

**BERLIN ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MEETING**

Monday, June 22nd, 2020

240 KENSINGTON ROAD, BERLIN - 6:00 P.M.
Call-in Meeting – 563-999-2090 code 269573

1. Meeting Opening
2. Main Street Parking – Good Cause Gifts
3. Incentive Programs: Façade Improvement
 - Coles Road – cost increase of \$4,200
 - M C Barber – 1427 Berlin Turnpike
 - 925 Farmington Avenue
 - 83 Mill Street LLC
4. Mixed-use (retail/self-storage) discussion
5. Steele Center/Boulevard Updates
6. Minutes Corrections:
 - 488 New Britain Road Façade
 - 925 Farmington Avenue
7. Adjournment

cedge

From: Pamela DonAroma <pdonaroma@futures-ct.org>
Sent: Monday, June 1, 2020 2:48 PM
To: cedge
Cc: James Box Bistro; sharon faucher
Subject: Parking at GCG/Box bistro

Hi Chris

Glad we had an opportunity to catch up and to express our concerns regarding the limited parking. Box Bistro and GCG worked out a temporary plan to accommodate the flow of traffic and parking. Covid -19 has reduced the amount of traffic in both businesses but we anticipate more activity as things begin to open up. We really need a long term plan that will support growth for both businesses. It is unfortunate that parking is not available behind the coffee shop/dentist. However there is a possibility that they will have parking. We would appreciate it if you would follow up with the executive director. Please let us know if you are able to work something out.

We are still interested in being on the agenda of the next economic development meeting.

Thanks for your support and we look forward to hearing from you.

Best,
Pam

cc. James

Pamela DonAroma
President/CEO
Futures Inc.
902 S. Quaker Lane
West Hartford , CT 06110
(860) 347-5099 ext. 226

pdonaroma@futures-ct.org
<http://futures-ct.org>

3a

cedge

From: Scott Hamilton <contact@colesroadbrewing.com>
Sent: Tuesday, May 26, 2020 6:21 PM
To: cedge
Subject: Patio

Good afternoon Chris,

Coles Road Brewing is asking for an increase to our original facade program application.

We are asking for the increase to pay for Trex decking instead of pressure treated boards to be used on the patio.

The health inspector has requested we not use pressure treated wood but instead something that is non absorbent. Also the Trex is a better product both in appearance and longevity.

The increase in cost is \$4000 so we are requesting an additional \$2000 from the Towns facade program.

Thank You for taking this into consideration.

Paul and Lea
Coles Road Brewing

Sent from my iPhone

Liberty Builders LLC
4 Grimes Rd
Rocky Hill, CT 06067
(860)916-3859
libertybuildersllc@att.net

Estimate

ADDRESS

Coles Road Brewing
817 Farmington Ave
Berlin, Ct

ESTIMATE # 1048

DATE 06/01/2020

ACTIVITY	AMOUNT
Trex decking upgrade	4,200.00
Additional costs in upgrading to Trex decking	
<hr/>	
TOTAL	\$4,200.00

Accepted By

Accepted Date

Liberty Builders LLC
4 Grimes Rd
Rocky Hill, CT 06067
(860)916-3859
libertybuildersllc@att.net

Estimate

ADDRESS

Coles Road Brewing
817 Farmington Ave
Berlin, Ct

ESTIMATE # 1044

DATE 08/11/2019

ACTIVITY

AMOUNT

Brewery deck with arbor

26,374.00

Install pressure treated wood deck on street side of building. Deck will come out from building approximately 20' and will span the length of the building on this side. There will be an emergency exit ramp out to the parking lot next to existing ramp from building. Install black aluminum railings along entire area. The black railing will tie in the business with the street scape theme. Install Pressure treated arbor over entire deck area as a partial sun block for the deck and entry. All fixtures and hardware will be black in color so they tie in with the theme on the adjacent train bridge and street scape. Permits, materials and labor included

Brewery entry doors

7,134.27

Install glass double door entry in garage door opening. Glass doors will be in front of existing garage door so that the garage door can be closed for security and privacy if needed. Replace two entrance doors facing parking lot. These door will be glass doors that match double doors to deck. All glass doors will be black anodized aluminum with clear glass. Rework main entrance floor and parking lot to comply with ADA standards. Replace back room exit door (exits onto deck).

