### Berlin Planning and Zoning Commission

June 18, 2020

7:00 P.M.

CALL IN NUMBER: 1-701-802-5317

**ACCESS PIN CODE: 847264#** 

The Berlin Planning and Zoning Commission will meet remotely on Thursday, June 18, 2020 at 7:00 P.M. for the purpose of holding a Regular Meeting on the following matters.

The public can call into this meeting. If you would like to listen to the meeting or participate in the public hearing, please call **1-701-802-5317**. You will be asked to punch in the access code followed by the pound sign 847264#.

The agenda and all meeting materials related to the agenda items which have been distributed to the Commission will be posted on the town's website at: <a href="www.town.berlin.ct.us">www.town.berlin.ct.us</a> and will be available for viewing twenty-four (24) hours prior, during and after the meeting. Members of the public are encouraged to submit materials relevant to the applications no later than 2:00 p.m. on Wednesday, June 17, 2020, for posting prior to, during and after the meeting.

#### Berlin Planning and Zoning Commission Regular Meeting Agenda - REVISED

#### I Call to Order

#### II Executive Session

- 1. Discuss the status of the pending litigation of <u>Rio Vista Associates</u>, <u>LLC v. Berlin Planning & Zoning Commission and Town of Berlin</u>, and possible action relating to same.
- 2. Consider whether to convene in executive session to discuss the status of the pending litigation of Rio Vista Associates, LLC v. Berlin Planning & Zoning Commission and Town of Berlin.

#### **III Commission Business**

a. Façade Application of Michael and Rosemary Cassetta, Dairy Queen, 806 Farmington Avenue (pending revisions, no discussion anticipated)

#### IV New Business

a. Fill Permit Application of The Mattabassett District to fill +/- cubic yards of fill over a three-year period at Lot 2, Block 75H, The Mattabassett District

#### V Public Hearing

a. Proposed amendments to the Berlin Zoning Regulations regarding outdoor storage in industrial zones

#### VI Old Business

a. Proposed amendments to the Berlin Zoning Regulations regarding outdoor storage in industrial zones

#### VII Adjournment

Town
Pacifican

FES 24 243

Prancing 5 Zonit ; Department Settle, Commactical



## PLANNING AND ZONING COMMISSION FILL PERMIT

		7. TCT-7 7 131/4171 T	
APPLICANT	Name	THE MATTAGASSETT DISTACT	
	Address	245 MARGET CROMOTELY CT	064
	Telephone	245 MAR & 7 C ROMEOZY CT (860) 355550 Fax (35-7-490	
OWNER (IF N	OT THE APPL	ICANT)	
	Name		
	Address		
	Telephone	e	. á.a.
	_	Jyn	e 18 m
TOWN OFFICE	AL AND/OR EM Y PROPERTY T	APPLICATION, I GIVE MY CONSENT THAT ANY APPLOYEE THAT THE TOWN DEEMS NECESSARY TO VERIFY INFORMATION SUBMITTED FOR THIS  Date 2/6/20	e 18th Regues Leet
I hereby make ap		sting a fill permit at:	
Lot No. 2	Block No.	. 75 A Located on the	
north o	south 🖼	east usest side of	
		avenue 🗆 other ()	
2000 feet di	istant 🗆 🗆	north 🗆 south 🗆 east 🗀 west side	
from the intersec	tion of NEW	BRITAIN RO	
		avenue 🗆 other () with	
		□ street □ road □ avenue □ other ( )	
Number of cubic		ed: 18,000 Number of acres to be filled:	
Is the subject pro	perty within 500	0 feet of another municipality? Yes	
		Berlin Planning and Zoning Commission Fill Permit - Page 1 of 2	

\* 18,000 cy over 3 year period = 6,000 cy /4/

Berlin Planning and Zoning Commission Fill Permit Page 2 of 2

Attach fifteen copies of an A-2 survey map of the property showing existing and proposed grades.

#### CORRESPONDENCE SHOULD BE DIRECTED TO

	Name	THE MATTABOSSETT BISTMET
	Address	245 MAIN ST, CRUNIVER, CT 06 414
	Telephone	(860) 635-5550 Fax (860) 635-7290
\$177-	Email	asimoniana matterst.org

FEE: \$170.00 plus, after approval, \$75.00 per 1,000 cubic yards, or any fraction thereof of material to be filled, plus \$60 for the State of Connecticut Solid Waste Management Fund

Note: One check made payable to "Town of Berlin" in the proper amount may be submitted.

Town of Berlin Received

FE8 25 320

Planning & Zoning Department Bartin, Gonnasticut

Fill Permit Fee Paid  \$ \( \frac{1}{5} \)	522. MS Received by
State of Connecticut  \$	Solid Waste Management Fund Fee Paid  Received by



3 Colony Street | Meriden, CT 06451 | **⊤** 203-238-1969 | **₣** 203-630-2056 | cardinal-engineering.com 457 Bantam Road, Suite #3 | Litchfield, CT 06759 | **⊤** 860-361-6395

November 20, 2019

Mr. Arthur Simonian, P.E., Executive Director The Mattabassett District 245 Main Street Cromwell, CT 06416

Re: The Mattabassett District, Ash Disposal Site Capacity Analysis

Dear Mr. Simonian,

In October, 2019 Cardinal Engineering Associates performed a topographic survey to update the existing conditions at the Mattabassett District's Ash Disposal Facility located in Berlin, Connecticut. The purpose of this survey was to determine the amount of fill that had been placed on site since the previous survey in June, 2018 and to update the remaining capacity of the landfill based on the approved site plan. A copy of the updated as-built survey plan is attached. The following is a brief summary of our findings.

#### Earthwork Summary:

Volume of Fill to Date (October 2019 As-Built Drawing EC-1): 122,235 cubic yards

Volume of Fill in 2018 (June 2018 As-Built Drawing EC-1): 119,250 cubic yards

Fill Volume - June 2018 to October 2019: 2,985 cubic yards

Total Ash Landfill Capacity: 465,000 cubic yards

Remaining Capacity: 342,765 cubic yards

Average Fill Rate (1986-2019): 3,704 cubic yards/year

Estimated Remaining Life: ~92 years

Average Fill Rate approved by Berlin PZC June 6, 2018: (8,600 cy/3 Years= 2,867 cy/yr.)

Estimated Remaining Life: ~120 Years

If you should have any questions or require any additional information, please do not hesitate to call.

Very truly yours,

CARDINAL ENGINEERING ASSOCIATES, INC.

Joseph A. Cermola III, P.E.

CC: M.Ryan, P.E.

Town of Berlin Received

FEB 2 5 2020

Planning & Zoning Department Berlin, Connecticut

#### **Town of Berlin**

Geographic Information System (GIS)



Date Printed: 6/3/2020



MAP DISCLAIMER - NOTICE OF LIABILITY
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user The Town of Berlin and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 800 feet





Mattabasset District Site

# TOWN OF BERLIN PLANNING & ZONING DEPARTMENT STAFF COMMENTS

APPLICATION:

Fill Permit

APPLICANT:

The Mattabassett District

AGENDA DATE:

June 18, 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 <a href="mailto:mgiusti@town.berlin.ct.us">mgiusti@town.berlin.ct.us</a> or revised plans directly to the Planning & Zoning Department in Room 121. We will forward your comments or distribute materials to the relevant departments.

#### **Building Official**

No comment

#### **Board of Police Commissioners**

No comment

Police Chief

No comment

Fire Marshal

No comment

Berlin Water Control

No comment

Health District

No comment

#### Conservation Commission

• Confirmation not extending into wetland area- no further comment

Emailed to Applicant:

June 17, 2020