hr	135 ⁻	1,350 ⁻	3,550 ⁻
11 Pickup Truck	40	Hr	15 ⁻	600 ⁻	40	Hr	15 ⁻	600 ⁻	40	Hr	15 ⁻	600 ⁻	1,800 ⁻
12 Compressor & Hose (0 to 150cm)	10	Hr	25 ⁻	250 ⁻	10	Hr	25 ⁻	250 ⁻	10	Hr	25 ⁻	250 ⁻	750 ⁻
13 Compressor & Hose (150cm & Greater)	10	Hr	25 ⁻	250 ⁻	10	Hr	25 ⁻	250 ⁻	10	Hr	25 ⁻	250 ⁻	750 ⁻
14 Pump & Hoses (0 to 300 gal/min)	40	Hr	20 ⁻	800 ⁻	40	Hr	20 ⁻	800 ⁻	40	Hr	20 ⁻	800 ⁻	2,400 ⁻
15 Pump & Hoses (300 gal/min & Greater)	40	Hr	30 ⁻	1,200 ⁻	40	Hr	30 ⁻	1,200 ⁻	40	Hr	30 ⁻	1,200 ⁻	3,600 ⁻
16													
TOTAL BID				41,300 ⁻				41,300 ⁻					53,050 ⁻

Agenda Item No. 3
Request for Town Council Action

TO: The Honorable Mayor and Town Council
FROM: Arosha Jayawickrema, Town Manager
DATE: April 27, 2020
SUBJECT: Asphalt Pavement Crack Sealing

Summary of Agenda Item:

The Public Works Department is preparing to commence with its annual roadway maintenance program for the 2020 Construction Season. In an effort to help preserve the life of existing, relatively newer roads, a contractor is retained to crack-fill roads that are beginning to deteriorate and show evidence of alligator, transverse and longitudinal cracking. Public Works reviewed pricing for crack sealing from both the State of Connecticut D.A.S. and the Capitol Region Council of Governments (CRCOG) contracts for Crack Sealing Materials, and found the most economical pricing within the CRCOG contract. This contract provides for the use of several blends of asphalt mixtures to be used dependent upon the existing roadway conditions. Therefore, Staff is requesting the authority to utilize the use of CRCOG's Contract #690, and select the most cost-effective and responsible contractor to perform asphalt pavement crack sealing services throughout the community. Contract #690 is valid through September 30, 2020. Funding for these projects will be provided from account 140.20.2037.0.54000.00509 (Grant Road Improvement) in the amount of \$50,000.00.

Action Needed:

Move to award a bid and authorize the Town Manager to enter into a unit price contract to purchase Asphalt Pavement Crack Filling Services (utilizing CRCOG Contract #690) with the most cost-effective and qualified contractor.

Attachments:

- 1) Sufficiency of Funds
- 2) Cover page of CRCOG Contract Award #690

Prepared By:

James P. Horbal
Deputy Director of Public Works





TOWN OF BERLIN

CERTIFICATION OF SUFFICIENCY OF FUNDS

(Sec. 6-10-2 of the Town Charter)

DATE 28-Apr-20

Purchase Item or Contract: Public Works		Requested by: Jim Horbal	
QUANTITY	DESCRIPTION	PRICE PER UNIT	\$ AMOUNT
1	Annual Crack Sealing Contract	\$50,000.00	\$50,000.00
TOTAL			\$50,000.00

Account No. 140.20.2037.0.54000.00509

Budgeted Amount..... **\$786,396**

Available balance..... **\$162,034**

Encumbrances to Date..... **\$29,000**

Amount Needed for This Package..... **\$50,000**

Expenditures to Date..... **\$595,362**

Available Balance After Purchase..... **\$112,034**

Is a budget change needed? ☐ Yes ☒ No

If so, has a budget change been prepared? ☐ Yes ☒ No

☒ I certify that there ARE sufficient funds available to support the purchase of the items described above.

or:


Finance Director or Assist. Finance Director

☐ I certify that a budget change in the amount of \$ _____ must be processed concurrently with this certification to support this commitment.

Finance Director or Assist. Finance Director

**CAPITOL REGION PURCHASING COUNCIL
INVITATION FOR BID
ASPHALT PAVEMENT CRACK SEALING**

BID SPECIFICATION

I. MODIFICATIONS TO GENERAL TERMS AND CONDITIONS

INTENT

The Capitol Region Purchasing Council, on behalf of certain CRPC members, requests bids for ASPHALT PAVEMENT CRACK SEALING using the hot pour method, for the contract period of October 1, 2019 through September 30, 2020. Each respective CRPC member will make its own awards and payments according to the terms and conditions set forth in these specifications. A written order from each CRPC member will be required before any work is started, and shall contain information concerning the quantity and type of asphalt pavement crack sealing required, the desired materials to be used, the preferred work schedule, and any other relevant data. **This bid is intended for projects that do not meet the threshold for State of Connecticut prevailing wages as codified in the General Statute section 31-53 and 31-53a. Projects that meet or exceed the threshold shall not be purchased through this bid.**

Vendors who wish to submit a bid for the Cold Applied Mulch Sealing method may submit an alternate bid which contains documentation on Organic Cover Material, Mulch Seal Liquid Material, and equipment.

In general, specifications for asphalt pavement crack sealing found in ASTM D6690 will apply.

BID AWARD

A bid award shall be made by each respective CRPC member to the lowest responsible, responsive bidder(s) for their specific needs. The lowest responsible bidder is that person or firm whose bid to perform the work is lowest, who is qualified and competent to do the work, whose past performance of work is satisfactory to the CRPC member and whose bid documents comply with the procedural requirements stated herein. The award process may also include additional considerations such as the information provided on the bid forms and the bidder's perceived ability to fulfill his/her obligations as prescribed by these specifications. The issuance of a Purchase Order from a CRPC member constitutes an award, and such awards may be made to one or more vendors.

Each bidder must be prepared to show evidence of having satisfactorily carried out a similar contract, as inability to do so may be cause for rejection. Note that service and scheduling shall be major factors in awarding the contract, and shall consist of the contractor's availability to return to do small jobs during the contract period, as well as to perform work during off-hours (e.g., nights, weekends). Note that the CRPC members reserve the right to make their awards on a section-by-section basis in order to take advantage of the most favorable bid price for each item.



STATE OF CONNECTICUT

[Current User:](#)[Home](#)[Biznet Menu](#)[Log In/Out](#)[Search](#)[Search Results](#)[Results Detail](#)[Solicitation Detail](#)

SCP Contract Details

State Contracting Portal Contract Results

Administrative Services, Procurement Services Contract Detail Info For # **17PSX0127**

Dates

Award Date	Start Date	End Date
11/02/2017	11/02/2017	10/31/2020

Description

Joint and Crack Sealing of Bituminous Concrete Pavement

Comments

Solicitation and Contract Conditions

Includes SBE/MBE Requirements	Qualified Partnership	DBE	Political Subdivisions	Agencies	CT Recovery
No	No	No	Yes	Yes	No

Contact(s)

Contact	Telephone	FAX	E-Mail
Daniel Dion	(860) 713-5168	(860) 622-4934	Daniel.Dion@CT.gov

Common Documents

Date	Description
10/23/2019 8:54:25 AM	Contract Award 17PSX0127.pdf 17PSX0127- Contract Award and Supplements

5 Vendor(s)

Contract #	Cert	Vendor	Contact	Catalog
17PSX0127AA Start: 11/02/2017 End: 10/23/2019 Expired	No	A&A Asphalt LLC 1131 Tolland tpk, Suite 0-180 Manchester, CT 06042 Peoplesoft ID: 0000068321	Peter Murphy Phone: (860) 742-9860 FAX: (860) 742-9860 E-Mail	No
17PSX0127AB Start: 11/02/2017 End: 10/31/2020	No	ANNSEAL INC 130 Main St Johnson City, NY 13790 Peoplesoft ID: 0000171886	Nancy O'Brien Phone: (607) 797-3737 E-Mail	No
17PSX0127AC Start: 11/02/2017 End: 10/31/2020	SBE	Asphalt Repair Solutions, Inc. 20 North Larkey Rd Oxford, CT 06478 Peoplesoft ID: 0000182815	Robert Bedard Phone: (203) 509-9762 E-Mail	No
17PSX0127AD Start: 11/02/2017 End: 10/31/2020	No	Connecticut Sealcoating LLC 356 Munger Lane Bethlehem, CT 06751 Peoplesoft ID: 0000171454	Scott Sambrook Phone: (203) 560-6716 E-Mail	No
17PSX0127AE Start: 11/02/2017 End: 10/31/2020	No	U-Seal, USA 125 Old Iron Ore Road Bloomfield, CT 06002	Joseph Murphy Phone: (860) 263-8339 E-Mail	No

The Department of Administrative Services - Business Network. [Review our Privacy Policy](#)Need to contact us? Send e-mail to [DAS Web Design](#)All State [disclaimers](#) and [permissions](#) apply.

