

Special Permit Use

Application: Special Permit Use
Address: 1244 Farmington Avenue-Unit 3
Applicant: Genesis L. Cora Luquis
Owner: 1244 Farmington Avenue LLC
Zone: CCD-2
Proposal: Special Permit Use - Fast food
business use for Paradise
Nutrition.



PROPOSAL

The applicant is requesting Special Permit approval to locate a fast food business use for Paradise Nutrition at 1244 Farmington Avenue Unit 3 pursuant to §VI.I.3.c. of the Berlin Zoning Regulations.

STAFF COMMENTS

1. Any increase to seating is subject to staff zoning review.
2. Signage requires application for building permits with zoning review for compliance with BZR §IX.A and the Farmington Avenue Design Standards.
3. Interdepartmental staff comments be address to the satisfaction of the department.

BACKGROUND / EXISTING CONDITIONS

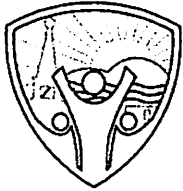
The 0.71 acre site, known as Anchor Plaza, contains an existing approximately 4000 s.f. commercial building which was constructed in 1960. Parking is provided on site. In recent years there has been some turnover of uses and vacancies in the existing multi-tenant building. Mixed commercial uses include retail food, personal service and professional offices. The last known tenant for this unit is unknown. No changes to existing site conditions at the established plaza are proposed.

ZONING/ parking

The described nutrition shake shop is by definition fast food. The applicant proposes 12 seats for the primarily take-out use. Fast food uses have a requirement of 1:75 s.f. parking. And would require 11 spaces. Zoning records indicate there is adequate parking with approximately 50 parking spaces on site.

Department Comments:

Central Connecticut Health District provided a plan review noted as approved with conditions which would be required to be accomplished prior to their sign off on opening. (attached)



**Central
Connecticut
Health
District**

2080 Silas Deane Highway, Suite 100, Rocky Hill, CT 06067

Phone: (860) 785-8380 Fax: (860) 785-8533
www.ccthd.org

PUBLIC HEALTH for BERLIN, NEWINGTON, ROCKY HILL, & WETHERSFIELD

September 29, 2020

Genesis L. Cora Luquis
44 Eddy Avenue (Apt. A-4)
Meriden, CT 06451

Re: Paradise Nutrition (change in use/renovation)
1240 Farmington Ave
Berlin, CT 06037

Dear Ms. Cora Luquis:

The Central Connecticut Health District (CCHD) has reviewed the floor plan which was received on 9/22/20, menu and equipment specifications for the above referenced facility. Based on my review the plan is approved with the following conditions:

1. Proposed plans must be submitted for review and approval by other departments. All applicable permits shall be issued prior to start of work.
2. Consult with the Berlin Fire Marshal regarding the hood system.
3. Consult with the Worthington Fire District regarding the possibility of installing a grease trap unit. (860-828-5630)
4. Based on the submitted menu, your license classification will be a two (2). A class two establishment means a retail food establishment that does not serve a population that is highly susceptible to food-borne illnesses and offers a limited menu of food that is prepared, cooked and served immediately, or that prepares and cooks food that is time or temperature controlled for safety and may require hot or cold holding, but that does not involve cooling. A Certified Food Protection Manager (CFPM) is required. The CFPM must successfully complete a food manager's exam at one of the approved CT testing organizations. The CFPM shall work at least 30 hours a week in a supervisory position. A Person in Charge (PIC) is required whenever the CFPM is not available. The PIC will also need to complete a food safety manager's exam at one of the approved CT testing organizations.
5. The baking of pastries is not permitted at this facility. Pastries may be purchased commercially and held within this facility.
6. Waffle batter may be prepared by using water from dispensing unit and cooked in the waffle iron with the addition of cut of fresh fruit and whipped cream.
7. The shared dumpster must be large enough to accommodate your trash. The lid shall stay closed when not in use.
8. The kitchen hand sink must have hot water at minimum of 110F, dispensed soap, dispensed paper towels, and a trash receptacle.
9. The three-bay sink shall have compartments large enough to completely submerge your largest piece of equipment. Hot water supplied to the three-bay sink should be no less than 120 F. A wire rack shall be installed above the 3-bay sink for the storage of wet utensils to drip dry.
10. Wall material behind all sinks and toilet shall be a non-absorbent material.
11. Cove strip molding is required at wall to floor junctures.
12. Fresh fruit may be washed in one of the 3-bay sinks when not in use.