Brewery awnings

11,394.00

Install three new awnings along parking lot side to cover entries and shade windows.

Brewery exterior lighting

7,129.00

Replace Exterior building lights with a black fixture to illuminate parking lot side of building. Install two outdoor ceiling fans and multiple rows of outdoor led string lights on underside of arbor.

Trex decking upgrade

4,200.00

Additional costs in upgrading to Trex decking instead of pressure treated deck boards

TOTAL

\$56,231.27

Accepted By

Accepted Date

Town of Berlin

Department of Economic Development

Tax Abatement Application

Name of Operating Company: Mc Barber

Name of Parent Company (If applicable): _____

Name of Entity that will own the real estate: Merhan Cecunjanin

Mailing Address: ~~##~~-687 Silas Deane Highway

Project Address (If applicable): Wethersfield, CT 06109

Company Number: Mc Barber

Phone Number: 860-997-9203 Email: mcbarber@gmail.com

Description of the business to be located in the facility including the types of products manufactured or distributed:

It is a Barber Academy
+ Barber Shop

Project Description – Please include square footage of building to be constructed or renovated, a general description of machinery and equipment and other personal expected to be added to the grand list, expected project start and completion dates. Attach an additional sheet if needed.

- 1700 sq. footage
- Renovating 2 walls, roof
and front facade.

Visit our Web Site <http://www.town.berlin.ct.us>

Town of Berlin, Connecticut • Chris Edge, Economic Development Director
240 Kensington Road • Berlin, CT 06037 • (860) 828-7005 • Fax: (860) 828-7180 • Email: cedge@town.berlin.ct.us

Town of Berlin

Department of Economic Development

Estimated Value of Real Estate Improvements: \$50,000

Estimated Value of Additional Personal Property: _____

Number of Jobs to be Retained in Berlin: 1

Number of Jobs to be Created: 5

Additional Details (If needed):

6/5/2020
Date


Signature of Company Representative

Visit our Web Site <http://www.town.berlin.ct.us>

Town of Berlin, Connecticut • Chris Edge, Economic Development Director
240 Kensington Road • Berlin, CT 06037 • (860) 828-7005 • Fax: (860) 828-7180 • Email: cedge@town.berlin.ct.us

Town of Berlin

Department of Economic Development

30

83 Mill Street LLC (Joey B's) Façade Application

➤ Remodel/New Entrance to Building including:	\$106,205.00
➤ Framing	
➤ New Sign & Lighting	
➤ Electrical	
➤ 2 New Windows	
➤ 2 New Doors	
➤ Dryvit with Crown & Cap	
➤ Roofing	
➤ Columns/Base	
➤ Painting	
➤ Masonry Work	
➤ TOTAL	\$106,205.00

50% Match	\$50,000.00
-----------	-------------

\$50,000.00 match approved by Economic Development
at their January 13, 2020 meeting with conditions*:

1. That the transfer of ownership to Michelle Lino and Taylor Norton is recorded in the land records in the Town Clerk's office of the Town of Berlin, and
2. That Director Edge make sure that Attorney Jeff Donofrio is aware that Michelle Lino and Taylor Norton are the spouses of Thomas and Michael Cocco.

* Both conditions have been met.

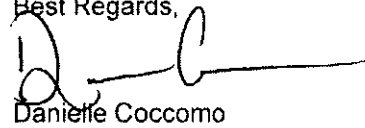
Visit our Web Site <http://www.town.berlin.ct.us>

6/15/20

Dear Commissioners:

We request an 120 day extension for our façade project at 83 Mill Street, Berlin, CT. The project has been delayed due to the Covid-19 pandemic. Now that the Governor has relaxed some of the restrictions on activity we should be able to commence work shortly. Sincerely Danielle Lino for 83 Mill Street LLC.

Best Regards,

A handwritten signature in black ink, appearing to read 'Danielle Cocco', with a long horizontal flourish extending to the right.

