

**Berlin Planning and Zoning Commission Agenda
November 5, 2020**

The Berlin Planning and Zoning Commission will hold a Regular Meeting on Thursday, November 5, 2020 at 7:00 P.M. in person in the Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT. The public will also be able to access and participate in the meeting via Webex video conference and conference call as provided below. Therefore, the public may attend the meeting in person, via Webex video conference, or via telephone conference call.

Meeting link:

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=mf4693f14d9e85d7b1f9231690fb826fa>

Meeting number: 132 786 9844

Password: PZCTh700 (79284700 from phones and video systems)

Join by phone:

+1-408-418-9388 United States Toll

Access code: 132 786 9844

*****PLEASE NOTE: The agenda and all meeting materials related to the agenda items which will be distributed to the Commission will be posted on the town's website at: www.town.berlin.ct.us 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 12:00 p.m. on Wednesday, November 4, 2020, for posting prior to, during and after the meeting.**

I Call to Order

II Approval of Minutes

- a. October 15, 2020

III Request for Bond Release

- a. Request of Raymond Revoir for a bond release, Italian Independent Political Club, 16 Harding Street

IV Schedule Public Hearings

- a. Re-Subdivision Application of Pierre Bennerup for a two lot subdivision, at 1829 Orchard Road, Map 21-4, Block 115, Lot 10
Suggested Date: November 19, 2020
- b. Special Permit/Site Plan Applications of BT2008, LLC for a mixed-use development at 404 Berlin Turnpike
Suggested Date: December 3, 2020

Continued...

V Commission Business

- a. Discussion of consideration of allowing “clean contractors” on the Berlin Turnpike, Christopher Edge, Director of Economic Development
- b. Discussion of 0 Berlin Turnpike, Map 21-4, Block 115, Lot 20A, concerning the layout and concept for proposed development, including two commercial buildings
- c. Discussion of meeting dates for 2021

VI New Business

- a. Site Plan Amendment of Kevin M. Budney, Budney Overhaul and Repair, for a fence at Block 4, Lot 153, 2061 Berlin Turnpike
- b. Final Subdivision Application of Earl H. Wicklund for Phase 2 (4 lots) of a preliminary approved 18 lot subdivision, Lot 91, Block 10, West Lane

VII Public Hearings

- a. Special Permit/Site Plan Applications of Richard Munson, Deming Road Business Park, LLC for a building on each of four existing lots, and related site improvements.
 1. Map 10-1, Block 83, Lot 3A (7,500 sq. ft.) Deming Road, 7,500 sq. ft. building on a rear lot for contractor shop use
 2. Map 10-1, Block 83, Lot 3A1 Deming Road, 3,606 sq. ft. building for contractor shop use
 3. Map 10-1, Block 83, Lot 3A2 Deming Road, 6,750 sq. ft. building for contractor shop use
 4. Map 10-1, Block 83, Lot 3A3 (9,000 sq. ft.) Deming Road, 9,000 sq. ft. building on a rear lot for contractor shop use (*Opened October 15, 2020 - Continued to the November 19, 2020 Meeting*)
- b. Special Permit/Site Plan Applications of Thomas O’Rourke, Military Experience Museum Inc. for a Military Experience Museum at 76 Chamberlain Highway (Map 30-2, Block 74, Lot 37 and 0 Chamberlain Highway) and 0 Chamberlain Highway (Map 30-2, Block 74, Lot 39) (*Opened September 3, 2020*)

VIII Old Business

- a. Special Permit/Site Plan Applications of Richard Munson, Deming Road Business Park, LLC for a building on each of four existing lots, and related site improvements.
 1. Map 10-1, Block 83, Lot 3A (7,500 sq. ft.) Deming Road, 7,500 sq. ft. building on a rear lot for contractor shop use
 2. Map 10-1, Block 83, Lot 3A1 Deming Road, 3,606 sq. ft. building for contractor shop use
 3. Map 10-1, Block 83, Lot 3A2 Deming Road, 6,750 sq. ft. building for contractor shop use
 4. Map 10-1, Block 83, Lot 3A3 (9,000 sq. ft.) Deming Road, 9,000 sq. ft. building on a rear lot for contractor shop use
- b. Special Permit/Site Plan Applications of Thomas O’Rourke, Military Experience Museum Inc. for a Military Experience Museum at 76 Chamberlain Highway (Map 30-2, Block 74, Lot 37 and 0 Chamberlain Highway) and 0 Chamberlain Highway (Map 30-2, Block 74, Lot 39) (*Opened September 3, 2020*)

IX Adjournment

Berlin Planning and Zoning Commission Meeting Minutes – October 15, 2020

I Call to Order

The Berlin Planning and Zoning Commission held a Regular Meeting on Thursday, October 15, 2020 at 7:00 p.m. in person in the Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT.