Hit Counter 14,665,369

Agenda Item No. 4
Request for Town Council Action

TO: The Honorable Mayor and Town Council

FROM: Arosha Jayawickrema, Town Manager 

DATE: April 27, 2020

SUBJECT: Catch Basin and Street Sweepings and Stockpile Disposal Award –
Bid #2020-18 - Public Works

Summary of Agenda Item:

The Public Works Department solicited proposals for the transport and disposal of various environmental regulated materials. The material is collected throughout the year from our catch basin cleaning program. Bids were opened on April 16, 2020 at 2:00 p.m. Four companies submitted bids (attached) ranging from a high bid of \$124.49 per ton to the lowest bid of \$47.50 per ton. The low bid of \$47.50 per ton was submitted by Staxx Construction Services, LLC of Berlin, CT. Pricing under this contract will be valid through May 31, 2022. Funding for this contract will be provided from account 001.20.2037.0.53812.00000. This account provides for both the cleaning of catch basins and the disposal of the materials collected. The quantity of materials collected will vary from year to year with the combination of both activities being limited to \$75,000.00.

Action Needed:

Move to award Bid #2020-18 to Staxx Construction Services, LLC of Berlin, CT, as the lowest qualified bidder, in the amount of \$47.50 per ton for transport and disposal of various environmentally regulated materials.

Attachments:

Summary of bids

Prepared By:

James P. Horbal, Deputy Director of Public Works 

Catch Basin Disposal Bid #2020-18

April 16, 2020 2:00PM

	COMPANY	CONTACT	BID (PER TON)
1	Staxx Construction Services, LLC of Berlin, CT	Jennie Scofield	\$47.50
2	Concord Construction of Kent, CT	John A. Nelson	\$74.00
3	JV III Construction, Inc. of Rocky Hill, CT	John Vassel III	\$124.49
4	D.W. Transport and Leasing, LLC of North Franklin, CT	Paul Rak	\$51.81
5			
6			
7			
8			
9			
10			
11			

Agenda Item No. 5
Request for Town Council Action

TO: The Honorable Mayor and Town Council

FROM: Arosha Jayawickrema, Town Manager

DATE: April 28, 2020

SUBJECT: Federal/Local Bridge Preservation Project No. 007-190 – Construction Contract
(Bridge Nos. 04476, 05224, 06122 and 06123)

Summary of Agenda Item:

The Town was approved by the Connecticut Department of Transportation (DOT) to participate in the Federal Local Bridge Program to receive Federal funding for the costs incurred to rehabilitate four locally-owned bridges. The project is designated as State Project No. 007-190. The work will be performed on the Worthington Ridge Bridge (#04476) and Berlin Street Bridge (#05224), both of which traverse the Mattabassett River, along with the Wildermere Road Bridge (#06122) crossing Belcher Brook, and the Heritage Drive Bridge (#06123) traversing Stockings Brook. In December 2018, the Town Council approved GM2 Associates, Inc. of Rocky Hill to design and oversee the rehabilitation of the above-referenced bridges. GM2 recently completed the design and the project was advertised for bidding on March 4, 2020. The contract proposes to rehabilitate two (2) bridges in 2020, and two (2) in 2021. Four (4) bids were received on April 2, 2020. As shown on the bid summary, the lowest (corrected) bid of \$2,006,221.00 was from New England Road, Inc (NERI) of Clinton, CT. After the bids were analyzed and discussed with DOT, GM2 recommended awarding the contract to NERI. Staff concurs with that recommendation. DOT is presently preparing the construction contract with a total construction cost of \$2,006,221.00, of which \$1,604,976.80 will be Federally funded (80%) leaving the Town's share at \$401,244.20 (20%). The Local funding will be provided from the Bonded Bridge Account #140.20.2037.0.54000.00516 plus State reimbursements from the Burnham Street Bridge project.

Action Needed:

Move to authorize the Town Manager to enter into contract agreement #2020-16 with New England Road, Inc of Clinton, CT to rehabilitate four (4) locally-owned bridges in the amount of \$2,006,221.00, and authorize the Town Manager to increase the contract value through change orders to an amount not to exceed \$2,206,843.10.

Attachment:

- 1) Bid Summary
- 2) Letter of Recommendation

Prepared By:

Michael S. Ahern, P.E., Director of Public Works

MSA

BID SUMMARY

Preservation of Bridge Nos. 04476, 05524, 06122 and 06123

Due Date /Time: 03/26/20 @ 02:00 p.m.

State Project No. 0007-0190, Federal Aid #6007 (012)

Bidders Name	Total Bid As Submitted	Total Bid Corrected
New England Road, Inc. Clinton, CT	\$2,006,621.00	\$2,006,221.00
Mizzy Construction, Inc. Plainville, CT	\$2,186,342.00	\$2,618,342.00
McNamee Construction Corp Southbury, CT	\$2,417,960.00	\$2,417,960.00
Arborio Corporation Cromwell, CT	\$2,029,787.00	\$2,029,787.00



04/16/2020

Mr. Michael Ahern, P.E.
Public Works Director/Town Engineer
Town of Berlin
240 Kensington Road
Berlin, CT 06037

Re: Federal Local Bridge Program
State Project No. 007-190
Preservation of Bridge Nos. 04476, 05224, 06122 and 06123
BID OPENING 04/02/2020 – Bid Analysis & Recommendation to Award

Dear Mr. Ahern,

GM2 Associates has completed a review of bids opened on April 2, 2020 at the Town of Berlin for the Preservation of Bridge Nos. 04476, 05224, 06122 and 06123. Enclosed are pertinent Bid Analysis & Summary of Findings documents for your records.

There were four (4) responsive bidders. The apparent low bid submitted by New England Road, Inc. out of Clinton, Connecticut is \$2,006,221.00 (corrected, see attached), approximately 62% above the engineer's estimate. The second bid, submitted by Arborio Corporation, is \$2,029,787.00 and is approximately 64% above the engineer's estimate. The third low bid, submitted by McNamee Construction Corp., is \$2,417,960.00 and is approximately 95% above the engineer's estimate. The fourth low bid, submitted by Mizzy Construction, Inc., is \$2,618,342.00 (corrected, see attached) and is approximately 112% above the engineer's estimate. The average of all four (4) bids is \$2,268,077.50 and is approximately 83% above the engineer's estimate. The difference between the apparent low bid and the second low bid is only about \$23,566.00 or 1.2%. Although all four (4) bids were more than 20% above the engineer's estimate, it can be concluded that the bids were very competitive, especially between the apparent low bid and the second low bid, which were only about 1.2% apart.

Based on our review of the bid and Pre-Award documents as submitted by New England Road, Inc. we offer the following:

- New England Road, Inc. is a prequalified Contractor with the Connecticut Department of Transportation for the work to be performed. More specifically, New England Road, Inc. is prequalified to perform Group No. 8 (Minor Bridges) work.
- New England Road, Inc. retains sufficient equipment capacity and has a readily available labor force to perform the above referenced project as prescribed in the solicitation.
- New England Road, Inc. performed work of similar size and type in the past for various governmental agencies including CTDOT Bridge work.

In conclusion, we recommend that the Town of Berlin award New England Road, Inc. out of Clinton, Connecticut the construction work for the Preservation of Bridge Nos. 04476, 05224, 06122 and 06123 in Berlin, Connecticut.

If you have any questions concerning the above, please contact me at your earliest convenience.

Very truly yours,
GM2 Associates, Inc.



Dennis A. Garceau, PE
Project Manager

Enclosures

CC: Mr. Daniel Carnein (CJM) – CTDOT Liaison Engineer
Mr. Marc Byrnes, PE (CTDOT)

Agenda Item No. 6
Request for Town Council Action

TO: The Honorable Mayor and Town Council

FROM: Arosha Jayawickrema, Town Manager

DATE: April 28, 2020

SUBJECT: Federal/Local Bridge Preservation Project No. 007-190 – Construction Administration
(Bridge Nos. 04476, 05224, 06122 and 06123)

Summary of Agenda Item:

The Town was approved by the Connecticut Department of Transportation (DOT) to participate in the Federal Local Bridge Program to receive Federal funding for the costs incurred to rehabilitate four locally-owned bridges. The project is designated as State Project No. 007-190. The work will be performed on the Worthington Ridge Bridge (#04476) and Berlin Street Bridge (#05224), both of which traverse the Mattabassett River, along with the Wildermere Road Bridge (#06122) crossing Belcher Brook, and the Heritage Drive Bridge (#06123) traversing Stockings Brook. In December 2018, the Town Council approved GM2 Associates, Inc. of Rocky Hill to design and oversee the rehabilitation of the above-referenced bridges. GM2 recently completed the design and the bidding process (bids were received on April 2, 2020). The project proposes to rehabilitate two (2) bridges in 2020, and two (2) in 2021. Once the construction contract is awarded, the Federal Local Bridge Program requires full-time construction inspection and administration services. As part of the DOT formatted fee negotiation process, GM2 submitted the attached Construction Inspection Man-Hour matrix, with totals \$866,156.23. This estimated fee includes two (2) full-time inspectors for a construction period of 360 calendar days over the next two years, as well as survey and close-out services. This matrix includes a 10% contingency as required by the DOT format. DOT has reviewed and approved the enclosed matrix (see attached letter), and will be issuing a Construction Inspection Services Agreement for Town and Corporation Counsel review / execution. The total contract cost will be \$866,200, of which \$692,960 will be Federally funded (80%) leaving the Town's share at \$173,240 (20%). The Local funding will be provided from the Bonded Bridge Account #140.20.2037.0.54000.00516 plus State reimbursements from the Burnham Street Bridge project.

