

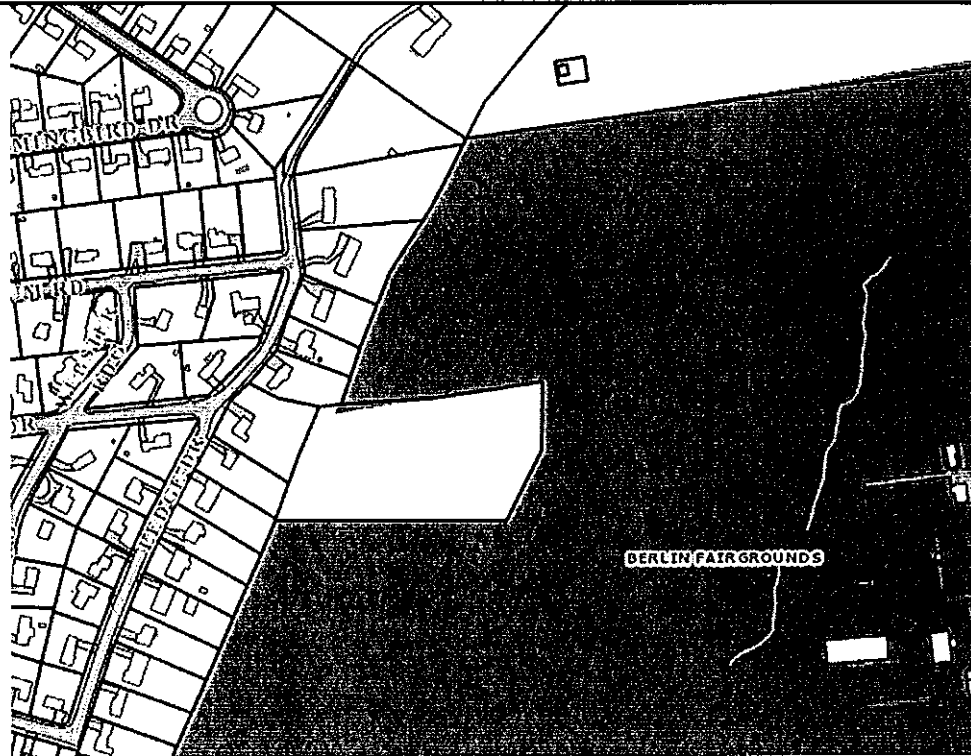
Site Plan

Application: Site Plan for construction of single-family dwelling on existing nonconforming parcel

Applicant/Owner: Carrier Enterprises, LLC

Address: Map 11-3 Block 132, Lot 19 with access to Ledge Drive through adjacent parcel identified as Lot B. Lot 19 aka: 288 Beckley Road and proposed 55 Ledge Drive

Zone: R-43, access proposed through R-15



PROPOSAL

Carrier Enterprise Inc has applied for site plan approval to improve the parcel with a single-family dwelling. They have proposed access through an easement over property to the west and out to Ledge Drive.

STAFF COMMENTS

If approved:

1. The status of the parcel where an access easement has been granted is to be rectified to the satisfaction of Corporation Counsel prior to permit issuance; including,
2. A Lot Line Revision Map submitted for zoning review with supporting documents and then filed on the Land Records to effectuate the property identified as Lot B and deeded separately in 2015. It should be noted that Lot B is "Not a Building Lot" or appropriate documents filed for incorporation into Lot 19.

3. All standard interdepartmental permit reviews be completed to the satisfaction of applicable department prior to issuance of a building permit.
4. The driveway be improved to rear lot driveway standards with a minimum of 12 ft. pavement and 3 ft of compressed gravel on each side, regardless of ownership of the parcel(s) or existing lot nonconformity.

EXISTING CONDITIONS

The Applicant has provided a Certified Title Search that shows the landlocked parcel, Lot 19, to have been in existence prior to zoning regulations being adopted. The land to the west that is shown on the plan as "Lot B" was created by deed in 2015 (Land records Vol 716, pg 236-237) from a portion of 53 Ledge Drive (MBL 10-4-132-68). While the deed described the parcel, and references a lot line revision map: Proposed Lot Line Adjustment dated July, 10, '14 by Civil Engineering Services LLC. said map was not reviewed for zoning compliance nor filed on the Land Records.

