

Site Plan Amendment

Application:	Site Plan Amendment
Project Name:	CRP Scale House Relocation
Address:	415 Christian Lane (3-4-76A-3B)
Zone:	General Industrial (GI)
Applicant:	David Manafort
Owner:	CRP, LLC
Proposal:	Construct a new, larger scale house and add a second scale

PROPOSAL

David Manafort is seeking a site plan amendment to allow relocation and construction of a new scale house and an additional scale for CRP, LLC at 415 Christian Lane in the GI zone pursuant to Berlin Zoning Regulations Sections VII. and XIII.

STAFF COMMENTS/ RECOMMENDATIONS

- 1. Erosion Control and Site Bonding as required.
- 2. IWWCC reviewed and approved their application at their August 12, 2020 meeting.
- 3. Department comments be resolved to the satisfaction of the applicable department.

For the Commission to Consider

- 1. If any changes to previously approved parking are acceptable.

EXISTING CONDITIONS

The approximately 51-acre existing CRP site is on the west side of Christian Lane north of Willow Brook Drive. Route 9 runs to the west of the property. It is improved with a scale, the scale house to be replaced, a recycling building and sorting areas. A brook runs adjacent to the scale house area, wetlands, floodplain and floodway are on the property.

PROPOSED CONDITIONS

The plan describes site work to include widening the drive to allow bypass lanes inbound and outbound and removal of the existing scale house. The new 14 ft. x 68 ft. scale house is proposed to have a pitched gable roof, windows on each side, entry doors at either end and is proposed to contain five interior spaces, identified as two office, scale operator area and storage/breakroom. There will be an 8 ft. deck off the south end.

Background

Building Department records show the existing scale house was built along the access drive in approximately 1998. Further into the site, improvement have been made over the years to build and expand the solid waste reduction facility.

Parking & Driveways (XIII.A.6.d)

Employee parking is shown on the 2010 plan as west of trailer (identified on the current plan as scale house to be removed). The applicant should confirm location and present any changes to employee parking. Three parking spaces for employees are shown to the front and rear of the proposed scale house.

Utilities (XIII.A.6.f)

No changes are identified. Applicable permits would be required for any changes.

Stormwater Management (XIII.A.6.g) and Grading

Grading of the widened drive is proposed to match existing.

Interdepartmental Comments

Inland Wetlands and Watercourses Commission approved the plan on August 12, 2020.
Engineering, Fire Marshal, Police Chief, Board of Police Commissioners and Building Official indicated “No Comment”

Town of Berlin

Geographic Information System (GIS)



Date Printed: 9/1/2020



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 = 150 feet





Town of Berlin

Planning and Zoning Department

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

Town of Berlin
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MAY 7 2020

Planning & Zoning Department
Berlin, Connecticut

SITE PLAN APPLICATION

☒ Site Plan

☐ Site Plan Amendment

Project Name: Scale House Relocation

Property Owner(s): CRP, LLC

Project Address*: 415 Christian Lane

Map: 3-4 Block: 76A Lot: 3B Zone(s): GI Lot Area: 51.7 AC

Please select all relevant items below:

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

Applicant Information

Name: David Manafort Firm Name: CRP, LLC
Street Address: 414 New Britain Ave. City: Plainville ST: CT Zip: 06062
Email: dmanafort@manafort.com Phone: (860)982-2705
Signature: [Signature] Date: May 7, 2020

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

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

*Letter of Authorization Required

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

This Site Plan Involves:

☐ Additions ☒ Alterations ☐ Demolition ☐ New Construction

Description of Project*: Replace existing scale house and add second scale

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

SITE PLAN ZONING STATISTICS

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

To be completed by P&Z staff only:

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

Received by: _____

Town of Berlin
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MAY 07 2020

Planning & Zoning
Berlin



TOWN OF BERLIN
Inland Wetlands
and
Water Courses Commission
240 Kensington Road • Berlin, CT 06037
Office (860) 828-7022 • Fax (860) 828-7180

Certified Mail: 7012 1010 0002 6991 6041

August 17, 2020

Mr. David Manafort
c/o CRP, LLC
414 New Britain Avenue
Plainville, CT 06062

Re: Application 20-05WF

Dear Mr. Manafort:

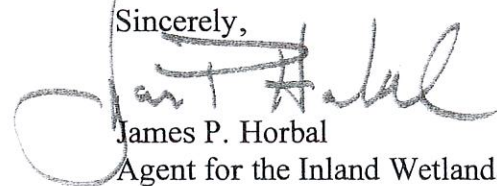
Please be advised that during its Special Meeting of August 12, 2020, the Town of Berlin Inland Wetland and Water Courses Commission voted unanimously to approve the above referenced application. This approval was granted contingent upon the following;

1. That all erosion and sedimentation control devices (as designated on plans) be installed to the satisfaction of the Wetlands Agent prior to the commencement of construction.
2. That all other construction related activities be installed in accordance with the submitted plans entitled: "CRP, LLC, Proposed Site Improvements Project, Scale House Plan & Elevations, 415 Christian Lane, Berlin, CT, Prepared by Anchor Engineering Services, Inc., Glastonbury, CT, Dated May 7, 2020, Pages 1 - 3. "

Please be advised that this permit will become effective on August 29, 2020 following a successful completion of the Fifteen (15) day appeal period commencing on August 15, 2020.

Attached is a copy of the legal notice, which appeared in The Herald, classified section, on August 14, 2020. If you should have any further questions regarding this matter, please do not hesitate to call me at (860) 828-7069.

Sincerely,



James P. Horbal
Agent for the Inland Wetlands Commissions

Attachment

cc: Peter Nieman, IWWC Chairman
Maureen Giusti, AICP - Interim Town Planner

 **COPY**



TOWN OF BERLIN
Inland Wetlands
and
Watercourses Commission
240 Kensington Road • Berlin, CT 06037
Office (860) 828-7069 • Fax (860) 828-7180

LEGAL NOTICE

NOTICE OF ACTION

During its meeting of August 12, 2020, the Town of Berlin Inland Wetland and Water Courses Commission took the following actions:

Application 20-06W- Proposal by 833 Deming Road, LLC and Berlin Remnant Land Parcels, LLC to construct a Multi-Family Development and associated appurtenances within an upland review area on Lot 11-1, 11-2 and 10, Block 122, Deming Road. Approved.

Application 20-05WF- Proposal by CRP, LLC, to construct structural improvements within both an upland review area and floodplain on Lot #3-B, Block 76A, #15 Christian Lane. Approved.

Effective date will be August 29, 2020

Peter Nieman, Chairman
Inland Wetlands and Watercourses Commission

Publish in: The New Britain Herald
Friday, August 14, 2020

August 14, 2020

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

APPLICATION: Site Plan Amendment

APPLICANT: David Manafort
CRP, LLC

LOCATION: 415 Christian Lane

AGENDA DATE: September 3, 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. We will forward your comments or distribute materials to the relevant departments.*