Action Needed:

Move to authorize the Town Manager to enter into a contract with GM2 Associates, Inc. of Rocky Hill for Construction Inspection Services related to the Bridge Preservation Project No. 007-190 for a fee not to exceed \$866,200.00.

Attachment:

- 1) CTDOT Approval letter dated April 24, 2020
- 2) GM2 Construction Inspection Man-Hour Matrix

Prepared By:

Michael S. Ahern, P.E., Director of Public Works

MSA



STATE OF CONNECTICUT

DEPARTMENT OF TRANSPORTATION

2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546



April 24, 2020

Mr. Aroscha Jayawickrema
Town Manager
Town of Berlin
240 Kensington Road
Berlin, Connecticut 06037

Dear Mr. Jayawickrema:

Subject: Construction Inspection Services
Federal Local Bridge Program
State Project No. 007-190
Preservation of Bridge Nos. 04476, 05224, 06122 and 06123
Town of Berlin

The Department of Transportation (Department) has received the enclosed December 2, 2019 e-mail, whereby the town of Berlin (Town) confirmed its intention to retain GM2 Associates, Inc. (GM2) to provide Construction Inspection Services for the subject project, and hereby approves the Town's selection. As indicated in an April 3, 2020 e-mail (copy enclosed), the Department has previously approved the personnel that GM2 intends to utilize to perform the project construction inspection activities.

The Town issued, via an April 14, 2020 e-mail (copy enclosed), its concurrence with GM2's construction inspection man-hour and cost proposal. The Department hereby approves a maximum inspection fee of \$866,200, inclusive of a \$78,700 extra work allowance. A Department approved Town/Consultant Construction Inspection Services Agreement will be transmitted to you under separate cover for execution by the Town and GM2.

If you have any questions or require additional information, please contact Ms. Priti S. Bhardwaj at (860) 594-3311.

Very truly yours,

Bartholomew P. Sweeney, P.E.
Division Chief of Bridges
Bureau of Engineering and Construction

Enclosures

cc: Mr. Michael S. Ahern, P.E., Town Engineer/Public Works Director
Mr. Dennis A. Garceau, P.E., GM2 Associates, Inc.

FEDERAL LOCAL BRIDGE PROGRAM
CONSTRUCTION INSPECTION MAN-HOURS
(FOR ESTIMATING PURPOSES)
(No. of Calendar Days = 360)

CLASSIFICATIONS: TASKS:	CONSTRUCTION COORDINATOR	CHIEF INSPECTOR	INSPECTOR	LAND SURVEYOR	SURVEY RODMAN	CLERICAL	TOTAL
Pre-construction Meeting	4	8	--	--	--	--	12
Review Contract Documents	12	40	--	--	--	--	52
Inspection	--	2058	2058	--	--	103	4219
Technical Support	206	--	--	--	--	--	206
Project Close-out	8	160	--	--	--	16	184
Overtime	--	103	103	--	--	--	206
Field Survey	--	--	--	80	80	--	160
As-Built Plans	--	80	--	--	--	--	80
(a) TOTAL HOURS	230	2449	2161	80	80	119	5119
(b) HOURLY RATE	\$101.50	\$59.35	\$41.50	\$53.80	\$35.02	28.93	--
(c) DIRECT SALARY COST = (a) x (b)	\$ 23,345.00	\$ 145,348.15	\$ 89,681.50	\$ 4,304.00	\$ 2,801.60	\$ 3,442.67	\$ 268,922.92
(d) INDIRECT COST = (c)TOTAL X FIELD BFO RATE							\$ 438,909.10
(e) PROFIT = 20.45% of (c)TOTAL							\$ 54,994.74
(f) DIRECT COST ITEMS (e.g., on-site project-related mileage, mailings, reproduction, materials testing)							\$ 24,588.00
(g) SUBTOTAL = (c)TOTAL + (d) + (e) + (f)							\$ 787,414.75
(h) EXTRA WORK = 10% of (g)							\$ 78,741.48
MAXIMUM FEE = (g) + (h)							\$ 866,156.23

Notes:
Rates used are average of 2 years assuming 3% inflation

The Construction Coordinator shall be responsible for the overall administration and construction inspection supervision of the project.

X = n (5/7) (8); where n = Number of Construction Contract Calendar Days (assumes NO WINTER WORK)
n = 360

Overtime shall be paid as "straight-time" per Article 50 of the Municipality/Consulting Engineer Construction Inspection Services Agreement.

HOURLY RATE shall be the average hourly rate of the classification of the certified payroll submitted. A three percent (3%) increase of salary is allowed for projects that commence in the calendar year following the year that the Inspection Agreement was developed or projects that extend into the next calendar year.


The Field BFO rate, as audited and approved by the DOT, shall be used. Field BFO % = 163.21%

Profit shall be 20.45% of the total field direct salary (instead of 10% of payroll plus indirect costs).

Additional time may be needed for contract durations which extend into the winter shutdown period; however work during the winter shutdown period requires both municipal and State approval.

Agenda Item No. 2
Request for Town Council Action

TO: The Honorable Mayor and Town Council

FROM: Arosha Jayawickrema, Town Manager 

DATE: April 29, 2020

SUBJECT: Modification of Town Contract with Newport Realty Concerning Demolition of 861 Farmington Avenue and Adjustment to the Purchase Price

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 Newport proposed that it be allowed to demolish the existing building and construct a new larger building on the site and staff prepared a report on the possible demolition of 861 Farmington Avenue. The action to allow demolition of the building was referred to the Planning Zoning Commission for a report pursuant to section 8-24 of the Connecticut General Statutes. The Planning and Zoning Commission received many comments from the public and voted 4-3 to recommend that the Town not allow the building to be demolished.

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 was 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. Given the high groundwater table, the elimination of the sump pump will require a number of actions including raising the basement floor of the building which will 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 (estimate attached) is greater than the contracted sale price of \$85,000.

Subsequent to the Planning and Zoning meeting staff engaged in further discussions with Newport to reconsider options to retain and renovate the exiting building. Newport now proposes that it will buy the building for \$10,000 rather than \$85,000 per the original agreement because it estimates that \$97,155 in additional cost will be required to eliminate the potential vapor issue.

In addition, Newport requests to modify the profit-sharing provision and the closing date. The profit sharing and timing of improvements required that by March 31, 2020, Buyer shall invest a minimum of \$75,000 plus any insurance proceeds paid to Buyer pursuant to section 7.1 (in case of an insurance claim by the Town in the intervening period) in renovations and, if necessary, environmental remediation to the main building and grounds at 861 Farmington Avenue and it will demolish the garage. If Buyer resells the property at 861 Farmington Avenue within 5 years of the closing date, it shall pay the Seller additional consideration equal to 50% of the net profits of the sale if it occurs in years 1 or 2, 40% if in year 3, 30% in year 4 or 20% if in year 5 which shall be determined by taking the sales price and deducting the purchase price and the documented costs of any improvements, remediation and demolition of the garage.

The proposed profit-sharing provision is that profit sharing with the Town will not be time limited. Newport would receive the first \$50,000 of sales profits, with sales profits calculated as; sales price less costs for acquisition, remediation, demolition and renovations. The remaining profits would be shared on a 50/50 basis between Newport and the Town of Berlin. Newport agrees to close on the purchase of 861 Farmington Avenue on or before the date it closes on 903 and 913 Farmington Avenue, to commence construction within 90 days of closing subject to granting of necessary approvals within that period and to complete construction on its improvements within 7 months of start of construction. Improvements to be completed by Newport are elimination of the sump pump in the basement, relocation of utilities from the existing basement, renovation of the interior of the building to modernize the space including combining the two rental units on the first floor into one, renovation of the existing apartment, retaining of the existing façade and demolition of the garage.

The action needed is to authorize the Town Manager to enter into an amendment to the contract with Newport Realty to adjust the price to \$10,000 and to modify the closing date, renovation and profit-sharing provisions.

Action

Move to authorize the Town Manager to enter into an amendment to its contract with Newport Realty Group LLC regarding the sale of 861 Farmington Avenue to reduce the price to \$10,000 and to modify the closing date, renovation and profit-sharing provisions, subject to review and approval of the amendment by Corporation Counsel.

Attachments:

1. 8-24 Notice of Decision and Minutes pertaining to 861 Farmington Avenue
2. Estimate of the cost of eliminating the sump pump in the basement of 861 Farmington Avenue.
3. Newport proposal to amend the purchase agreement for 861 Farmington Avenue.
4. Emails and letters to the Planning & Zoning Commission

Prepared By:

Chris Edge, Economic Development Director,
Jim Mahoney, Economic Development Coordinator
Maureen Giusti, Town Planner



Town of Berlin

Planning and Zoning Department

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

Planning and Zoning Commission
Zoning Board of Appeals
Conservation Commission
Historic District Commission

TOWN OF BERLIN

NOTICE OF DECISION

**SUBJECT: Connecticut State Statutes Section 8-24 Review and Recommendation
to the Town Council Regarding Demolition of 861 Farmington Avenue**

At a Special Meeting held on April 16, 2020, the Planning and Zoning Commission considered the request of the Town Council for review per Section 8-24 of the Connecticut General Statutes regarding the demolition of 861 Farmington Avenue and took the following action:

The motion made by Commissioner Jorsey and seconded by Commissioner Zigmont carried with a 4 to 3 vote to forward to Town Council a recommendation to not allow demolition of 861 Farmington Avenue.