An easement has been filed over that land to access Lot 19 (Land Records Vol 764 pg 845-847) on 12/9/2019.

The Engineering Department has assigned a pending address of 55 Ledge Drive should a building permit be issued for Lot 19. The lot has also been identified as 288 or 286 Beckley Road

Lot B is not held by the same ownership entity as Lot 19. However, the access easement over land identified as Lot B, creates a situation that has Lot 19 act as a rear lot for the purposes of development the above referenced lot line adjustment map notes the lot line to be removed thereby incorporating the area into Lot 19, making it a rear lot.

As a result of a confirmed title search the lot would be considered a nonconforming building lot. A special permit would therefore not be required to create the existing lot.

There are no known improvements on Lot 19.

BACKGROUND

A 1995 Building Permit had been issued and expired. Subsequently private litigation found that the proposed access to the parcel from Beckley Road was not available. The permit file indicates that a permit refund was granted.

A building permit application for Lot 19 was denied zoning approval on July 7, 2020. Reasons, in summary include insufficient information submitted to confirm legal status of the parcel as a building lot and questions of the validity of the creation of parcel B, over which access is proposed.

Further research discovered a map had been prepared as described in the deed to the land over which the access easement to Ledge Drive was granted; however it does not appear to have been submitted for zoning compliance review, and was not filed on the Land Records.

The applicant submitted another permit application with additional documentation and this Site plan application all on or about July 20, 2020. Another Zoning Denial letter was issued on August 19, 2020.

The staff along with Corporation Counsel, Jenifer Coppola, has been working with Attorney Ziegler, counsel for the applicant to continue to resolve issues relating to permitting and filings on The Land Records. On August 28, 2020, having received the Certificate of Title, Attorney Coppola issued ~~the~~ ^a ~~attached~~ letter to Attorney Ziegler.

(copy of letter to be distributed at or before the meeting)



Town of Berlin

Planning and Zoning Department

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

Town of Berlin
Received

JUL 20 2020

Planning & Zoning Department
Berlin, Connecticut

SITE PLAN APPLICATION

☒ Site Plan

☐ Site Plan Amendment

Project Name: N/A

Property Owner(s): Carrier Enterprises Inc.

Project Address*: 286 Beckley Rd. (aka 288 Beckley Rd/Lot 19)

Map: 11-3 Block: 132 Lot: 19 Zone(s): R-43 Lot Area: 4.75 acres

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: Alexis Carrier Firm Name: Carrier Enterprises Inc.
Street Address: 117 Birch Street City: Southington ST: CT Zip: 06089
Email: alexis@bycarrier.com Phone: (860) 793-9626 x3
Signature: Alexis Carrier Date: 7.16.2020

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*: 2855 ft² single family detached home
3 bed, 3 full bath, 3-car attached garage, full
unfinished basement

*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)			
COMMERCIAL			
Gross Floor Area			
Parking Spaces			
INDUSTRIAL			
Gross Floor Area			
Parking Spaces			
RESIDENTIAL			
Number of Units		1	
Number of Bedrooms		3	
Gross Floor Area		2855 ft ²	
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
Received

JUL 20 2020

Planning & Zoning Department
Berlin, Connecticut

ROBERT A. ZIEGLER

Attorney at Law
58 East Main Street
Plainville, Connecticut 06062
Telephone 860-793-1506
Facsimile 860-747-5219

FILE COPY

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Taryn D. Martin
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Adam@zieglerlawct.com
Billing@zieglerlawct.com
Nicole@zieglerlawct.com

VIA FEDEX ONLY

July 17, 2020

Town of Berlin
Planning and Zoning Department
240 Kensington Road
Berlin, CT 06037

Attention: Zoning Officer

RE: 288 Beckley Road, aka Lot A, 286 Beckley Road, Berlin, CT
Our File No. 9546.058

Dear Zoning Officer,

Please be advised that this office represents Carrier Enterprises, Inc. in relation to the enclosed Site Plan Application. Please be advised that a Building Permit Application has been sent to the Building Department simultaneously herewith. Enclosed please find the Checklist, Site Plan Application with attachments, as well as five sets of both Site Development Plans and architectural plans. It is my understanding that upon your review of the same, you will advise if there are any fees, and the amount of any fee. If my understanding is incorrect, please contact my office upon receipt of this correspondence so that my client can submit any required fee immediately. Upon review, please provide written zoning compliance certification to the building department, with a copy to this office and to the office of Carrier Enterprises, Inc.