In attendance

Vice-Chairwoman Diane Jorsey (Acting Chairwoman)
Commissioners Curtis Holtman, Brian Rogan, Steve Wollman, Timothy Zigmont
Alternate Commissioner Steve Biella, Jr. (seated)

Acting Town Planner/Zoning Enforcement Officer Maureen Giusti
Adam Levitus, Zoning Enforcement Officer

Excused

Chairwoman Joan Veley
Commissioner Jon Michael O'Brien

Commissioner Jorsey announced that the public hearing for the Special Permit/Site Plan Applications of Thomas O'Rourke, Military Experience Museum Inc. for a Military Experience Museum has been postponed to the November 5, 2020 meeting, at the request of the applicant.

II Approval of Minutes

- a. September 17, 2020

Commissioner Wollman moved to approve the minutes, as presented.
Commissioner Zigmont seconded the motion which carried unanimously.

III Commission Business

- a. Request of Carl Ciarcia for a five-year extension for an approved subdivision, Kensington Road, Block 72 Lots 1-1 through 1-7

Ms. Giusti stated the subdivision was approved on December 17, 2015. State statutes provide five years for the subdivision to be completed, with the potential to allow a five-year extension, to total ten years. No work has begun.

Mr. Carl Ciarcia was present at the meeting. He stated a bond will be required once the excavation begins and, at this time, no work has begun.

Commissioner Rogan moved to approve a five-year extension. The expiration date will be December 17, 2025.

The motion carried unanimously, with one recused commissioner (Commissioner Wollman).

- b. Façade Application of Michael and Rosemary Cassetta. Dairy Queen,
806 Farmington Avenue

Ms. Giusti stated a revised rendition of proposed changes to the building was included in this meeting package. The May 7, 2020 Planning and Zoning Commission meeting minutes and the original rendition were also included. At the May meeting, Chairwoman Joan Veley had stated her disapproval of the style of the renovations which she stated did not fit the “village look” the town has been targeting for development in that area around the train station.

Mr. Chris Edge, Director of Economic Development, stated the original rendition had colors which were not liked by the commission. He stated the applicant had worked with Architect Brian Humes to design the building changes. He noted the deadline for the funding from the State of Connecticut designated for the façade program has been extended to December, 2021 and not as originally proposed to expire in December of this year.

Mr. Michael Cassetta, 243 Wethersfield Road, stated the commission had requested more dimension in the front of the building and this rendition shows a bump out of 4 feet in the front of the building as well as different colors.

Commissioner Zigmont stated the changes still do not have the “village look” the commission would like.

Commissioner Jorsey stated a more traditional, not as contemporary, is preferable.

Commissioner Zigmont stated the colors are too bright for the town’s concept for the area. He suggested adding clapboard siding.

Commissioner Jorsey stated the applicant should receive some clear direction.

Commissioner Wollman suggested stone façade around the bottom of the building to perhaps blend in with the development of the Newport buildings being constructed on Farmington Avenue.

Commissioner Rogan suggested using stone and hardie plank and the continuation of the blue color all the way around the building.

Mr. Cassetta stated his understanding is that the building could have stone veneer on the bottom portion of the building and then hardie plank to the roof line on three sides.

Mr. Edge stated he will work with Mr. Cassetta and come back to the commission with sample materials, although perhaps not a rendition.

c. Façade Application of OCHE, LLC, 817 Farmington Avenue

Mr. Edge noted the applicant was not on line for this meeting. He stated an applicant had submitted a rendition of the work to be done about two years ago. That application had been approved. This application is the same with the exception of a different applicant. Trek material will be installed on the deck. He stated his support for the use of the property, stating it would showcase what is happening with the development of Berlin.

Ms. Giusti stated the sign must meet zoning regulations, noting that the rectangle on the rendering is not signage area but to cover another sign.

Commissioner Wollman moved to approve the application, subject to the following conditions:

- Trek material will be installed on the patio.
- The sign will meet zoning requirements.

Commissioner Biella seconded the motion which carried unanimously.

d. Discussion of murals

Mr. Edge stated Good Cause Gifts, Main Street, would like to have a mural painted on its building.

Commissioner Jorsey stated it is worthy of consideration to incorporate language into the zoning regulations perhaps by special permit. A standard needs to be established and the murals should not be political in nature.

Mr. Edge stated he will also discuss this with the Economic Development Commission. He suggested it could perhaps be limited to the CCD2/Farmington Avenue area – close to the train station.