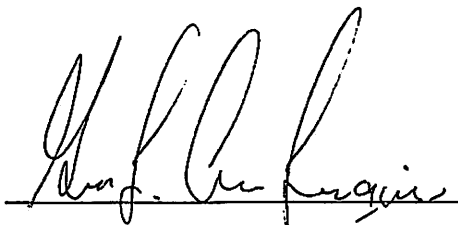
13. All equipment and storage shall maintain a 6" gap above the floor.
14. Supply a covered bin or drawer for clean food utensils.
15. The floor base mop sink shall have hangers installed above the sink drain for damp mop heads to drip dry when not in use. The sink shall have no gaps to wall and floor. The wall material shall be non-absorbent. It is suggested to store toxic chemicals and cleaners near the mop sink.
16. Must have sanitizer testing strips on site. Sanitizer buckets/ spray bottles shall be labeled accordingly.
17. Employees shall have an area to store their personal belongings.
18. The unisex employee/public restroom shall have hot water not to exceed 115 F. A covered trash receptacle is required. Post a sign in restroom stating, "Employees must wash hands after restroom".
19. A final inspection shall be conducted prior to opening. All dust generating material shall not be in the building during the inspection.

Sincerely,



Jeffrey S. Vecchitto, RS
Registered Sanitarian

Applicant's Signature of Approval



Date 09/29/2020



Town of Berlin

Planning and Zoning Department

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

Town of Berlin
Received

SEP 30 2020

Planning & Zoning Department
Berlin, Connecticut

SPECIAL PERMIT APPLICATION

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

Project Name: Paradise Nutrition
Property Owner(s): Genesis L. Cora Luquy
Project Address*: 1240 Farmington, ave. Unit #3 Berlin, CT 06037
Map: _____ Block: _____ Lot: _____ Zone(s): _____ Lot Area: _____

Applicant Information

Name: Genesis L. Cora Luquy Firm Name: _____
Street Address: 44 Eddy, ave. Apt. A4 City: Meriden ST: CT Zip: 06451
Email: lizyona@cora@gmail.com Phone: 7877617-3464
Signature: [Signature] Date: 09/29/2020

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):

*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

OCT 01 2020

Planning & Zoning Department
Berlin, Connecticut





-Herbalife Nutrition-

Paradise Nutrition is a business which carries Herbalife Nutrition products this company was established 40 years ago. I started as a distributor for the company once I lost my job due to the pandemic. This company helped me lose weight and be healthy, which gives me the opportunity and the idea to create my own business using their products and continue to be a distributor to motivate and help other people. This business would be making shakes, waffles, refreshing drinks, etc. People can call and make orders as well as to go in and order right there; if someone is interested in the program I will be making meetings with them or talk about the program at the moment depending. This business it is a daily consumption which depends on how you use it, it helps you lose weight, gain weight or be healthy. This type of business usually does not see more than 10 people at a time, there would be a maximum of 5 people at a time or maybe less depending on the hours. The hours of operation would be Monday – Friday from 7am to 7pm and Saturday and Sunday from 7am to 3pm usually the most hectic hours are during the morning and afternoon. The owner of the building is Mathew Beatman his phone number is (203)260-6852. There's only one employee working and the owner.

