



Town of Berlin

Planning and Zoning Department

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

SPECIAL PERMIT APPLICATION

(Any Special Permit Application shall be submitted simultaneously with a Site Plan Application)

Project Name: 216 Ellwood Accessory Dwelling
Property Owner(s): Spencer Wetmore & Jamie Wetmore
Project Address*: 216 Ellwood Rd
Map: 14-2 Block: 69 Lot: 41 Zone(s): R-15 Lot Area: _____

Applicant Information

Name: Spencer Wetmore Firm Name: _____
Street Address: 216 Ellwood Rd City: Berlin ST: CT Zip: 06037
Email: swetmore_01@hotmail.com Phone: 203 507 9201
Signature: [Signature] Date: _____

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

Name: _____ Principal: _____
Street Address: _____ City: _____ ST: _____ Zip: _____
Email: _____ Phone: _____

*Letter of Authorization Required

Special Permit required pursuant to section(s):

X1.T - Accessory Dwelling Units

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

To be completed by P&Z staff only:

Fee Paid \$ _____ (Refer to current Fee Schedule)

Received by: _____

Town of Berlin
Received

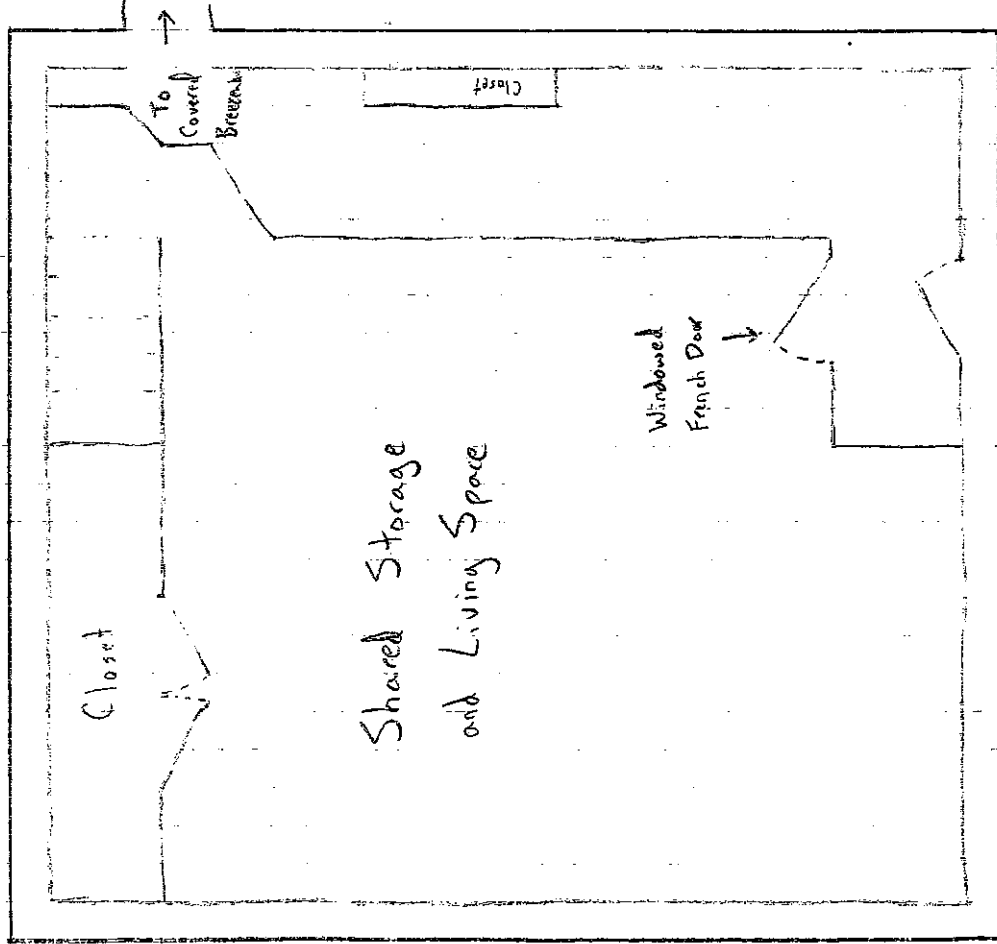
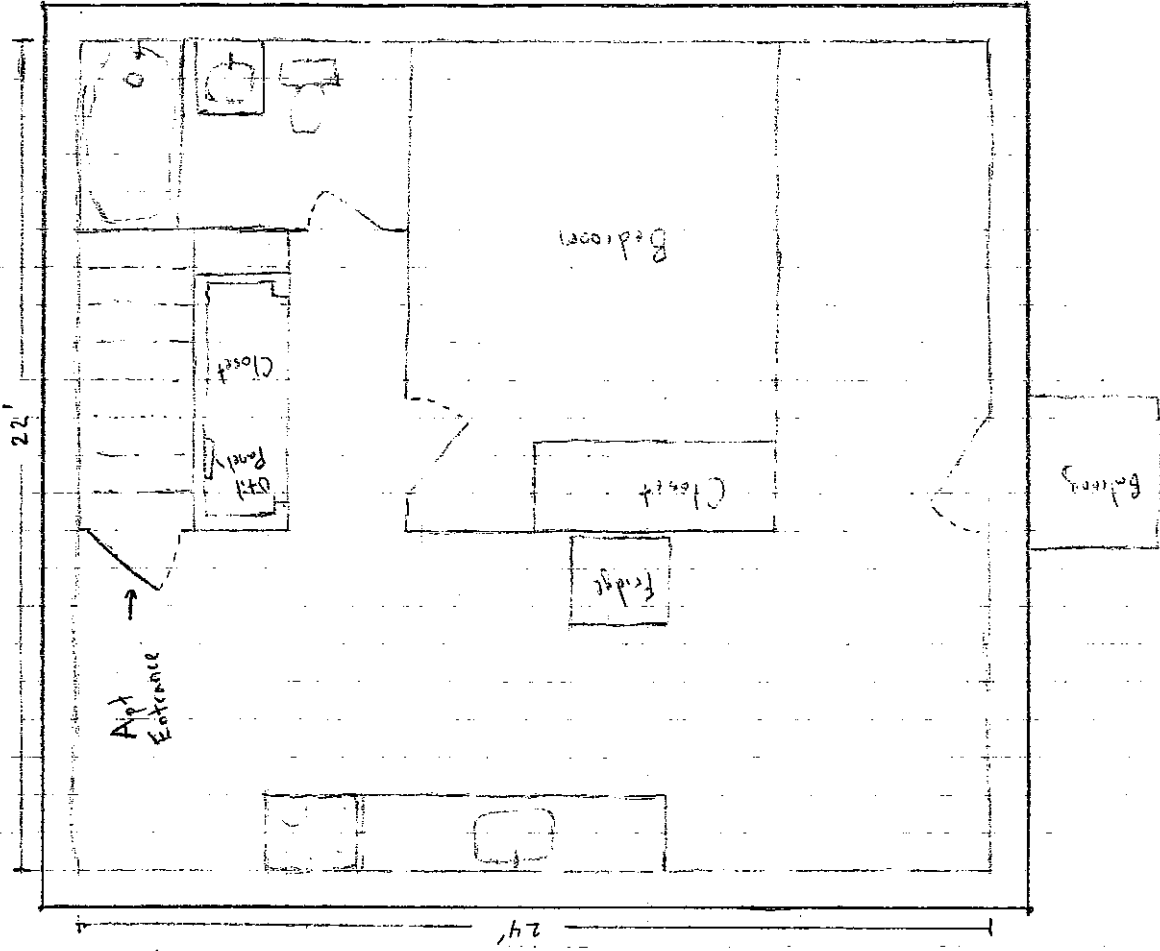
MAR 11 2020

Planning & Zoning Department
Berlin, Connecticut

1st Floor

216 Ellwood Rd

2nd Floor



Accessory Dwelling Space = 504 sqft

Town of Berlin
Received

MAR 11 2020

Planning & Zoning Department
Berlin, Connecticut

1" = 1'

Driveway

May 13, 2020

**TOWN OF BERLIN
PLANNING & ZONING DEPARTMENT
STAFF COMMENTS**

APPLICATION: Special Permit
APPLICANT: Spencer Wetmore
LOCATION: 216 Ellwood Road
AGENDA DATE: May 21, 2020

To the Applicant:

- *These are the comments received to date, additional comments may be forthcoming.*
 - *Please submit any written response to Maureen Giusti, Acting Town Planner/Zoning Enforcement Officer at mgiusti@town.berlin.ct.us or revised plans directly to the Planning & Zoning Department in Room 121 (During the COVID-19 pandemic a box for this department has been placed outside the building by the entrance door). We will forward your comments or distribute materials to the relevant departments.*
-