Commissioner Wollman stated each individual request should be reviewed by the commission.

Commissioner Jorsey stated the special permit would take care of that. She asked for other towns' language.

No action was taken.

e. Discussion of crematory uses language and schedule public hearing date

Commissioner Jorsey stated this agenda item is not a public hearing and testimony will not be taken. She noted Attorney Jennifer Coppola, town counsel, was on line.

Ms. Giusti stated the commission discussed this topic at its June 4th meeting. The attorney representing Brookside Crematory has sent modified language for an amendment to the zoning

regulations which would allow the owners of the crematory to transport a body directly to the crematory without first having to transport the body to a funeral home. She stated she and corporation counsel further amended the language and she had input from Eric Peterson, Brookside Crematory, after speaking with him today. She stated in 2007, Brookside Crematory received a variance to operate the crematory which was followed by Planning and Zoning approvals of site plan and special permit applications. They then returned to the ZBA to ask for a change of use to be a funeral home and the ZBA denied that application in 2012.

Attorney Jennifer Coppola, by phone, stated she and Attorney Steve Bonaforte (representing the Petersons of Brookside Crematory and present at the meeting), Maureen Giusti and Eric and Ben Peterson, Brookside Crematory, had been communicating on a frequent basis concerning the language regarding the amendment.

Attorney Coppola stated the Petersons came to Maureen to request to be allowed to have funeral services at their property on Christian Lane. There was some discussion at the June, 2020 Planning and Zoning Commission meeting. In addition, with concerns about Covid-19, they are currently doing more cremations and have stated many advantages to their business to transport directly to their crematory rather than to a funeral home first, as the current licensing requires. She stated after months of consideration for the amendment, what the commission has before them is her review, Maureen's amendment, as well as Attorney Bonaforte's input is a proposed special permit regulation with special permit standards. She stated the process has been a bit unusual as usually the applicant submits a proposal. The Petersons have a use variance and are asking to add an accessory use. A crematory use is not allowed in the zoning regulations and it would not be appropriate for Maureen to approve the accessory use for a use that is not permitted. There is a lot to consider and she asked the commissioners for their opinions.

Attorney Coppola stated the issue has not traveled a "typical path" as typically, but not necessarily, submittal of the proposal would come from the interested party. She stated if the commissioners decide the revised language is acceptable, an application for the amendment would be submitted and a public hearing would be held. It will be important for the commission to decide if allowing a limited funeral use is acceptable, and as they have a use variance, the question is to decide if they go through that process or if administrative approval is possible.

Mr. Chris Edge, Director of Economic Development, stated the Petersons had come to the Economic Development Commission's September meeting. The commissioners listened to their presentation but did not take any action as they would need to see the official proposed language. He said at last Tuesday's meeting (October 13, 2020), a local funeral director who owns two funeral homes came to their meeting and expressed concerns for making "an uneven playing field". He stated the need to look at both sides of the issue. He stated the Economic Development Commission would like to get involved in the discussion.

Attorney Coppola stated she had also tried to get feedback from the Department of Public Health regarding transporting remains directly to the crematory; however, she has not yet received an answer. She stated she will share that information when given to her.

Commissioner Jorsey asked for clarification that it was stated in a prior meeting that the definitions and differences for this particular use are not directly addressed in the statutes.

Attorney Coppola stated that Attorney Bonaforte had spoken regarding that issue and clarification of that has not yet been addressed.

Commissioner Zigmont stated as it has not yet been addressed in state regulations, this commission shouldn't schedule a public hearing until it is clarified.

Commissioner Jorsey stated because the state statutes do not address what is propose, the town can adopt its own language for clarification.

Attorney Coppola stated the town has the ability to do that and the language is in the last revision. The understanding is the business needs to comply with all laws and statutes. The language can be expanded.

Commissioner Jorsey asked if the language is the town's or the applicant's proposal.

Attorney Coppola stated this is not a typical process for her as she has not proposed amendments for this commission. She stated staff was not directed by the commission to submit a proposal, and usually the interested party proposes language. That needs to be clarified in the discussion at this meeting. She stated the document does not have the regulatory language that she would have proposed if she were drafting this. She stated it would be a good idea for the commissioners to hear from the Petersons why they need revisions. Based on today's discussions, some things are already being done on the property. Her understanding is the issue is primarily to transport remains directly to the crematory without having to go through an out of town funeral home.

Commissioner Jorsey asked what the hardship was defined in the 2007 ZBA application.

Ms. Giusti stated the application said very little, and it was related to the building size and location and it is a small site.

Commissioner Jorsey stated Attorney Coppola has stated the crematory is an accessory use for a use that is not permitted.