Voting in favor: Commissioners Jorsey, Rogan, Zigmont, Veley

Voting in opposition: Commissioners Biella, Wollman, Holtman

Maureen K. Giusti, AICP

Acting Town Planner / Zoning Enforcement Officer

Berlin Planning and Zoning Commission

Meeting Minutes – April 16, 2020

I Call to Order

The Berlin Planning and Zoning Commission held a virtual Special Meeting on April 16, 2020. The meeting was called to order at 5:30 p.m.

In attendance:

Chairwoman Joan Veley

Commissioners Diane Jorsey; Curtis Holtman; Brian Rogan; Steve Wollman; Tim Zigmont

Alternate Commissioner Steve Biella, Jr. (seated)

Staff

Acting Town Planner/ZEO Maureen Giusti

Town Counsel Jennifer Coppola

Economic Development Coordinator James Mahoney

Excused

Commissioner Jon Michael O'Brien

II Approval of Minutes

a. April 2, 2020

Commissioner Jorsey moved to approve the minutes, as presented.

Commissioner Wollman seconded the motion which carried unanimously.

Ms. Giusti polled the commission.

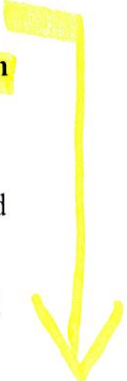
Voting in favor: Commissioners Holtman, Jorsey, Zigmont, Rogan, Wollman, Biella,
Veley

III Commission Business

a. In accordance with Connecticut General Statute 8-24, review and recommendation to the Town Council regarding demolition of 861 Farmington Avenue

Ms. Giusti reviewed the background and purpose of this review. She stated additional documents about the agenda item had been received and those communications will be read into the record this evening.

Attorney Coppola asked if there were any questions regarding the narrative that Ms. Giusti had just provided. There were no questions.



Chairwoman Veley stated as there were no questions, communications received regarding the agenda item will be read into the record, noting they were being read without regard to their order of arrival.

Ms. Giusti read communications from the following:

- 1) Linda Cimadon
- 2) Tom Melissa Ottoman
- 3) Garrison, 41 Langdon Court
- 4) Sam Pethigal
- 5) Tracy Ann Cappella
- 6) Nancy Moran
- 7) Lisa Dorfman
- 8) Patricia Rozinski
- 9) Heidi Knox
- 10) Peter Agostini
- 11) Sally Caleandri
- 12) Andra Millard
- 13) Lorraine Stub
- 14) Leardi
- 15) Marian McKeon
- 16) Loraine Stub
- 17) Dennis Kern
- 18) Maureen Sites
- 19) Sandy L
- 20) A phone message - Apollo, Kramer Drive
- 21) Mike

Attorney Coppolo read the following:

- 22) John Russo
- 23) John Gustafson
- 24) Walter Parker
- 25) Susan Gouda
- 26) Danielle Wynn
- 27) Nancy Moran – Cathy Lopolla
- 28) Bev Harris
- 29) Robert Zipadelli
- 30) Art Kavan
- 31) Diana Horvac
- 32) Michael Cavaleri
- 33) Loraine Stub
- 34) Gary Schmidt

Each of the communications stated support for the preservation of the building at 861 Farmington Avenue.

Ms. Giusti stated the documents read had been received and printed prior to the meeting's beginning time and will be posted with other meeting information.

Economic Development Coordinator James Mahoney and Mr. Mark Lovley, Newport Realty, developer of the site, were both online.

Chairwoman Veley stated her understanding at the time of the transaction of the sale of the property, it was understood that the building at 861 Farmington Avenue would be preserved due to its historic meaning and it was considered to be worth saving. She asked why it was now being proposed to be demolished and if remediation could be the issue.

Mr. Mahoney presented an overview, summarizing the following points. Mr. Mahoney stated there is a problem with contaminated ground water emitting from the site. Approvals have been appealed. Loreiro Engineering has advised that the vapors are hazardous. Alternatives for the elimination of a sump pump would be to raise the floor; relocate utilities; and install environmental control measures. A re-evaluation of costs and an historic assessment of the building resulted in Newport Realty's requesting demolition of the building. Brian Humes, consulting architect for the Town of Berlin, has provided his opinion the building is not historically significant. The State of Connecticut Historic Preservation Commission did not object to its demolition; Town Staff's opinion was to allow demolition of the building. He said the project has had three 8-24 reviews – one for its acquisition; one for the sale to Newport Realty, and this one for the request to demolish the building. He stated the building has its merits; however, there is difficult decision involved due to its vapor problem and state of repair which is above average. A new building's design with architectural features will provide leasability.

Mr. Mark Lovely, Newport Realty, stated it had been their intention to preserve the building; however, 848 Farmington Avenue is flooding the basement at 861 Farmington Avenue and its foundation is not stable. It is their intention to build a brick façade on the new building.

Commissioner Zigmont stated the building has historical value and should be re-done and dedicated to deserving Berlin residents.

Commissioner Wollman stated the plan has changed drastically since the Town and Newport Realty originally reviewed the plans. He stated the town's architectural consultant and the state's preservation commission have stated the building has no historical value. Environmental safety is a significant concern. The commission must be careful not to set a precedent.

Commissioner Jorsey asked if some of the brick façade could be preserved.

Mr. Lovely stated he was uncertain if the original brick could be saved. He stated the goal is to have the building look like the original building.

Commissioner Jorsey stated the environmental issues should have been recognized by the town earlier in the process. She stated she supports the preservation of the building to be consistent with the Plan of Conservation and Development. She asked if the communications that had been read into the record this evening would be forwarded to the Town Council.

Ms. Giusti said the communications will be incorporated into the record and forwarded to the Town Council.

Ms. Giusti polled the commission to determine if there were any additional comments.

Commissioner Holtman:	No additional comment.
Commissioner Jorsey:	No additional comment.
Commissioner Zigmont:	In favor of keeping the building as it has historical significance.
Commissioner Rogan:	No additional comment.
Commissioner Wollman:	The commission must be careful not to set a precedent.
Commissioner Biella:	No additional comment.
Commissioner Veley:	As noted in Mr. Mahoney's testimony, the contamination comes from a different site; the commission must be careful not to set a precedent.

Commissioner Jorsey moved to forward an unfavorable recommendation to the Town Council regarding the demolition of 861 Farmington Avenue as it not consistent with the Plan of Conservation and Development.

Commissioner Zigmont seconded the motion which carried four in favor to three opposed.

Voting in favor: Jorsey, Zigmont, Rogan, Veley

Voting in opposition: Holtman, Wollman, Biella

III b. Discussion request by The Military Experience Museum, Inc. for use of properties on the Chamberlain Highway at Map 30-2, Block 74, Lot 37 owned by 76 Chamberlain Highway LLC and Lot 39 owned by Meadow Haven Inc.

Director of Economic Development Chris Edge was unable to attend this meeting.

No action taken.

IV Public Hearing (Continued)



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



April 27, 2020

Mr. Arosha Jayawickrema
Town of Berlin
240 Kensington Road
Berlin, CT 06037

RE: Revised Purchase Offer for 861 Farmington Avenue – Berlin, CT

Dear Mr. Jayawickrema:

Pursuant to previous correspondence and dialogue concerning the property located at 861 Farmington Avenue – Berlin, we have determined through our due diligence that the most economically feasible approach would have been to demolish the existing building and garage located on this property, and construct a new building. However, based on the public's strong feedback to maintain the main building, and along with the recent vote by Berlin's Planning and Zoning Commission to not permit demolition, Newport Realty Group (NRG) will consider purchasing this property and not pursuing demolition.

If we agree to proceed, NRG would commit to making the necessary investment to remediate the environmental matters affecting the property caused by groundwater migration from 889 Farmington Avenue, generally; "sealing-off" the basement, and relocating all utilities from the basement to the main level. NRG would also renovate the interior commercial space on the first floor, as well as the second-floor apartment to prepare these demised spaces for new tenants. The garage would be demolished to provide additional necessary parking. There would also be work done to repair / replace asphalt, enhance landscaping, and other improvements to repair the existing porches and repair / replace doors located at the rear of the building.

Although the purchase contract between Newport Realty Group and the Town of Berlin describes the purchase / sale price of 861 Farmington Avenue as \$85,000, the expenses just for environmental remediation exceeds the contract price. NRG has previously submitted a quote of \$97,155 for remediation and relocation of the utilities.