If upon your review, your office need further information or requires any additional information, please contact this office.

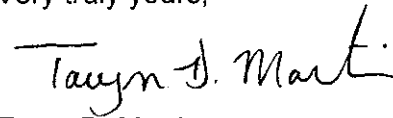
Thank you.

Town of Berlin
Received

JUL 20 2020

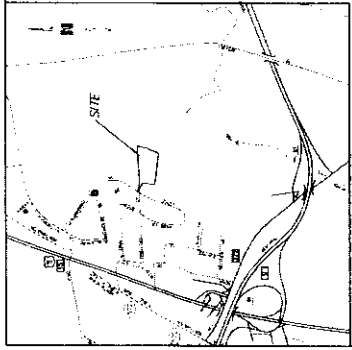
Planning & Zoning Department
Berlin, Connecticut

Very truly yours,

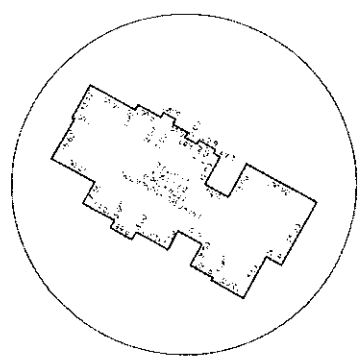

Taryn D. Martin

Enc.

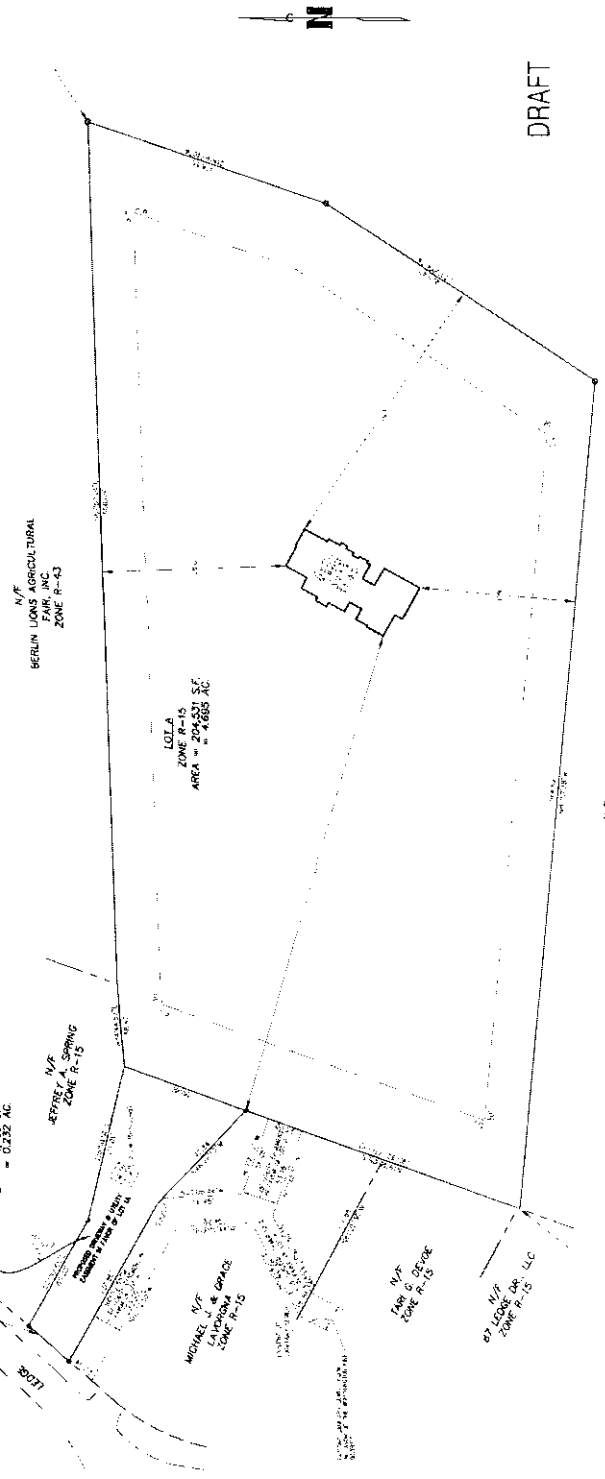
Y:\Work Directory\Real Estate\CARRIER\Carrier Enterprises, Inc\Appeal - 288 Beckley Road, Berlin, CT\Letter to Zoning Department 7.17.20 New Application.docx