Danielle Cocco

Its manager

Town of Berlin

Department of Economic Development

4

June 12, 2020

Joan Veley
Chairwoman
Berlin Planning & Zoning Commission
240 Kensington Road
Berlin, CT 06037

Dear Chairwoman Veley and Ms. Giusti:

I have been in touch with a few different parties which have expressed an interest in looking at the Berlin Turnpike for a self-storage use, but with a twist. The self-storage use would be part of a mixed-use project which could include office, retail and service firms. The way this would work is that the "frontage" would be the retail/commercial use facing the Berlin Turnpike with the self-storage in the rear of the building.

In the past 5 years or so, self-storage developers have targeted visible locations traditionally where retail is located. A quick look in the vicinity of Milford and Stratford, there are about 7 different self-storage facilities on Route 1 or visible from Interstate 95. This follows the nationwide trend away from an industrial park setting to commercial areas. This is likely to grow as more younger professionals are looking to live in Berlin and surrounding towns. Even before COVID-19 hit our state, retail giants have bankruptcies or have closed their doors due to underperformance. This and the Amazon effect have caused space to become vacant as well as shrunk the marketplace for large players.

With this in mind and the need to find ways to diversify our tax base, I would ask that you consider a discussion with me about this concept. Attached to this letter you will find some pictures which include a plan from a development outside of Connecticut, as well as the look of the self-storage within this development (exterior and interior). There is no guarantee what a mixed-use development of this kind might look like, but much like the retail with apartments in the rear of the Berlin Turnpike Development Overlay, it would include multiple uses. This may or may not be the perfect fit in Berlin, but I would ask for your indulgence for a discussion with your Commission.

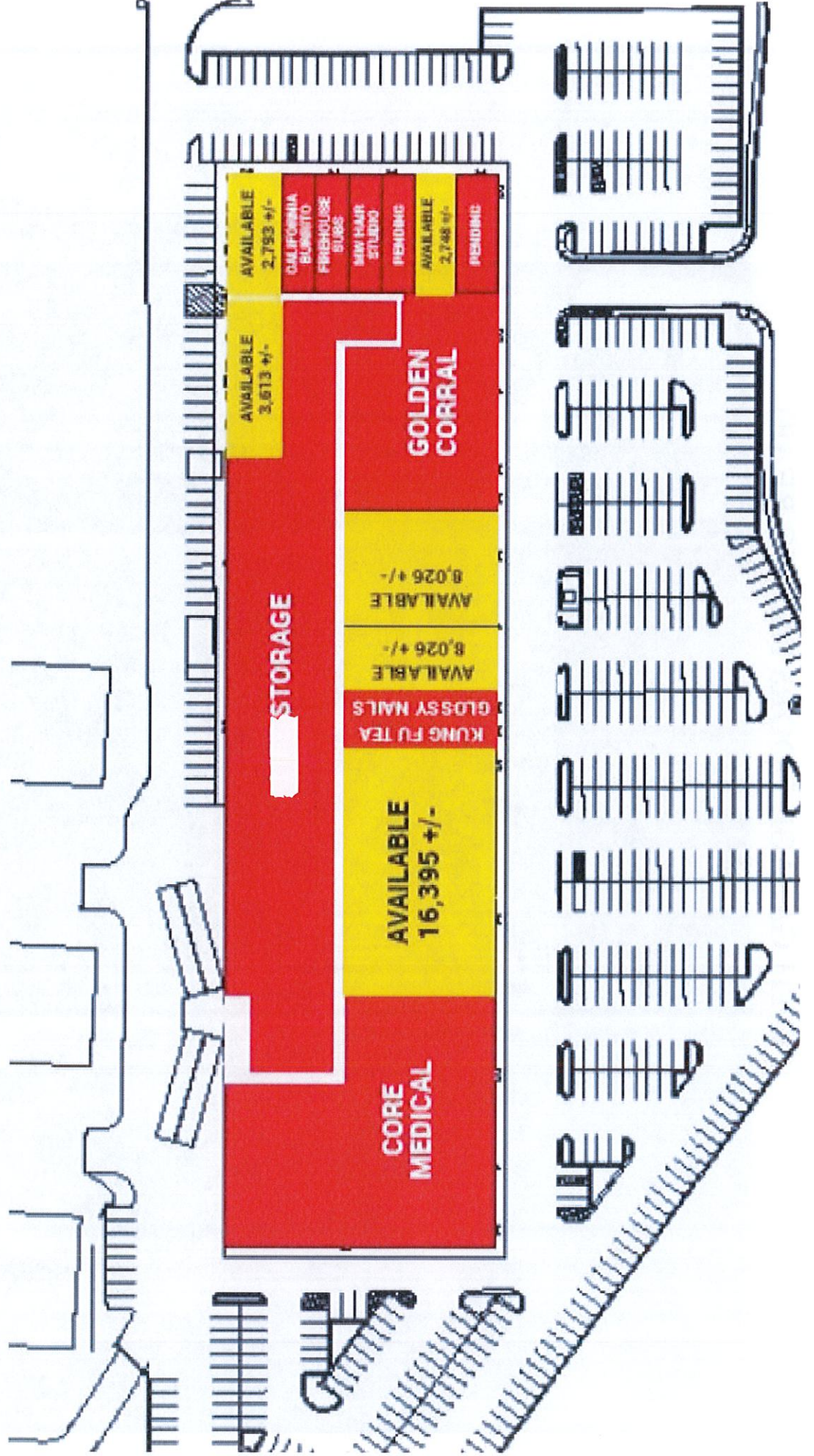
Thank you very much for your consideration in this matter.