Inland Wetlands
Inland Wetlands and Water Course Commission approval 8/12/20

Building Official
No comment

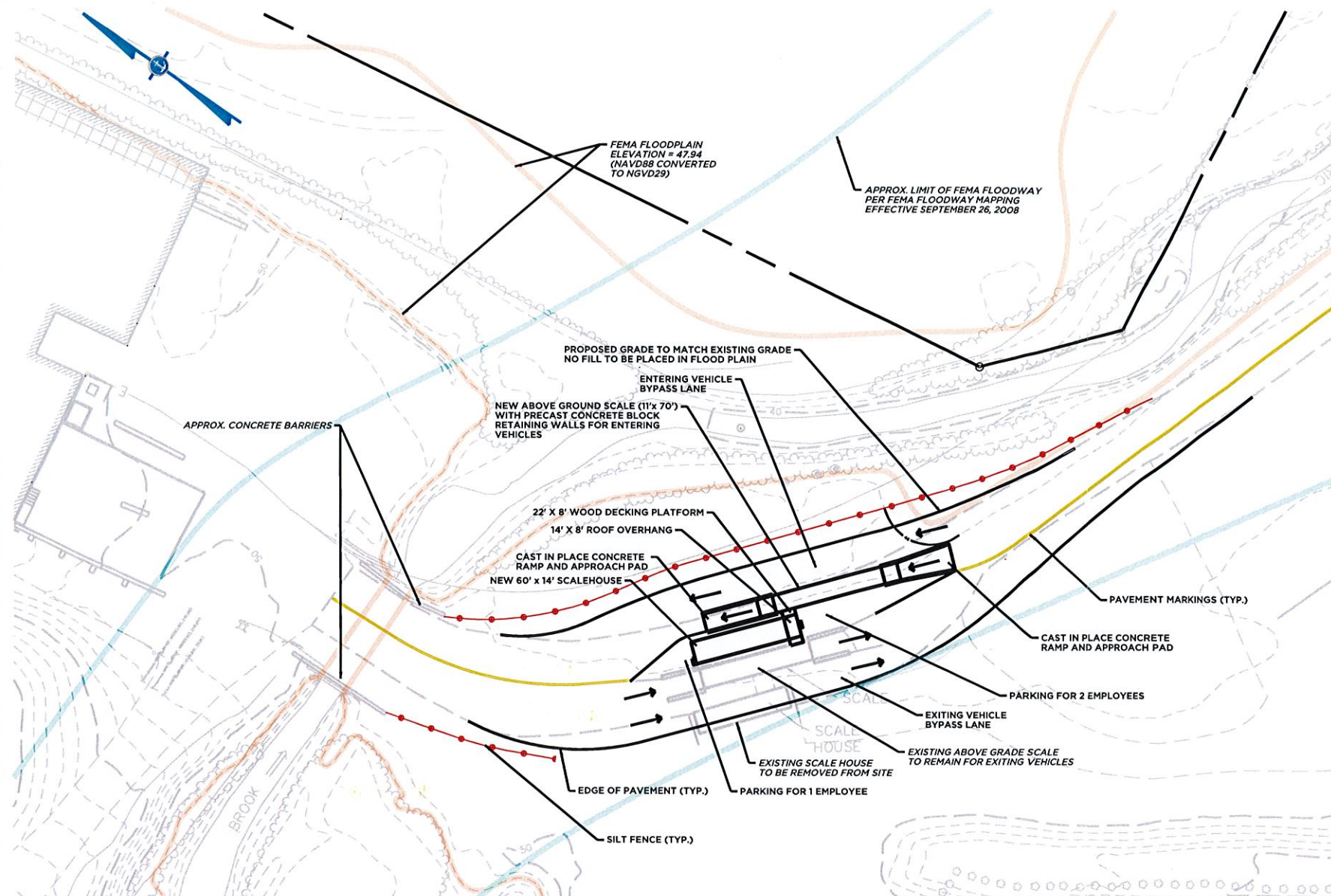
Police Chief
No comment

Board of Police Commissioners
No comment

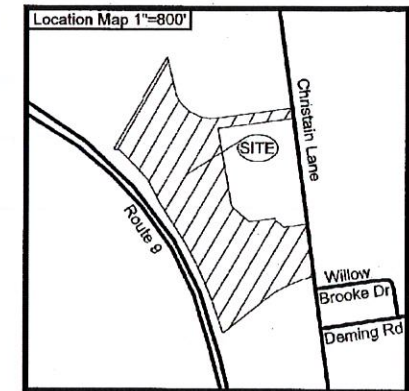
Fire Marshal
No comment

Engineering
No comment

Emailed to D. Manafort: August 14, 2020



ZONING COMPLIANCE TABLE		
ZONING COMPLIANCE BASED UPON ZONING REGULATIONS FOR ZONE G-1		
	REQUIRED/ALLOWED	PROPOSED
MINIMUM LOT AREA	0.5 ACRE	50+ ACRES
MINIMUM FRONT YARD	30'	EXISTING
MINIMUM SIDE YARD	25'	100' +
MINIMUM REAR YARD	25'	950' +
MAXIMUM BUILDING HEIGHT	45'	<20'
MAXIMUM IMPERVIOUS COVERAGE	80%	7%
MAXIMUM FLOOR AREA RATIO	0.4	0.028
PARKING	1 PER EMPLOYEE	3 (3 EMPLOYEES MAX)



PROJECT DESCRIPTION

CRP, LLC PROPOSES TO INSTALL A SECOND TRUCK SCALE TO WEIGH INBOUND TRUCKS TO THEIR CHRISTIAN LANE FACILITY. THE EXISTING SCALE WILL REMAIN AND WILL BE USED TO WEIGH OUTBOUND TRUCKS. A NEW SCALE HOUSE WILL BE CONSTRUCTED BETWEEN THE SCALE. MISCELLANEOUS ADDITIONAL IMPROVEMENTS INCLUDE MINOR PAVEMENT WIDENING TO PROVIDE BYPASS LANES AROUND THE SCALE IN BOTH DIRECTIONS. THE EXISTING SCALE HOUSE WILL BE REMOVED FROM THE SITE.