In the following, please find our proposed purchase terms:

1. **Purchase price:** \$10,000.00
2. **Closing:** Shall occur simultaneously to the contemplated closing of the properties located at 903 and 913 Farmington Avenue - Berlin
3. **Garage:** NRG shall be permitted to demolish the garage located on the subject property

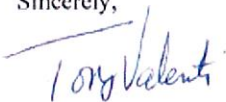
P 860.276.8068 • F 860.621.5810 • 710 Main St, Suite 11 • Plantsville, CT 06479 • www.newportrealtgroupct.com

Commercial and Residential Builders and Developers

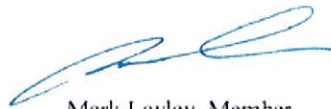
4. **Remediation:** Shall be coordinated and paid for by NRG
5. **Sale Restriction:** NRG shall have no restrictions imposed by the Town on the future sale of 861 Farmington Avenue
6. **The Environmental Land Use Restriction (ELUR):** Shall be paid for and provided by the Town of Berlin
7. **Ongoing Monitoring:** If necessary, the Town of Berlin shall be responsible for the scope and cost of work for ongoing monitoring. NRG shall agree to any reasonable easements and / or agreements necessary

Please do not hesitate to contact us if you should have questions or need any additional information. We look forward to your reply and we appreciate your consideration.

Sincerely,



Tony Valenti, Member
Newport Realty Group, LLC



Mark Lovley, Member
Newport Realty Group, LLC

mgjusti

From: Linda Cimadon <linda.cimadon@gmail.com>
Sent: Thursday, April 16, 2020 2:43 PM
To: mgjusti
Cc: Lorraine Stub
Subject: 861 Farmington Avenue

Dear Ms. Giusti,
I respectfully ask that the letter below be read at tonight's meeting.
Linda Cimadon
Owner of 1416 Farmington Avenue
Berlin, CT 06037

Dear Planning & Zoning Members,
I am a member of the Berlin Historical Society. Having lived in Berlin most of my life and having been on the Town Council in the past, I am familiar with Berlin's buildings. I fully understand the costs that can be associated with maintaining any old building because I grew up in a home in Berlin that was built in 1856 and that my brother and I still own. Plus I was on the Berlin Town Council when the Meetinghouse was a major issue in town.

You only have to look at the surrounding towns which have used their older building history to bring tourists to town and to lift up their economy. New England has a unique history of which local Connecticut towns can benefit from with the proper tourism incentives. What I have learned is that the town of Berlin can definitely prosper by maintaining older buildings. At some point, tourism will come back after this pandemic. It would behoove Berlin to be on the cutting edge of reopening our history to others who come to New England for history.

Moving in retirement to South Carolina I learned that there are many communities here in SC that regret not having saved their buildings. Buildings offered on tours to sight seeing tourists and history buffs are usually replicas of buildings of the passed. Some buildings due to war and earthquakes were damaged and not salvaged; while other buildings could have been saved but were not. What I often hear permanent residents from New England say is that the docents here in SC do a great job of explaining the history, but it is sad that the actual buildings original to the times were not saved. We are unique in New England. Do not lose the chance to save an exceptional property. With the help of the historical society, there may be other ways to save this building. They are a very active, passionate group and have raised Berlin history up to a level which has made all residents proud. When the new Kensington Village is developed behind this building, this building will be a true piece of history added to the town in addition to Berlin's Worthington Ridge area and the beautiful churches to share with visitors who can economically enhance the Town of Berlin. We may have lost the original train station to fire, but the station and the village will still be used to bring in tourists to Berlin. Let that area not be the only area a tourist wants to see. Develop Berlin's history in conjunction with the Berlin Historical Society. Explore the options before sending in a demolition crew, please.

Sincerely,
Linda Cimadon
1146 Kiawah Loop
Murrells Inlet, SC 29576
843-215-4711 (home)
860-965-6788 (cell)

mgjusti

From: Peter Garrison <popsgolf@sbcglobal.net>
Sent: Thursday, April 16, 2020 2:32 PM
To: mgjusti
Subject: 861 Farmington Ave

April 16,2020

To; Planning & Zoning Chairperson,

We are asking that you stay with the plan to save the building at 861 Farmington Ave Kensington,CT. and do the remediation needed in the basement. The buildings brick work is just like the former Kensington Firehouse (Joel's). With the keeping of these two buildings it would make a good historical start for the revitalization of the area.

With the loss of our historical "railroad station" ,we really need to preserve the remaining buildings in the area for future generations to see.

Respectfully Submitted,

Jean & Peter Garrison, 41 Langdon Court, Kensington

mgjusti

From: Tom Pethigal <ppethigal@hotmail.com>
Sent: Thursday, April 16, 2020 2:25 PM
To: mgjusti
Subject: Farmington Ave. building

Hi my name is Pam Pethigal This is in regards to 861 the brick building on Farmington avenue. I urge the town not to demolish another historic building in our town. One would think you learn by the mistakes of the past. Small towns are defined by their unique character from their past history.

A large part of the history of this town was built around the Brickyards, we need to preserve the unique brick buildings that are left in town. Save our history don't destroy another Historic building.

Thank you.

Pam Pethigal

Sent from my iPhone

mgjusti

From: Thomas Ottman II <tmo2@fastmail.com>
Sent: Thursday, April 16, 2020 2:40 PM
To: mgjusti
Subject: Please preserve 861 Farmington Avenue!

Dear Maureen, and members of the Planning and Zoning Commission,

We are writing to voice our opposition to the demolition of the building at 861 Farmington Avenue.

Our favorite buildings in town are the old ones. Many of the businesses in our region are owned by large chains. We think that it is important to preserve older buildings when possible. They add beauty and variety to what we see each day.

We are both members of the Berlin Land Trust, and one of us is a member of the Historical Society. We think that the preservation of land and architecture add much to the appeal of our town, and to the happiness of our residents.

Thank you very much,

Tom Ottman and Melissa Davis

53 Westview Terrace, Berlin

mgjusti

From: Tracy Capello <inaugustatmidnight@sbcglobal.net>
Sent: Thursday, April 16, 2020 2:16 PM
To: mgjusti
Subject: Proposed Demolition of 861 Farmington Avenue

Dear Maureen,

I am writing to appeal the proposed demolition of the beautiful historical building located at 861 Farmington Avenue.

I grew up in rural Berlin in the 1960's-70's. My family lived at 5 Hudson Street. I support the movement to keep our quaint, significant old structures intact, which also supports the current revamping efforts of the downtown area. Everything possible should be done to preserve Berlin's past, particularly on the main drag, Farmington Avenue.

We have already lost our gorgeous old train station due to fire. Please do not let this other piece of historical architecture fall to the wayside. That would be a tremendous loss for our town. There are not too many such buildings left.

Thank you in advance for your careful consideration to keep Berlin's iconic past alive for us, and for future generations.

Sincerely,
Tracy (Antanaitis) Capello

mgjusti

From: Lisa Dorfman <ldorfman7@gmail.com>
Sent: Thursday, April 16, 2020 1:33 PM
To: mgjusti
Subject: 861 Farmington Ave

Dear Ms. Giusti,

I implore you to help preserve Berlin History. 861 Farmington Ave has a place in history that should not be forgotten. Destruction of this building will obliterate all memories that should frankly be held in high regard as a place made proudly with Berlin brick. Instead this building should be incorporated in the town plan to refurbish Kensington Village.

Your kind consideration concerning this issue will be appreciated by my generation and those that follow.

Very truly yours,

mgjusti

From: Nancy Moran <nanmoran@snet.net>
Sent: Thursday, April 16, 2020 2:03 PM
To: mgjusti
Cc: Sallie Callandri; L. Stub; nanmoran@snet.net
Subject: 861 Farmington Ave, Berlin CT

Dear Ms. Giusti,

I have been studying the robust Berlin Brick industry for two years. There were 13 different sites in Berlin that hosted brick-making plants. These sites were owned by at least 26 different people over time. Hundreds of millions of brick were produced here. Hundreds of people were employed, many whose families still live here. Look around town, there are many testaments to this robust industry, including the claypits we simply think of as ponds. More than double of what we see today have since been filled in. Our town was dotted with brick factories, drying sheds, clay pits and the dedicated, hardworking people that made it all happen.

861 Farmington Avenue is a marvelous example of the robustness and beauty of Berlin brick. It is a sentinel to many of the brickyards that sat just north and east of it. In fact, 9 of these brickyards were no farther than 1/2 to 3/4 of a mile away from it. The largest of the brickyards, Merwin, was just in the backyard.

To love where you live, you must love and respect its history. You need to feel pride in it. Sometimes the people or the businesses are gone, but the testaments of their history and contribution survive. Making brick was hard work. It required strength and fortitude. Sometimes it stole lives. Yet, examples of the value exist. 861 Farmington Avenue is one of these.

Berlin has a long, rich history. It should have features that represent that. It should retain some of its character. Many of us have personally saved old structures, myself included. It takes time and patience. It takes money and vision. But what you have in the end is so worth it. You have given homage to the people who have lived there, helping shape the history of our town. Let's save the brick industry sentinel and not let 861 Farmington Avenue become another example of disrespecting the past. Please encourage the Town Council to do the right thing here - save 861 Farmington Avenue.