Building Official

No comment

Fire Marshal

No comment

Police Chief

No comment

Inland Wetlands

No comment

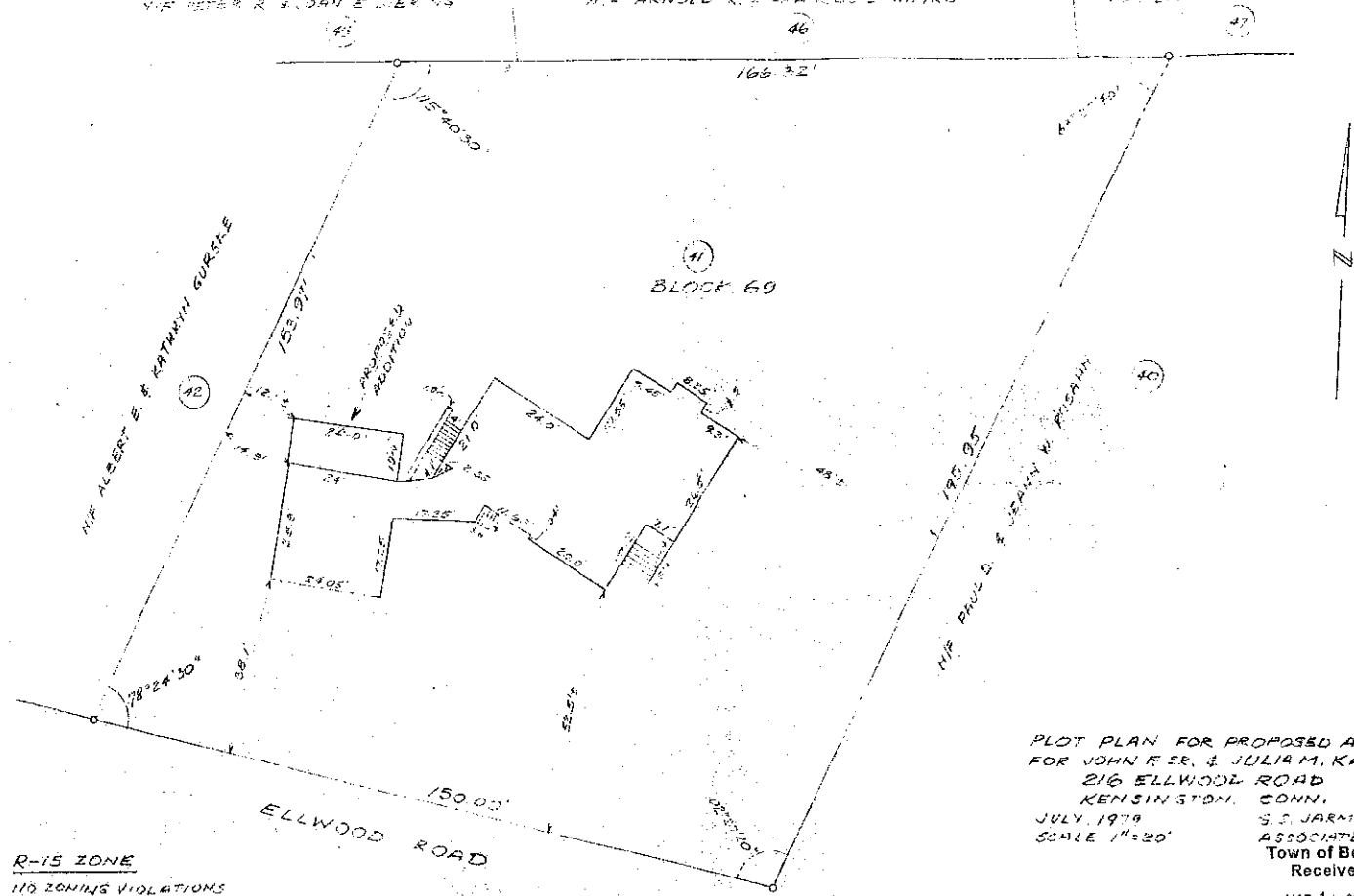
Engineering

No comment

Board of Police Commissioners

No comment

Emailed to Applicant: May 13, 2020



R-15 ZONE
 NO ZONING VIOLATIONS
 CERTIFIED SUBSTANTIALLY CORRECT

John J. Jarmolinski

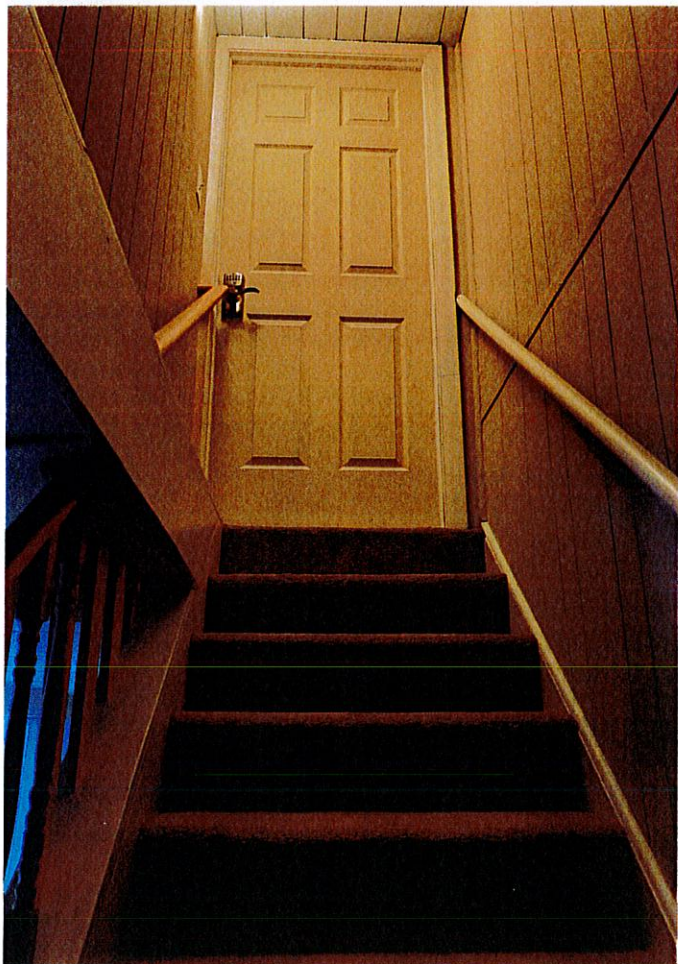


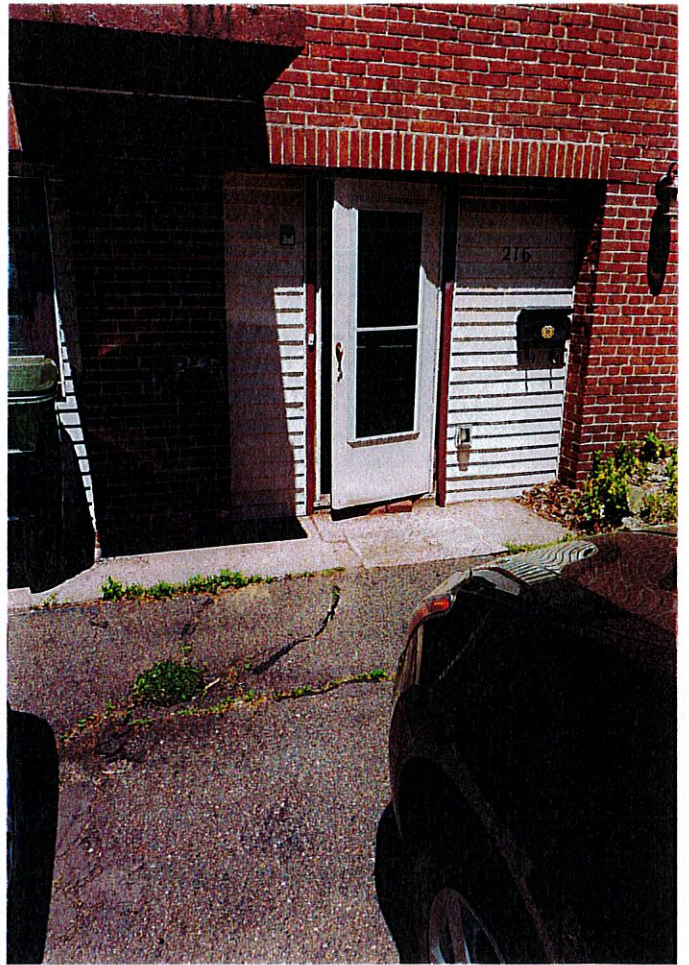
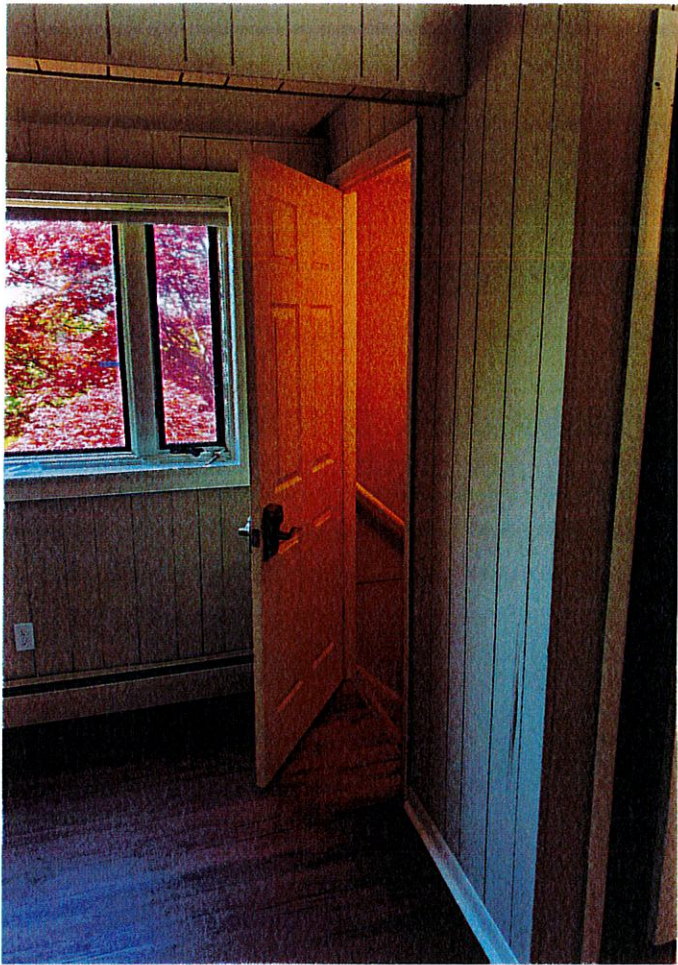
PLOT PLAN FOR PROPOSED ADDITION
 FOR JOHN R. SR. & JULIA M. KALEY
 216 ELLWOOD ROAD
 KENSINGTON, CONN.
 JULY, 1979
 SCALE 1"=20'

S. J. JARMOLINSKI
 ASSOCIATES
 Town of Berlin
 Received

MAR 11 2020

Planning & Zoning Department
 Berlin, Connecticut





fsemnosk

From: RICHARD DALIDOWITZ <rjdalidowitz@snet.net>
Sent: Saturday, May 16, 2020 1:59 PM
To: mgiusti
Cc: fsemnosk
Subject: MAY 21 P&Z MEETING - re SPECIAL PERMIT FOR ACCESSORY DWELLING at 216 ELLWOOD RD