EROSION & SEDIMENTATION CONTROL NOTES:

1. PROPOSED IMPROVEMENTS ARE SCHEDULED TO BE COMPLETED DURING THE SUMMER OF 2020.
2. AN EROSION CONTROL BOND MAY BE REQUIRED FROM THE TOWN PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. CONFIRM WITH TOWN PRIOR TO START OF CONSTRUCTION.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE TOWN PRIOR TO CONSTRUCTION.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DATED 2002, AS AMENDED AND THE TOWN OF PORTLAND REGULATIONS.
5. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR AS REQUIRED BY THE ENGINEER OR TOWN OF PORTLAND.
6. ALL ON-SITE EROSION AND SEDIMENT CONTROLS ARE REQUIRED TO BE INSPECTED WITHIN 24-HOURS AFTER A RAIN EVENT OF AT LEAST A HALF-INCH, AND MAINTAINED, REPLACED OR INCREASED AS REQUIRED BY SPECIFIC FIELD CONDITIONS. SEE TEMPORARY SEDIMENT TRAP DETAIL FOR ADDITIONAL INFORMATION REGARDING INSPECTION/CLEANING.
7. SEDIMENT REMOVED FROM ANY CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
8. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY OR REQUIRED BY THE ENGINEER OR TOWN OF BERLIN.
9. AN EROSION CONTROL SYSTEM SHALL BE INSTALLED AT ALL ON-SITE SOIL STOCKPILES AS SHOWN ON THE DETAIL. ON-SITE STOCKPILES SHALL BE MINIMIZED IN ORDER TO SIMPLIFY THE CONTROL OF SOIL EROSION AND SEDIMENTATION ON SITE.
10. ALL CATCH BASINS WITHIN THE PROJECT AREA WILL BE PROTECTED AS SHOWN ON THE DETAIL THROUGHOUT THE CONSTRUCTION AND DURING FACILITY OPERATIONS.
12. ALL DISTURBED AREAS ARE TO BE RAKED, SEEDED AND FERTILIZED PER "TURF ESTABLISHMENT" SPECIFICATION IN CTDOT FORM 817 AS AMENDED, AT THE COMPLETION OF PROJECT.
13. AREAS TO BE SEEDED ARE TO RECEIVE A MINIMUM 4" OF TOPSOIL.
14. THE FOLLOWING DATES FOR SEEDING SHALL BE USED:
SPRING: APRIL 15 TO JUNE 15
FALL: AUGUST 15 TO SEPTEMBER 15
15. THE FOLLOWING GRASS SEED MIXTURES SHALL BE APPLIED AT A RATE NO LESS THAN 100 LBS. PER ACRE:

SPECIES	PROPORTION BY WEIGHT (POUNDS)	MINIMUM PURITY (PERCENT)	MINIMUM GERMINATION (PERCENT)
CREEPING RED FESCUE (FESTUCA REBRA)	50	98	85
K-31 TALL FESCUE (FESTUCA ARUNDINACEA VAR. KENTUCKY 31)	20	98	85
PERENNIAL RYE GRASS (LOLIUM PERENNE)	25	98	90
ALSIKE CLOVER (TRIFOLIUM HYBRIDUM)	5	96	85

16. TEMPORARY GRASS SEEDING, IF NECESSARY, SHALL BE PERENNIAL RYE GRASS (LOLIUM PERENNE) APPLIED AT A RATE OF 100 LBS. PER ACRE.