Sincerely,

Christopher Edge

Visit our Web Site <http://www.town.berlin.ct.us>

SPACE BREAKDOWN/SITE PLAN IN A SIMILAR DEVELOPMENT



LOOK OF SELF-STORAGE ENTRANCE AT THE PROPERTY
(WITH GARAGE DOORS FACING REAR)



INTERIOR LOOK OF SELF-STORAGE LOBBY/SALES AREA



488 New Britain Road Façade Application – Approved 2/12/18

This building has served as the real estate office for Dorio Real Estate for many years, and recently was purchased by SJC Investments. The building is now home to SalCal Real Estate and its 15+ agents, most of which live in Berlin.

The Economic Development Commission determined that \$58,725.63 was eligible for the program and approved a matching grant of \$29,362.82.

Initial Approval (2/12/18):

1. Install 40 replacement windows and wrap in white trim	\$10,500.00
2. Additional Windows	\$8,954.40
3. Remove all existing siding, j trims, corners and insulation	\$2,750.00
4. Build small room over rear door and add trim	\$1,750.00
5. Remove front steps and build new stairs	\$1,250.00
6. Install rigid insulation and new vinyl siding on building	\$12,500.00
7. Framing materials	\$2,750.00
8. Decking materials	\$3,646.43
9. Siding	<u>\$9,124.80</u>
TOTAL	\$58,725.63

Modified Approval (Requested – 1/6/20):

10. Install 40 replacement windows	\$10,500.00
11. Additional Windows	\$ 9,000.00
12. Install rigid insulation and new vinyl siding on building	
13. Remove all existing siding, j trims, corners and insulation	
14. Build small room/overhang over rear door with trim	
15. Install corner posts	
16. Wrap windows with white trim	
17. Vapor barrier installed - all exterior areas covered by siding	
18. New gutters	\$32,800.00
19. Replace stairs and decking materials	<u>\$ 4,896.43</u>
TOTAL	\$57,196.43

Match of \$28,598.22

Town of Berlin

Department of Economic Development

BERLIN ECONOMIC DEVELOPMENT COMMISSION
Special Meeting Minutes
Monday, January 13, 2020

240 KENSINGTON ROAD, BERLIN - Room 8, Town Hall, 6:00 P.M.

MEMBERS IN ATTENDANCE:

Ed Egazarian, Vice- Chairman
Robert Sisti

Chris Coppola
Peter Campanelli, Treasurer

ABSENT:

David Cyr, Chairman

Keith Bostrom

STAFF:

Chris Edge, Economic Development Director

Vice Chairman Ed Egazarian called the meeting to order at 6:00 p.m.

1. Public Comments – 83 Mill Street LLC/Coles Road Brewery

Lea, one of the co-owners of Coles Road Brewery discussed their façade application for 2 doors both facing New Britain Road. The doors there are not just old but drafty. These 2 new doors will help continue the transformation on the building.