Nancy A Moran
695 Worthington Ridge
Berlin, CT

mgjusti

From: P E Sterling <pesterl@yahoo.com>
Sent: Thursday, April 16, 2020 1:29 PM
To: mgjusti
Subject: 861 Farmington Ave

Dear Ms Giusti

Just received a note that the town is thinking of tearing down 861 Farmington Ave. I do understand the cost of fixing the building seems large but to lose another historically important building in Berlin would really be a tragic thing. This building built to mirror the old Fire Department building a way of honoring the sacrifice of the fire department. Saving this building is a way to honor the Fire department and all those who have given so much to Berlin over the years.

The loss of the train station an icon of Berlin to build a ugly useless structure with no restrooms, no one to help you and the feel of a cold structure not the warm welcoming feel of the old train station.

Looking at old pictures of Berlin there have been many beautiful old structures that have been lost over time. You have the opportunity to save a structure that helps make Berlin feel like home over time it will be money well spent and will keep Berlin a charming old New England town.

Thank you for your consideration.

Patricia Sterling Brzezinski

mgjusti

From: Heidi Kropf <heidi.kropf@yahoo.com>
Sent: Thursday, April 16, 2020 1:02 PM
To: mgjusti
Subject: 861 Farmington Ave

To Berlin Planning and Zoning,

I hope the building at 861 Farmington Ave made from our own Berlin bricks will be saved from demolition. It is one of the few remaining businesses on Farmington Ave that represents Berlin's proud brick making history and exemplifies the quaintness that we all hoped would be achieved by the creation of Kensington Village. This building is not just beautiful but it is architecturally and emotionally important to our town. How can we expect our residents to have pride of place if we care so little about our history? My grandfather was one of the many immigrants who worked in Berlin's brick industry and I always felt pride in the durability of the bricks they made. Does anyone care about or feel pride in the ugly strip malls that sadly now define our business district? Please save this building.

Respectfully,

Heidi Kropf
225 Ellwood Rd
Kensington

mgiusti

From: Peter A. Agostini <peter.agostini@nbt.us.com>
Sent: Thursday, April 16, 2020 12:50 PM
To: mgiusti
Subject: 861 Farmington Ave

Dear Board,

I am requesting that you do not demolish 861 Farmington Ave and place it as part of the new Complex. It is one of the few old building in town. I still feel the pain of the train station being burn down and "No one knows what happened". My mom was born in this town(On Lower La,) and it would be ashame to tear it down. Please support its preservation.
Thank YOU

Peter A. Agostini
654 Orchard Rd.
Kensington

New Britain Transportation Co
President

mgiusti

From: Sallie Caliandri <scaliandri@comcast.net>
Sent: Thursday, April 16, 2020 12:16 PM
To: mgiusti
Cc: 'Lorraine Stub'; 'Nancy Moran'; 'Joe Kierwiak'; 'Joe Kierwiak'
Subject: 861 Farmington Ave.

Hi Maureen,

I already sent a letter to the Town Council regarding the proposed demolition of 861 Farmington Ave. but I feel compelled to write again. The destruction of this historic building is completely unnecessary and further reduces our inventory of historic buildings along the Farmington Avenue corridor. What would replace it-another contemporary structure? We have a number of those already. What grounds the town is reminders of its history. That building is built from clay mines right in the area, by town residents whose descendants still live here. What a slap in the face of those who struggled to survive during the depression. These are tough times, but we've been through them before and managed. Shame on us if we take the easy way out now.
Sallie Caliandri

mgjusti

From: AndraLou Millerd <milleal@comcast.net>
Sent: Thursday, April 16, 2020 12:07 PM
To: mgjusti
Subject: Fwd: Audience of Citizens - P&Z April 16, 2020 Meeting
Attachments: 861 Farminton Ave.docx

Hi Maureen - I sent my letter from January 2020 to Joan Veley this morning.

Andra

----- Original Message -----

From: AndraLou Millerd <milleal@comcast.net>
To: Joan Veley <jdveley@gmail.com>
Date: April 15, 2020 at 5:03 PM
Subject: Audience of Citizens - P&Z April 16, 2020 Meeting

Hi Joan - would you see that the attached letter is read into Audience of Citizens at tomorrow nights Planning & Zoning Meeting. It's my understanding that this property (861 Farmington Ave.) will be discussed.

Thank you Joan.

Andra

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

Town Manager Aroscha 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 <mkaaczynski@town.berlin.ct.us>; Aroscha 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 Glusti 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 fileing 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

mgusti

From: L Stub <lstub@comcast.net>
Sent: Thursday, April 16, 2020 12:04 PM
To: mgusti
Subject: 861 Farmington Avenue

You may be getting email appeals from a bunch of people today. I made a last ditch effort to get the people who care to advocate for the building by sending appeals to you.

We are getting a lot of support on FB - but need these people to email.

Lorraine

mgjusti

From: RICH GAGLIARDI <drgag@comcast.net>
Sent: Thursday, April 16, 2020 11:48 AM
To: mgjusti
Subject: 861 Farmington Avenue

Hello Maureen

Please do not move forward with the demolition of 861 Farmington Avenue. This is a historic building on Farmington avenue that should be preserved by the town the Berlin.

What options were explored for keeping this building? I have seen no public discussion in the papers about this matter. If money is short, than the citizens in town should be given the option to raise funds for preservation.

This matter should be tabled until members of the community have sufficient time to develop other options to preserve this beautiful building.

Richard Gagliardi
1278 High Road
Kensington, CT 060387

860-803-1439

drgag@comcast.net

mgjusti

From: Marion Bingiel <mlamb4266@yahoo.com>
Sent: Thursday, April 16, 2020 11:39 AM
To: mgjusti
Subject: 861 Farminton Ave.

Dear Ms. Giusti,

Please do anything and everything in your power to help save this building.

Thank You

Marion McKeon
193 Percival Ave
Kensington, CT

mgjusti

From: L Stub <lstub@comcast.net>
Sent: Wednesday, April 15, 2020 2:42 PM
To: Joan Veley; Diane Jorsey; Brian Rogan; Jon M. O'Brien; Curtis S. Holtman; Timothy Zigmont; Steve J. Wollman; Steven Biella
Cc: mgjusti; Joan & Scott Veley; Susan Skene
Subject: 861 Farmington Avenue

To the members of Planning & Zoning Commission:

Maureen Giusti has informed me that Planning & Zoning will be discussing possible demolition of 861 Farmington Avenue at your meeting April 16th. The historic community in Berlin has promoted the preservation of this building ever since we were asked to participate in the initial downtown planning workshop meetings. Results of those workshops overwhelmingly showed that keeping a small town historic look to our downtown was imperative. No one wanted to see a design that did not include preservation of buildings like 861 that have local historic merit. As we've illustrated before, the design of that brick building specifically mirrors and compliments the original Kensington Fire Station. Both were built with Berlin Brick - an iconic building material produced here when Berlin was the center of the brick industry.

While this building is not on the state or national registers of historic properties, we would say within our town history this building has historical significance as the original Star Restaurant, an iconic political and community meeting place from the days when politicians of both parties regularly broke bread together. Also, to have two similar brick buildings in close proximity lends a sense of place to the newer development that will rise behind these buildings. It is against all enlightened downtown planning to demolish buildings with historic character. We've all learned a lot since the urban renewal days that destroyed New Britain and other downtowns.

When the town first talked about buying 861, we were assured numerous times there was no plan to tear down the building. It was to be sold to Newport who would be under legal obligation to restore and rent it. Now that the remediation of the Kensington Village site has become a bit more complicated, the town wants to demolish the building. We ask that you respect the input of all of us who spent hours of our time helping to shape what a revitalized downtown should look like. We ask that you follow the POCD mandate to preserve our heritage, and the CLG (Certified Legal Government) standards the town agreed to for promoting historic preservation.

This building should be restored and reused. It has local historical/architectural significance and will contribute to preserving a sense of place on Farmington Avenue.

Thank you for listening.

Lorraine Stub
Vice Chair, Historic District Commission Secretary, Berlin Historical Society

mgiusti

From: Dennis Kern <kernandkern@gmail.com>
Sent: Thursday, April 16, 2020 2:57 PM
To: mgiusti
Subject: Fwd: 861 Farmington Avenue, Kensington, Connecticut

Per Attorney Kern:

Dear Maurcen:

I am strongly opposed to the demolition of 861 Farmington Avenue.

This is a historic building occupying a visible place in the heart of Kensington Village.

The new should mix with the old if the new is to be part of Kensington Village. We shouldn't destroy the area of Kensington Village in order to reclaim it or repurpose it.

What will be left of Kensington Center both visually and culturally and historically if the Town is allowed to demolish this building.

Look around Main Street and Farmington Avenue. There are very few historical structures left. There is a place we should preserve as we improve.

We have already lost several other vintage structures with the expansion of the Dairy Queen parking lot, the demolition associated with the Kensington Village development and the fire at the Berlin Train Station. Enough is enough.

Thank you,

Dennis L. Kern

--

Law Office of Kern & Kern, LLC
33 Kensington Road
Kensington, CT 06037
Telephone: 860-828-9950 ext. 0
Fax: 860-828-4367
E-mail: kernandkern@gmail.com
Website: www.kernandkernlaw.com

mgjusti

From: Maureen Guite <mguite@comcast.net>
Sent: Thursday, April 16, 2020 3:04 PM
To: mgjusti
Subject: 861 Farmington Ave

There is a lot of Berlin History in that building and I believe it should be preserved. If it is restored I think it would add to the appeal of The Avenue.