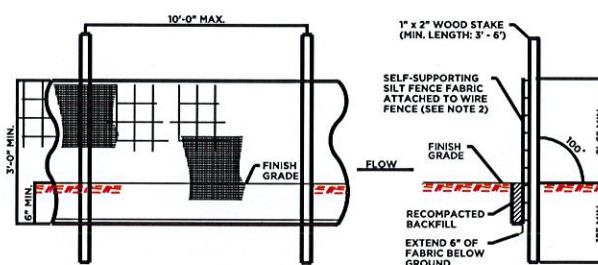
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FOR PERMIT ONLY
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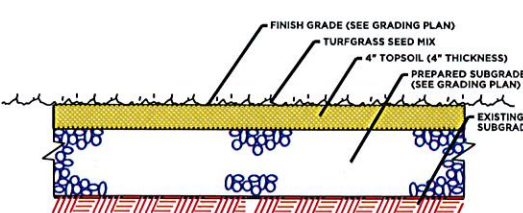
		41 Sequin Drive Glastonbury, CT 06033 Phone: (860) 633-8770 Fax: (860) 633-5971 www.anchorengr.com	
PROJ. ENGINEER	MNB	CRP, LLC	
PROJ. MANAGER	MNB	PROPOSED	
OFFICE REVIEW	DPL	SITE IMPROVEMENTS PROJECT	
REVISIONS		SITE PLAN & DETAILS	
PROJECT		DATE	SHEET NO. 1 OF 2
915-11		5/7/20	
SCALE: 1" = 40'			



- NOTES:
1. INSTALL SILT FENCE & WOOD STAKES AS RECOMMENDED BY MANUFACTURER.
 2. SILT FENCE SUBJECT TO HEAVY LOADS SHALL BE REINFORCED WITH FARM FENCING & STEEL POSTS (0.5 # STEEL/L.F.). THE MINIMUM POST LENGTH SHALL BE 5'-0".
 3. SILT FENCE FABRIC SHALL BE A PERVIOUS SHEET OF WOVEN PROPYLENE, NYLON, POLYESTER OR POLYETHYLENE FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER.