John Olisky discussed the project he and his partner, Kevin Laviana, are doing at the former Kensington Gardens property on Chamberlain Highway. They will be running a garden center and are in front of Planning & Zoning on January 23rd.

2. Approval of Minutes – December 2019/Correction of April 2019

Commissioner Campanelli moved to approve the minutes of December 2019. The motion was seconded by Commissioner Sisti, and it carried unanimously with Commissioner Coppola abstaining.

Commissioner Coppola moved to approve the minutes of April 2019 with the corrections shown. It was seconded by Commissioner Campanelli and approved unanimously.

3. Incentive Programs; Tax Abatement/Façade Improvement

Town of Berlin

Department of Economic Development

- 488 New Britain Road – SalCal Real Estate
Director Edge presented a modification to the original approval given in February 2018 to SalCal Real Estate with the major change being the cost of the siding. The change included adding a bulk figure of \$32,800 for the siding, insulation, overhand, corner posts, wrapping the windows, a vapor barrier and new gutters as well as a new figure for stairs and decking materials of \$4,896.43. It was originally approved as 7 separate items, but now just 2. The total amount of the project was also decreased from \$58,725.63 to \$57,196.43. A motion was made by Commissioner Sisti, seconded by Commissioner Coppola for these changes and approved unanimously.
- Coles Road Brewery – 819 Farmington Avenue
The Commission members mentioned their excitement of the brewery opening up in the spring of 2020. They looked at the application and liked it. A motion was made by Commissioner Coppola for \$6,186.73 with a 50% grant of \$3,093.37 for Coles Road Brewery for doors. It was seconded by Commissioner Campanelli and approved unanimously.
- 25 Webster Square Road – Suburban Sports
The application for a complete replacement of the fascia on the building that Suburban Sports calls home was presented including pictures of the existing look. The lowest price was from two firms working together – Complete Sheet Metal (from Berlin) and Bryan Szymanoski Home Improvements (also from Berlin). A motion was made by Commissioner Campanelli to approve \$36,451.11 with a 50% grant of \$18,225.55. The motion was seconded by Commissioner Coppola and passed unanimously.
- 83 Mill Street – Sign and Facade
The application was discussed and Director Edge passed along information from Attorney Donofrio which shows that the members of the 83 Mill Street LLC are now Michelle Lino and Taylor Norton including “economic interest” in the LLC. In addition, Director Edge shared emails from the Town’s attorney, Jeff Donofrio showing that the project is in fact eligible. Neither Ms. Lino or Ms. Norton owe any taxes or fees to the Town of Berlin. Discussion ensued about the concerns of other taxes owed in town, but that our attorney has given his approval of the application. A motion to approve a grant of \$50,000 as part of a \$109,095 project was made by Vice Chairman Ed Egazarian with the following conditions:

Town of Berlin



Department of Economic Development

BERLIN ECONOMIC DEVELOPMENT COMMISSION

Regular Meeting Minutes

Monday, May 4, 2020

Virtual Meeting -- 6:00 P.M.

563-999-2090 #269573

MEMBERS IN ATTENDANCE:

David Cyr, Chairman
Peter Campanelli, Treasurer
Chris Coppola
J. Richard Chasse

Ed Egazarian, Vice-Chairman
Keith Bostrom
Robert Sisti

ABSENT: none

STAFF:

Chris Edge, Economic Development Director
Kristen Grabowski, Recording Secretary

Director Chris Edge called the meeting to order at 6:04 p.m.

1. Virtual Meeting Process and Details

Director Edge reviewed the procedure for the virtual meeting, noting that the public would be calling in to address the Commission.

2. Public Comments - None

3. Approval of Minutes – March 2020

Commissioner Campanelli moved to approve the minutes of Monday, March 2, 2020. The motion was seconded by Commissioner Egazarian, and it carried with a vote of 6-0-1. Commissioner Cyr abstained.