Town of Berlin
Received

OCT 05 2020

Planning & Zoning Department
Berlin, Connecticut

9-4-91-67J BERLIN TOWN OF 240 KENSINGTON RD BERLIN CT 06037	9-4-91-Z12 SHIRLEY JAMES M & LORI L 60 LOWER LN BERLIN CT 06037	9-4-96-1 CIENIEWICZ JOANNE K (EST) ET AL 71 LOWER LN BERLIN CT 06037
9-4-96-1A CIENIEWICZ JOANNE K (EST) ET AL 71 LOWER LN BERLIN CT 06037	9-4-95-2 LEGNANI LORRAINE 1230 FARMINGTON AVE BERLIN CT 06037	9-4-95-5 1260 FARMINGTON AVE LLC 1260 FARMINGTON AVE BERLIN CT 06037
9-4-94-3 KIDS LLC PO BOX 417 BERLIN CT 06037	9-4-94-9A OCCHI THEODORE L; ELEANOR S & P.O. BOX 175 CANAAN NH 03741	9-4-95-4 CIALFI NANDO & VICTORIA 12 RIDGEVIEW DR FARMINGTON CT 06032
9-4-99-1 GERALD T WROBLEWSKI REV TRST DTD 173 LOWER LN BERLIN CT 06037	9-4-91-Z13 BERLIN TOWN OF 240 KENSINGTON RD KENSINGTON CT 06037	9-4-97-1 BERLIN TOWN OF 240 KENSINGTON RD KENSINGTON CT 06037
9-4-94-10-7279 DESCHENES THOMAS R & LAURA O 1210 FARMINGTON AVE BERLIN CT 06037	9-4-95-3 1244 FARMINGTON AVENUE LLC 429 MIDDLETOWN AVENUE NEW HAVEN CT 06513	9-4-96-3 BURKE JOHN T SR 254 BURNSIDE AVE E HARTFORD CT 06108
10-3-98-2 CANYON SIGNS & GRAPHICS 355 WASHINGTON AVE NORTH HAVEN CT 06473	9-4-84-20B CASSETTA MICHAEL J & ROSEMARY 323 WETHERSFIELD RD BERLIN CT 06037	9-4-95-6 PERFECT TEAM LLC THE 1272 FARMINGTON AVE BERLIN CT 06037
9-4-94-7 HOMES AND CASTLES LLC 1436 BERLIN TURNPIKE SUITE 1A BERLIN CT 06037	9-4-94-8 CROTEAU EMILIA 359 CURTIS SOUTHINGTON CT 06489	9-4-84-20A CASSETTA MICHAEL & ROSEMARY 323 WETHERSFIELD RD BERLIN CT 06037
9-4-94-6 CHA FAMILY ENTERPRISE LLC 1190 FARMINGTON AVE BERLIN CT 06037	9-4-84-18-7650 HORBAL BROTHERS INC 1155 PERIMETER CENTER WEST ATLANTA GA 30338	9-4-84-20 KIDS LLC P O BOX 417 KENSINGTON CT 06037
10-3-84A-15A LOCKWOOD NANCY L 3 SYLVIA AVE MYSTIC CT 06355	9-4-95-5A 1260 FARMINGTON AVE LLC 1260 FARMINGTON AVE BERLIN CT 06037	10-3-84A-17-7794 CH REALTY VIII/CG CT ATLANTIS LLC 3819 MAPLE AVENUE DALLAS TX 75219
9-4-94-9 DESCHENES THOMAS R & LAURA O 1210 FARMINGTON AVE BERLIN CT 06037	9-4-95-1 DWB ENTERPRISES LLC 86 CROOKED BROOK LN BERLIN CT 06037	9-4-95-8 DWB ENTERPRISES LLC 86 CROOKED BROOK LN BERLIN CT 06037

9-4-96-5

LYON & BILLARD COMPANY

38 GYPSY LN

MERIDEN CT 06451

9-4-98-1-7837

LYON & BILLARD COMPANY

38 GYPSY LN

MERIDEN CT 06450

9-4-84-19

SIMEONE CAROL A & ALBINO

181 CROSS CREEK DR

KENSINGTON CT 06037

9-4-94-2

ARGUS PROPERTY MGMT LLC

67 BALFOUR DR

WEST HARTFORD CT 06117

9-4-84-21

EW REALTY LLC

P.O. BOX 417

KENSINGTON CT 06037

9-4-96-2

BERLIN TOWN OF

240 KENSINGTON RD

BERLIN CT 06037

9-4-96-4

BERLIN TOWN OF

240 KENSINGTON RD

BERLIN CT 06037

9-4-84-14

BERLIN TOWN OF

240 KENSINGTON RD

KENSINGTON CT 06037

9-4-84-14-1

VETERANS OF FOREIGN WARS

152 MASSIRIO DR

KENSINGTON CT 06037

Contractors Invoice

WORK PERFORMED AT:

TO: Ernesto P. Gora Luquies
1250 Farmington, ave.
Berlin, CT 06037

DATE 9-8-2020

YOUR WORK ORDER NO.