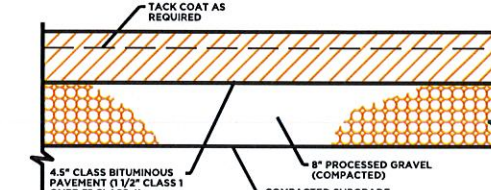
SILT FENCE

NOT TO SCALE



TURF ESTABLISHMENT

NOT TO SCALE



BITUMINOUS PAVEMENT

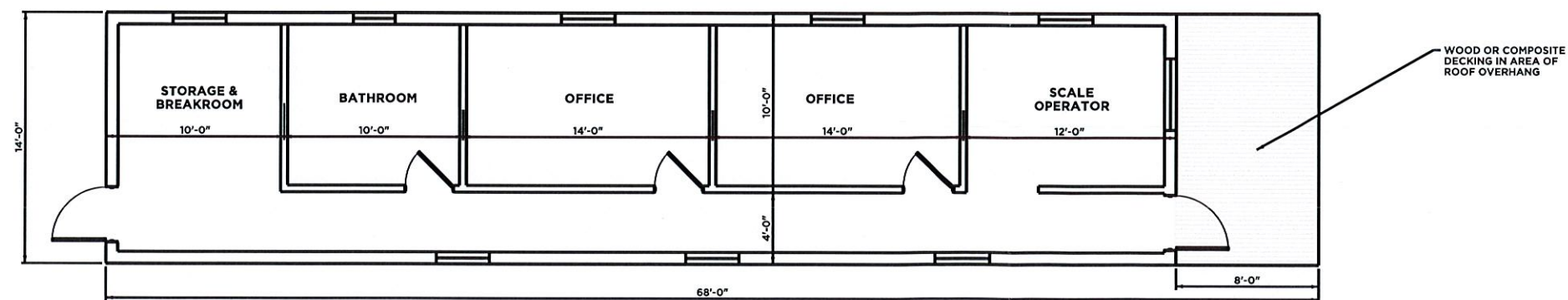
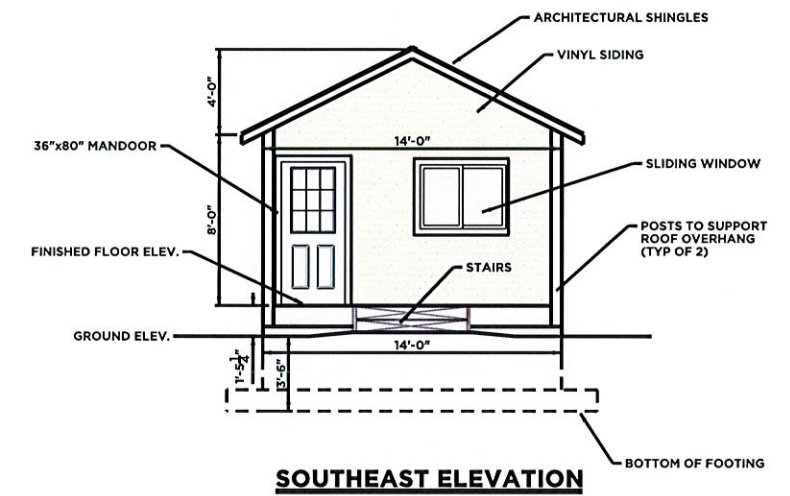
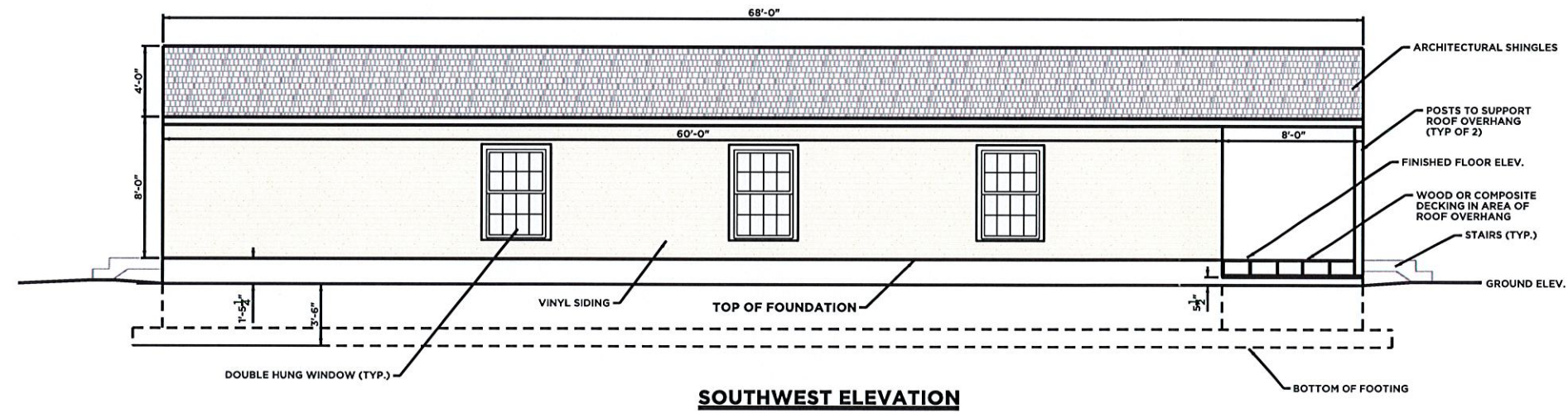
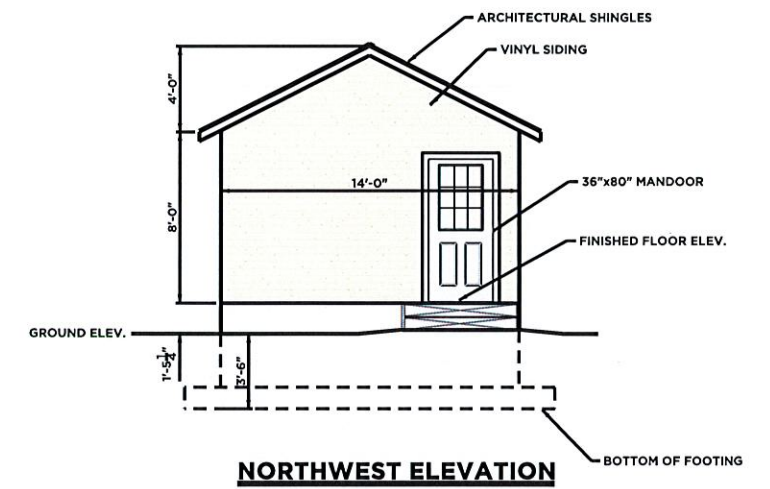
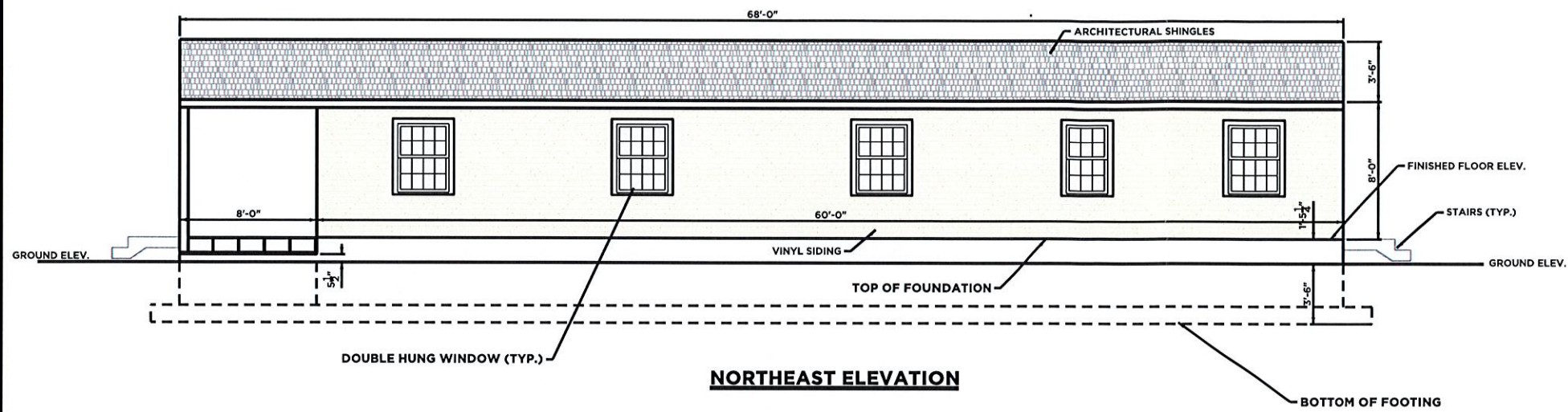
NOT TO SCALE