We have received a brief notification from the owner about the subject hearing to be held on May 21st about a special permit application for an accessory dwelling unit at 216 Ellwood Rd.

Kindly provide detailed information at least 2 days prior to the hearing so that we may adequately understand the nature of this permit and consult with other parties as appropriate. Also, please provide detailed instructions to access this meeting remotely; we currently have a conflict and most likely will not be able to participate.

We have serious concerns about the use of this property as a multi-family dwelling (as it was advertised in the real estate listing), other than as an in-law arrangement, which was the case with the Kaley/Paradise occupancy. These concerns are related to 1) traffic safety (location is very close to a blind curve which can become very hazardous in the winter months if on-street parking occurs (which it has in the past) for traffic coming up the hill. 2) and the possibility that this property, if there are not strong owner occupancy requirements, will become a multi-family apartment building in a single family residentially zoned neighborhood. This property has experienced significant instability/turbulence over the last few years which has adversely impacted the quality of life in the neighborhood.

In closing, we believe the integrity of the single family zoning for this neighborhood should not be compromised for purely financial reasons.

Kindly provide this to the commission as our written comments, in the likely event that we will not be able to attend and participate live.

Sincerely,

Richard and Claire Dalidowitz
180 Ellwood Rd
Kensington, CT 06037

Cell: 860-518-7459

Town of Berlin
Received

MAY 18 2020

Planning & Zoning Department
Berlin, Connecticut

roads, to ensure conformance with the standards applicable to special uses required by the provisions of Section XII. Failure to properly maintain all controls shall be grounds for the Commission to revoke the permit.