My vote is definitely to restore it.

Maureen Guite

mgjusti

From: Sandy Contino <sandycontino@yahoo.com>
Sent: Thursday, April 16, 2020 3:12 PM
To: mgjusti
Subject: Keeping the Old Star Rest. building

Please keep some of the history of older buildings in Berlin. Living in town all my life this building holds a lot of memories. Not only for me but with real Berlinites. The train station is gone and that can never be replaced only by memories. Keep this building it is a sin to get rid of the past. Money is spent on stupid stuff so take the time and clean up this area so it can be used again just like the old KVFD. Hopefully someone will buy the old Labieniacs building before the town wants to tear another historic building to make way for progress? Please keep this building!!

mgjusti

From: Jon Rousseau <roussjp@gmail.com>
Sent: Thursday, April 16, 2020 4:07 PM
To: mgjusti
Subject: 861 Farmington Ave

Hello,

I'm writing to voice my concern over the demolition of the building at 861 Farmington Ave. As a fairly new resident to Kensington one of the things that drew me here was the look and feel of the town. So many towns lost their character during the 1960's and 1970's when historic and attractive buildings were replaced by newer and more "modern" buildings, that now look horribly outdated. Berlin has done a good job balancing it's history and current needs and I feel the demolition of this historic building strictly because the garage needed to be taken down would be very short sighted.

Thank you,
Jon Rousseau

mgjusti

From: L Stub <lstub@comcast.net>
Sent: Wednesday, April 15, 2020 2:42 PM
To: Joan Veley; Diane Jorsey; Brian Rogan; Jon M. O'Brien; Curtis S. Holtman; Timothy Zigmont; Steve J. Wollman; Steven Biella
Cc: mgjusti; Joan & Scott Veley; Susan Skene
Subject: 861 Farmington Avenue

was posted

To the members of Planning & Zoning Commission:

Maureen Giusti has informed me that Planning & Zoning will be discussing possible demolition of 861 Farmington Avenue at your meeting April 16th. The historic community in Berlin has promoted the preservation of this building ever since we were asked to participate in the initial downtown planning workshop meetings. Results of those workshops overwhelmingly showed that keeping a small town historic look to our downtown was imperative. No one wanted to see a design that did not include preservation of buildings like 861 that have local historic merit. As we've illustrated before, the design of that brick building specifically mirrors and compliments the original Kensington Fire Station. Both were built with Berlin Brick - an iconic building material produced here when Berlin was the center of the brick industry.

While this building is not on the state or national registers of historic properties, we would say within our town history this building has historical significance as the original Star Restaurant, an iconic political and community meeting place from the days when politicians of both parties regularly broke bread together. Also, to have two similar brick buildings in close proximity lends a sense of place to the newer development that will rise behind these buildings. It is against all enlightened downtown planning to demolish buildings with historic character. We've all learned a lot since the urban renewal days that destroyed New Britain and other downtowns.

When the town first talked about buying 861, we were assured numerous times there was no plan to tear down the building. It was to be sold to Newport who would be under legal obligation to restore and rent it. Now that the remediation of the Kensington Village site has become a bit more complicated, the town wants to demolish the building. We ask that you respect the input of all of us who spent hours of our time helping to shape what a revitalized downtown should look like. We ask that you follow the POCD mandate to preserve our heritage, and the CLG (Certified Legal Government) standards the town agreed to for promoting historic preservation.

This building should be restored and reused. It has local historical/architectural significance and will contribute to preserving a sense of place on Farmington Avenue.

Thank you for listening.

Lorraine Stub
Vice Chair, Historic District Commission Secretary, Berlin Historical Society

To the members of Planning & Zoning Commission:

Maureen Glusti has informed me that Planning & Zoning will be discussing possible demolition of 861 Farmington Avenue at your meeting April 16th. The historic community in Berlin has promoted the preservation of this building ever since we were asked to participate in the initial downtown planning workshop meetings. Results of those workshops overwhelmingly showed that keeping a small town historic look to our downtown was imperative. No one wanted to see a design that did not include preservation of buildings like 861 that have local historic merit. As we've illustrated before, the design of that brick building specifically mirrors and compliments the original Kensington Fire Station. Both were built with Berlin Brick - an iconic building material produced here when Berlin was the center of the brick industry.

While this building is not on the state or national registers of historic properties, we would say within our town history this building has historical significance as the original Star Restaurant, an iconic political and community meeting place from the days when politicians of both parties regularly broke bread together. Also, to have two similar brick buildings in close proximity lends a sense of place to the newer development that will rise behind these buildings. It is against all enlightened downtown planning to demolish buildings with historic character. We've all learned a lot since the urban renewal days that destroyed New Britain and other downtowns.

When the town first talked about buying 861, we were assured numerous times there was no plan to tear down the building. It was to be sold to Newport who would be under legal obligation to restore and rent it. Now that the remediation of the Kensington Village site has become a bit more complicated, the town wants to demolish the building. We ask that you respect the input of all of us who spent hours of our time helping to shape what a revitalized downtown should look like. We ask that you follow the POCD mandate to preserve our heritage, and the CLG (Certified Legal Government) standards the town agreed to for promoting historic preservation.

This building should be restored and reused. It has local historical/architectural significance and will contribute to preserving a sense of place on Farmington Avenue.

Thank you for listening.

Lorraine Stub
Vice Chair, Historic District Commission Secretary, Berlin Historical Society

mgjusti

From: Walt Parker <walpar@hotmail.com>
Sent: Thursday, April 16, 2020 4:35 PM
To: mgjusti
Subject: Save 861 Farmington Ave

Please do not demolish this historic piece of Berlin. Once it is gone it is gone FOREVER. It has charm.

Walt Parker, 34 Bannan Lane

mgjusti

From: Michael Vignone <michael.vjackofalltrades@gmail.com>
Sent: Thursday, April 16, 2020 3:49 PM
To: mgjusti
Subject: 681 Farmington Avenue

Hello Mrs. Giusti,

I am writing this email to you today in hopes of sharing a brief younger persons point of view on historic buildings such as 681 Farmington Avenue.

I am 16 and have been living in Berlin for my whole life, just as my father had. He shared many stories with me about the town of Berlin that he grew up with and remembered. However, many of the things he remembered have been changed, or are no more. If the choice is made to demolish the current historic building at 681 Farmington Avenue it will be just another building that I will tell my kids about, rather than them being able to see it for themselves.

Although I do understand the push for revitalizing Berlin and bringing in modern places that will bring people back, we must also maintain some of our roots, to show not only where we are now, but where we started. And if the building is taken down there will be one less item to connect the generations to come to how the town they love got started.

I understand that the cost to support this building is not small, however to preserve the few remaining historic buildings for Berlin there should be no price limit. Therefore, rather than taking the easier way of swing the wrecking ball to anything that shows a challenge, I encourage all of the town government to explore new solutions to your issues that will not only be beneficial to the modern Berlin but also promote the important history of the town.

Please consider not demolishing this building. It may also be a good item to do a "town bonding experience" to refresh the Insides(what a normal person can do of course) after Covid 19 fears are no more. Many people I believe are willing to do a event like this if the option is put out.

Thank you for you time and stay safe.

Michael Vignone

mgjusti

From: Susan Bruzik <sbruzik@sbcglobal.net>
Sent: Thursday, April 16, 2020 4:35 PM
To: mgjusti
Subject: 861 Farmington Ave

Hello Maureen,

A quick email to plea for the preservation of this building. History is so important and this building is worth the money to preserve. Once gone, always gone.

Southington was going to demolish the Gura building some years ago. Residents wanted it preserved. The town made a deal with the Art community and the building is saved and used for arts, education, lessons.

It wa a win win. Kensington is quaint and needs the history preserved.

Respectfully,
Sue

mgjusti

From: John G. Home email <cva40@comcast.net>
Sent: Thursday, April 16, 2020 4:30 PM
To: mgjusti
Cc: L Stub
Subject: 861 Farmington Ave.

Dear Ms. Giusti,

As lifelong resident of Berlin, I implore you to do whatever is necessary to preserve this valuable architectural and historical asset. Looking at Farmington Avenue over the years, it has become disappointing mishmash of tasteless architecture, poor integration, purposelessness and bad design; it says nothing complementary about the town and because of its blandness with few exceptions like 861 it could be anywhere. Therefore, would it not be lamentable to sacrifice a structure that really does represent some sense of history of this place? Yes of course, we do have The Ridge, but little else. Please preserve 861 and help Berlin from becoming just another "nice place to be from."

Sincere kind regards,

John Gustavsen
159 Lincoln St.

mgjusti

From: Danielle Wind <daniellewind1@yahoo.com>
Sent: Thursday, April 16, 2020 4:39 PM
To: mgjusti
Subject: 861 Farmington Ave.

Dear Members of the Planning and Zoning Board,

It would be such a shame to tear down 861 Farmington Ave. as a solution to save money. What we are saving in money we are losing in local history for our children and future generations.