OUR BID NO.

DESCRIPTION OF WORK PERFORMED

counter with stools

Toilet

Bathroom
Door
 36×80
9' x 8'-wall

Bathroom

51.115

1	2	3
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3 Day 5inn

10/10/10

A hand-drawn diagram of a round table with four chairs. The word "chairs" is written above, below, to the left, and to the right of the table.

A hand-drawn diagram of a round table with four chairs. The word "Table" is written inside the circle, and "Chairs" is written above, below, to the left, and to the right of the circle.

A hand-drawn diagram of a round table with four chairs. The word "Table" is written inside the circle, and "chairs" is written next to each of the four rectangular chairs.

$\frac{1}{2} \times 10 = 5$

27	↗
28	↘
29	↗
30	↘

1 ft $\leftarrow \rightarrow$ wide

counter - 8x1

Front
Door

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of _____

Dollars (\$_____).

OCT 01 2020

This is a ☐ Partial ☐ Full invoice due and payable by:

Month

Day

Planning & Zoning Department
Berlin, Connecticut

in accordance with our ☐ Agreement ☐ Proposal

No. _____ Dated _____

Month

Day

Year

1-12

Town of Berlin

Geographic Information System (GIS)



Date Printed: 10/1/2020



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.



August 19, 2020

Maureen Giusti
Interim Town Planner
Town of Berlin
240 Kensington Road
Berlin, CT 06037

Dear Ms. Giusti:

This letter is the authorization for and support of Genesis Cora and Paradise Nutrition on their proposed use of certain vacant space at the building owned by 1244 Farmington Avenue, LLC. After the large investment from our family and the Town of Berlin through the Façade Program, we are thrilled with her use there.

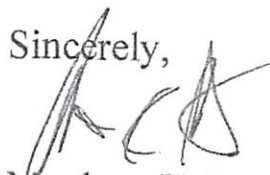
The barber shop space has been vacant for a number of years and we are looking forward to having Genesis and her partner in our building.

We would ask for your assistance on the approval of her use as it will help them grow their business and bring more traffic to our property as well as Farmington Avenue and Berlin.

Please feel free to reach out to me by email at mkbdtb@juno.com with any questions.

Thank you very much for your assistance with Paradise Nutrition.

Sincerely,



Matthew K. Beatman
Member
1244 Farmington Avenue, LLC

Town of Berlin
Received

AUG 21 2020

Planning & Zoning Department
Berlin, Connecticut



Paradise Nutrition

-HERBALIFE NUTRITION-

Beverage

Mega te: 16 oz. & 32 oz.

- Parcha
- Mango & Frozen
- Watermelon & Frozen
- Pink lemonade
- Lemonade
- Pineapple
- Horchata

**Town of Berlin
Received**

AUG 21 2020

Planning & Zoning Department
Berlin, Connecticut

Frozen Shakes: 24oz. & 32 oz.

- | | |
|-------------------|-----------------|
| -Pralaine & cream | -French Vanilla |
| -Banana Caramel | -Piña Colada |
| -Cookie'n cream | -Wild Berry |
| -Chocolate | -Orange Cream |
| -Cafe Latte | -Dulce de Leche |
| -Mint Chocolate | -Pistachio |

Frozen Coffee: 24 oz & 32 oz.

- House Blend & Mocha

Pastries

- Donuts
- Cheesecake
- Cookies
- Fruity Ice cream
- Waffle
- Pancakes
- Oatmeal

Equipment to be Used:

- 1 - Blender
- 2 - Waffle Maker
- 3 - Fridge
- 4 - Ice Machine