S. Home occupations or professional offices for resident occupants. One home occupation or professional office may be conducted as an accessory use in residential districts subject to compliance with the following:

1. Such use shall be conducted only by the resident occupant(s) of buildings constructed as single-family residences.
2. There shall be no more than one nonresident person employed on the premises, including partners, associates, part-time and full-time employees and independent contractors.
3. Such use shall not occupy an amount of finished floor space in excess of one-third of the total floor area of the residence building.
4. All products sold on the premises shall be made on the premises, except for the sale of items which are incidental to the provision of the permitted service, or are sold by mail order or electronic means.
5. There shall be no mechanical or structural fabrication, assembly or processing of any products or items, except that which shall be incidental to the permitted accessory use.
6. There shall be no outside storage and no display, advertising or other visible evidence of such use from the lot or building in which it is located.
7. Receipt of a certificate of zoning compliance from the ZEO.

T. Accessory dwelling units.

1. *Purpose.* The purpose of accessory dwelling units is to increase the supply of rental housing units; to provide for more flexible use of the existing housing stock; and to encourage household life cycles to correspond more closely with neighborhood life cycles, thereby promoting neighborhood stability.
2. *Applicability.* An owner of a single-family dwelling unit which is more than five years in age, is served by public water and sanitary sewers or is served by a well and/or septic system that is capable of serving the proposed additional unit as determined by the health director and is located in the MR-1, R-86, R-43, R-21 and R-15 zoning districts may established an accessory dwelling unit within the principal structure, subject to a special permit from the Commission and the following conditions.
 - a. The owner of the property shall reside on the premises.
 - b. The occupancy of the accessory dwelling unit shall not exceed two persons, and shall be limited to persons of at least 55 years of age. The age restriction shall be waived if the owner files a covenant in the land records which states that the accessory unit shall not be rented at a cost which exceeds 30 percent of 80 percent of the area median income for a two person family as determined by the U.S. Department of Housing and Urban Development. The costs of the housing shall be determined in accordance with Section V.A.9.

- c. An accessory dwelling unit may be created only through internal conversion of the principal structure. However, minor additions may be made to the building if the square footage added constitutes no more than 150 square feet. In no case may exterior stairs be added to the structure.
 - d. Additional entrances resulting from the creation of an accessory dwelling unit shall not face the same side of the lot as the existing entrance to the principal dwelling.
 - e. Where garage space is converted to living space, garage doors shall be replaced with materials consistent with the exterior of the rest of the house, and the driveway immediately adjacent to the former garage door shall be modified so as to eliminate the appearance of a drive leading to a solid wall.
 - f. Smoke detectors shall be installed in both the principal and accessory dwelling units. Installation is to be verified by the fire marshal prior to the issuance of a certificate of occupancy.
 - g. The applicant shall provide off-street parking spaces for each dwelling unit in accordance with Section IX.B.
 - h. Applications for special permit shall be made (to) the Commission on forms provided in the office of the town planner. The application shall include copies of a plot plan showing the location of the dwelling and any proposed expansion, the proposed floor plan, existing and proposed off-street parking, the location of existing and proposed entrances, a list of all abutting property owners, and an application fee as required by the town fee schedule.
 - i. The accessory apartment shall be a minimum of 400 square feet in area, but not more than 700 square feet in area. The area of the principal dwelling shall not be reduced to less than 900 square feet.
 - j. After receipt of the application, all abutting property owners shall be notified by the applicant by certificate of mailing, time and place of the public hearing.
 - k. Special permits for accessory apartments shall become void if construction has not started within one year of issuance.
 - l. The owner of each structure shall submit by January 31 of each year, certification on a form provided by the ZEO that they continue to live in one of the units. Failure to submit certification or misrepresent their occupancy will result in forfeiture of the special permit.
- U. **Garden supply centers.** Garden supply centers shall be permitted in residential zones on the following state highways; Route 5 and 15, Route 160 east of Routes 5 and 15, Route 364 and Route 71; subject to site plan and special permit approvals by the commission, in accordance with Sections XII and XIII and the following conditions:
- 1. There shall be no adverse impact on the neighborhood.
 - 2. All lot and bulk requirements of the R-43 zone shall be applicable.