MAP REFERENCES

1. IMPROVEMENT LOCATION SURVEY. SOLID WASTE VOLUME REDUCTION & RAIL HAUL FACILITY, PREPARED FOR CWRM, LLC, CHRISTIAN LANE, BERLIN, CT, DATED 2/5/13, SCALE 1" = 50', SHEET 1 OF 1, PREPARED BY ANCHOR ENGINEERING SERVICES, INC.
2. IMPROVEMENT LOCATION SURVEY - RECORD FOUNDATION LOCATION, PREPARED FOR CRP, LLC, CHRISTIAN LANE, BERLIN, CONNECTICUT, DATED APRIL 30, 1998, REVISED THROUGH 11/14/02, SCALE 1" = 100', SHEET 1 OF 1, PREPARED BY MB ASSOCIATES.

NOTES

1. UNDERGROUND UTILITY, STRUCTURES AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPLIED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES AND FROM OTHER SOURCES. THE LOCATION MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO ANCHOR ENGINEERING SERVICES, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY CALL BEFORE YOU DIG: 1-800-922-4455.
2. EXISTING TOPOGRAPHY BASED UPON PHOTOGRAMMETRIC SURVEY PERFORMED ON APRIL 5, 1997, BY GOLDEN AERIAL SURVEYS, INC. OF NEWTOWN, CT AND FIELD SURVEY CONDUCTED BY ANCHOR ENGINEERING SERVICES, INC. IN JANUARY 2013.



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Berlin, CT

**PERMIT PLAN SET
NOT RELEASED FOR CONSTRUCTION**

ANCHOR ENGINEERING SERVICES, INC. 41 Sequin Drive Glastonbury, CT 06033 Phone: (860) 633-8770 Fax: (860) 633-5971 www.anchorengr.com		CRP, LLC PROPOSED SITE IMPROVEMENTS PROJECT SCALE HOUSE PLAN & ELEVATIONS 415 CHRISTIAN LANE BERLIN, CT	
PROJ. ENGINEER MNB PROJ. MANAGER MNB OFFICE REVIEW FC	PROJECT 915-11 DATE 5/7/20 SHEET NO. 2 OF 2		
SCALE: 1/4"=1'-0"			