SITE LOCATION PLAN
Scale: 1" = 100'



PROP. FOUNDATION DETAIL
Scale: 1" = 10'-0"



DRAFT

LEGEND

1. 0.7500' (1/4") = 1' (1/4")
2. 0.7500' (1/4") = 1' (1/4")

BERLIN, CONNECTICUT
TOWN OF BERLIN
100 HARTFORD STREET
BERLIN, CT 06032



GRAPHIC SCALE
1" = 100' 0"

THIS MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS MAP. THE USER OF THIS MAP SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL SUCH DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS MAP.

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
100 HARTFORD STREET
BERLIN, CT 06032
(860) 339-0000

CARRIER ENTERPRISES, INC.
286 BECKLEY ROAD
BERLIN, CT 06032
(860) 339-0000

Town of Berlin
Received
JUL 7 2020
Engineering & Surveying Department
Box 1, 06032

NO.	DATE	DESCRIPTION
1	7/7/20	PREPARED FOR CARRIER ENTERPRISES, INC.
2	7/7/20	REVISIONS
3	7/7/20	REVISIONS
4	7/7/20	REVISIONS
5	7/7/20	REVISIONS
6	7/7/20	REVISIONS
7	7/7/20	REVISIONS
8	7/7/20	REVISIONS
9	7/7/20	REVISIONS
10	7/7/20	REVISIONS

[illegible]

The image contains six technical drawings of bridges, arranged in two rows of three. Each drawing is accompanied by a descriptive label and dimensions.

- Top Row (Left to Right):**
 - Cantilever Bridge:** A drawing of a cantilever bridge with the label "Cantilever Bridge" and dimensions "100 ft. high" and "100 ft. long".
 - Girder Bridge:** A drawing of a girder bridge with the label "Girder Bridge" and dimensions "100 ft. high" and "100 ft. long".
 - Suspension Bridge:** A drawing of a suspension bridge with the label "Suspension Bridge" and dimensions "100 ft. high" and "100 ft. long".
- Bottom Row (Left to Right):**
 - Truss Bridge:** A drawing of a truss bridge with the label "Truss Bridge" and dimensions "100 ft. high" and "100 ft. long".
 - Arch Bridge:** A drawing of an arch bridge with the label "Arch Bridge" and dimensions "100 ft. high" and "100 ft. long".
 - Beam Bridge:** A drawing of a beam bridge with the label "Beam Bridge" and dimensions "100 ft. high" and "100 ft. long".

1. GENERAL INFORMATION

1.1. NAME OF THE PARTY: THE PARTY OF THE PEOPLE

1.2. ADDRESS: 1234 MAIN STREET, SUITE 500, NEW YORK, NY 10001

1.3. PHONE: (212) 555-1234

1.4. FAX: (212) 555-5678

1.5. E-MAIL: info@partyofthepop.com

1.6. WEBSITE: www.partyofthepop.com

1.7. DATE OF ESTABLISHMENT: 1980

1.8. TYPE OF PARTY: Political

1.9. IDEOLOGY: Liberalism

1.10. LEADER: John Doe

1.11. MEMBERSHIP: 10,000

1.12. FINANCIAL STATE: Stable

1.13. LEGAL STATUS: Registered

1.14. OTHER INFORMATION: None

2. ORGANIZATION

2.1. NAME OF THE ORGANIZATION: The Party of the People

2.2. ADDRESS: 1234 Main Street, Suite 500, New York, NY 10001

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3. ACTIVITIES

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4.11. MEMBERSHIP: 10,000

4.12. FINANCIAL STATE: Stable

4.13. LEGAL STATUS: Registered

4.14. OTHER INFORMATION: None

5. LEGAL STATUS

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