4. Façade/Façade Applications

- Tracy & Company

Director Edge noted that he received a letter from Tracy & Company asking to extend their approval for their project due to COVID-19. Commissioner Campanelli made a motion to approve an extension to July 1st. After some discussion, Commissioner Coppola and Chairman Cyr both agreed that they preferred to have it extended later than July 1st. Instead they decided on September 1st. Commissioner Campanelli rescinded his original motion, and

Town of Berlin

Department of Economic Development

made a motion to extend Tracy & Company to September 1st, 2020. It was seconded by Commissioner Bostrom and approved unanimously.

- Jacunski Humes Increase

Director Edge explained that Brian Humes had done work for the Italian Club and a few other projects, and that we had less money allotted than they were due. He explained that \$25,000 was set aside for their consulting, but that only the amount that the EDC approved would be there to spend. We are asking for an additional \$1,500.00 for Jacunski Humes.

Commissioner Bostrom asked about that there is enough of a balance in the account for future projects. Director Edge confirmed that there has been \$25,000 set aside, and there is a remaining balance of just about \$4,000.

A motion was made to increase the PO for Jacunski Humes by Commissioner Coppola, seconded by Commissioner Campanelli and passed unanimously.

- 848 Farmington Avenue – Newport Center

Director Edge noted that Tony Valenti and Mark Lovely (Newport Center @ Farmington Ave) purchased the property with the intention of renting out the retail space. He explained preliminary plans for sprucing up the building, and a façade application has been submitted for two sides of the building. The Commission noted that the renderings show an improvement to both areas with outside patios and a repair of the stairs from Farmington Avenue to the building. Tony Valenti addressed the Commission, and he discussed potential tenants for the retail space. He noted the possibility of a new coffee shop, and a new hair salon relocating from Newington. Mr. Valenti discussed the other vacancies, explaining that the far west side of building will have outdoor patio seating for a restaurant. Director Edge discussed the specifics of the façade application, noting that there will be patio seating as well as enhanced landscaping along the entire front of the property. Mr. Valenti noted that the façade improvements will enhance commercial tenants, and the building will tie into the transient oriented area. It will be walkable. Mr. Valenti noted that he would be starting on the front patio and front façade immediately, and the side patio would be started later in the year. Commissioner Chasse noted that the telephone pole could be moved by the front of the building, and Mr. Valenti noted that he would contact Eversource.

Town of Berlin

Department of Economic Development

Commissioner Sisti moved to approve the façade application for amount of \$36,068. Commissioner Coppola seconded the motion, which carried unanimously.

- 925 Farmington Avenue

Tony Butrimas addressed the Commission. He noted that need for a façade application, specifically because the property abuts the new development. He explained that there are currently two business tenants (Dr. James Hegg and Kensington Insurance) and two residential tenants in the building. He explained the scope of the project, noting a full roof replacement, asphalt repairs, parking lot striping/crack repairs, and landscaping improvement. The total cost noted is \$22,688.93. Director Edge discussed the property and the need for approval. It was noted that the project will give the property a new, spruced up look. Mr. Butrimas noted that Brian Humes (Jacunski Humes) confirmed that the brick façade of the building is in good shape and should not be modified. The Commission discussed the landscaping estimates, renderings, and potential plans. It was noted that a tree in the rear of the property could be a hazard, and it would be visible from the Newport Development and was determined to be eligible for this program. Additionally, as the roof itself is visible from Farmington Avenue and the new Steele Center development at 903-913 Farmington Avenue, the Commission determined that the entire roof is eligible.

Commissioner Bostrom moved to approve the façade application in the amount of \$11,344.46. Commissioner Egazarian seconded the motion, which carried unanimously.

- 806 Farmington Ave – Dairy Queen

Mike Cassetta addressed the Commission. He noted that he acquired Dairy Queen last year, and he is looking to renovate in the future. He explained the scope of the project, noting that façade will be changed to look more like a Grill & Chill. Additionally, a canopy is part of the scope of the work. Mr. Cassetta explained that he recently renovated the East Hartford location. Mr. Cassetta noted that with the addition of a canopy, it could potentially extend the season into December. The Commission discussed the application, noting that the applicant would have to appear before the PZC. It was noted that the Commission could approve façade monies in the amount of \$60,000 to include a canopy. Director Edge noted that any request over \$50,000 would have to be approved by the Town Council.