It was heartbreaking enough to lose the Berlin train station, let's not lose this building as well.

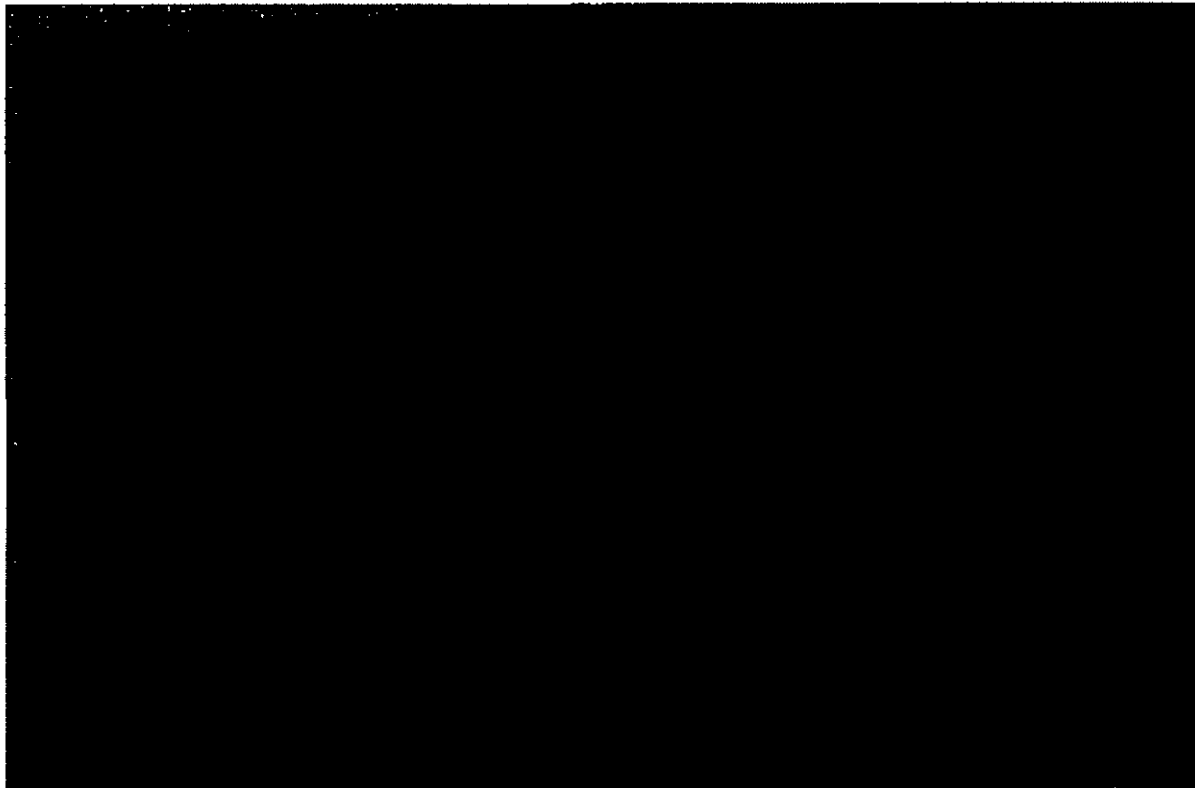
861 Farmington Ave. is such an important piece of Berlin history, made with Berlin brick. Let's cherish our history.

Danielle Wind
265 Percival Ave.
Kensington, Ct. 06037

mgusti

From: Nancy Moran <nanmoran@snet.net>
Sent: Thursday, April 16, 2020 4:45 PM
To: mgusti
Subject: Potential Design for 861 Farmington Ave
Attachments: PastedGraphic-2.pdf

This from Cathy Lapollo. She had discussed with you options for the redesign of this building. The attached rendering was done by Point One Architects for a similar aged building in New London. Cathy asked me to forward this on.



mgusti

From: Robert Zipadelli <robertzip@comcast.net>
Sent: Thursday, April 16, 2020 4:53 PM
To: mgusti
Subject: Meeting tonight Re: Star Rest./ Drain Doctor Bld. It would be a shame to destroy this Building. It's history to the town, to Farmington Ave. Architecture like this is hard to duplicate. The bricks used came from our own Brickyard. Which played such a c...

mgjusti

From: Don Harris <dcharris8@comcast.net>
Sent: Thursday, April 16, 2020 4:49 PM
To: mgjusti
Subject: 861 Farmington Avenue

Good evening, members of the Planning and Zoning Commission,

Thank you for your attention to this message. Please vote against the demolition permit for 861 Farmington Avenue. Berlin needs to keep such a handsome building as a tribute to the Berlin brick industry, and to the talented bricklayers who gave us buildings that have lasted many years longer than any built in recent history. To look at 861 Farmington Avenue, is to feel gratitude for the quality and craftsmanship of the past. In my 51-year residence here, I can honestly say that such a building is not only attractive and eye-catching, but also gives a feeling of solidity and permanence that we citizens want to present to the community. There are very few, if any, buildings being constructed now that will speak to the strength and pride of this town in future years. We must hold on to the special places that we still have as our gift to future generations.

Again, thank you for your consideration.
Beverly A. Harris
625 Lower Lane

mgjusti

From: Dianna Orvis <orvisdianna@gmail.com>
Sent: Thursday, April 16, 2020 5:09 PM
To: mgjusti
Subject: 861 Farmington Ave.

I am all for saving this landmark in the Town of Berlin/Kensington.

Member of the Historical Society.

mgjusti

From: artkvkn@comcast.net
Sent: Thursday, April 16, 2020 5:01 PM
To: mgjusti
Subject: Star Restaurant Building

Has too much Town History going back to the 1930's.. Over the years literally thousands an thousands of people have gone there.

This is a building that should be saved.

mgjusti

From: mgjusti
Sent: Friday, April 17, 2020 12:19 PM
To: Sally D.
Subject: RE: proposed demolition on Farmington Avenue

Ms. Dickson,
Your email has been received after the PZC considered the item (8-24 referral regarding 861 Farmington Avenue) at its meeting last evening.
Your email will be forwarded to the Town Manager to include in information for the Town Council, if allowed.
Thank you for your input,
Maureen

Maureen K. Giusti, AICP
Acting Town Planner / ZEO
Town of Berlin, CT

From: Sally D. <sallyshel@gmail.com>
Sent: Friday, April 17, 2020 9:51 AM
To: mgjusti <mgjusti@town.berlin.ct.us>
Subject: proposed demolition on Farmington Avenue

Maureen Giusti, Acting Town Planner

I would like to voice my opinion in support of preserving the building at 861 Farmington Avenue considered for demolition. The 1930s brick building helps give a sense of place to the Farmington Avenue streetscape. It is one of several buildings that survives from Berlin's past and adds character to what is our main commercial street. Historic structures can be an asset to a town in creating a sense of place. Berlin is an old community and it would be a shame to lose another reminder of our past after the regrettable loss of the train station. It is worth the investment to honor the agreement for its sale as part of the original plan for development of the area near the train station.

Sincerely,
Sally Dickinson
Kensington, CT

mgjusti

From: michael_cavaliere <michael_cavaliere@sbcglobal.net>
Sent: Thursday, April 16, 2020 5:14 PM
To: mgjusti
Subject: Building at 861 Farmington Avenue

Ms. Maureen Giusti, Acting Town Planner

I would vote to remediate and eventually sell this wonderful 90 year old building, due to its condition, aesthetic and historic value to the community. Of course, you can't get 'historic' back once it's gone.

Farmington Avenue is being improved greatly of late, and demolition of 861 would only move the town steps backward from the goal of an attractive, vibrant business setting.

Thank you.

Michael Cavaliere
401 Spruce Brook Road
Berlin, CT

[40 year resident]

mgjusti

From: L Stub <lstub@comcast.net>
Sent: Thursday, April 16, 2020 5:10 PM
To: mgjusti
Subject: 861 Farmington Avenue

Importance: High

It seems we have a dozen or more letters emailed to you this afternoon in support of NOT demolishing 861 Farmington Avenue. I've been blown away by the positive response on several Facebook sites where it is posted. Everyone is enthusiastic in their arguments that the building must be saved.

I will be listening in and hope you mention this response and share the letters with the commission. Thanks, Maureen.

Lorraine

mgjusti

From: gary <gary@dditech.com>
Sent: Thursday, April 16, 2020 5:18 PM
To: mgjusti
Subject: 861-865 FARMINGTON AVENUE

This building is iconic Berlin architecture.
It would be a travesty to destroy this building.
Stop trying to destroy this Towns architectural history.
We lost the Berlin Train Station, Main St is a hot mess.
It's time to start preserving the things that make Berlin, Berlin.
The History of our brickyards &
Agricultural history of multiple Dairy farms.
Trying to turn this town into West Hartford won't work.
The Berlin Fair exists because of this Towns Agricultural roots.
Berlin was a cow town, don't try to destroy that history, Honor it.

Gary "Doc" Schmidt

Gary Schmidt, President
ODI PIPELINE SERVICES
DRAIN DOCTOR INC.
860-250-2067 Mobil
860-828-8081 office
Draindoctorct.com