Ms. Giusti responded a zoning sign-off is required for a license for funeral services. The crematory is not under that license. The crematory is permitted because they received a use variance in 2007 and the ability to have a funeral aspect would be accessory to a use by variance as opposed by a use listed in the zoning regulations. A crematory is not listed in our regulations

Attorney Bonaparte, on behalf of the Petersons, stated the crematory is permitted by variance. The state regulation, as it stands, only provides for the transportation of a body to a funeral home. The crematory has no advertised calling hours and currently has small private ceremonies.

Commissioner Jorsey stated the commission doesn't want to get into a presentation as we're not in public hearing but only a discussion. She said she understands the proposal is to make the process more efficient. Since it is the applicant's proposal, it is up to the applicant to draft the language. Staff has provided feedback, as well as commissioners during discussion at previous

meetings. Although the problem for the applicant is clear cut, there may be unintended consequences that will be brought out during a public hearing. She stated the Petersons can revise the proposal and she encouraged them to work with local funeral homes and work toward compromise to make it fair for everyone. A public hearing will allow testimony from all sides involved.

Commissioner Zigmont stated he was under the impression that a funeral home and crematory are separate and it's clear in the state regulations and as that is the case, the commission needs to know the difference.

Commissioner Jorsey stated she would like to see language from other towns.

There was discussion about scheduling a public hearing.

Ms. Giusti stated the commission does not yet have a final draft of the proposal and that final draft will need to be sent to the regional agency at least 30 days prior to the hearing. As she did in the earlier restrictions caused by Covid-19, she is allowed under the Governor's Order to schedule the public hearing, based on the date that meets the requirements.

Commissioner Jorsey stated the commission will let Maureen schedule the public hearing as appropriate.

Commissioner Rogan read the Call of the Hearings.

IV Public Hearings

a. Special Permit Application of Genesis L. Cora Luquis to locate a business, Paradise Nutrition, at 1240 Farmington Avenue, Unit #3

Ms. Luquis joined the meeting by phone. She stated the company for which she is a franchisee has been in business for 40 years. She stated the products are nutritional foods. Berlin is her first choice to open her business. She has a customer list that is growing and she is certain the business will be successful if she has the opportunity to locate the business in Berlin. She has met with Ms. Giusti and Mr. Edge, as well as the Health District.

Ms. Giusti clarified that Ms. Luquis will occupy the previous vacant space in the multi-tenant commercial building and fast food is a special permit use in the CCD-2 zone.

Mr. Chris Edge, Director of Economic Development, stated he has had conversations with Ms. Luquis and is looking forward to having her becoming part of the community.

Commissioner Rogan read a letter of support from Matthew Beatman, property owner.

Commissioner Zigmont moved to approve the application.

Commissioner Rogan seconded the motion which carried unanimously.

b. Special Permit/Site Plan Applications of Richard Munson, Deming Road Business Park, LLC for a building on each of four existing lots, and related site improvements.

1. Map 10-1, Block 83, Lot 3A (7,500 sq. ft.) Deming Road, 7,500 sq. ft. building on a rear lot for contractor shop use
2. Map 10-1, Block 83, Lot 3A1 Deming Road, 3,606 sq. ft. building for contractor shop use
3. Map 10-1, Block 83, Lot 3A2 Deming Road, 6,750 sq. ft. building for contractor shop use
4. Map 10-1, Block 83, Lot 3A3 (9,000 sq. ft.) Deming Road, 9,000 sq. ft. building on a rear lot for contractor shop use

Attorney Tim Sullivan, in person for this meeting, stated the sole member of Deming Road Business Park, LLC is Richard Munson who is also in attendance at this meeting. Project Engineer Tony Tranquillo joined the meeting by phone. Attorney Sullivan stated the proposal is for development on four lots in the General Industry zone which will have a small contractor shop on each lot. The application is identical to the one which was unanimously approved on February 12, 2015, and they are requesting the record of the 2015 application be incorporated into this current application – noting the only change to the application is a change of applicant. The previous approval was submitted by Progressive Development Corporation. Mr. Munson is the president and sole shareholder of Progressive Development and sole member for this current applicant, Deming Road Business Park.

The 2015 approval included a subdivision to create the four lots, including two rear lots. The subdivision map and special permits were properly filed on the Land Records; however, health issues prohibited the completion of the project within the five-year period and the special permits lapsed. A request for extension was inadvertently not filed. The soil and erosion report dated 2015 and traffic study from 2015 both have related letters stating the information remains current. Requirements concerning letters to abutting property owners and signage for the hearing have been properly met. The four lots make up 5.3 acres; there will be shared parking; an access easement will be in place; 60 spaces for parking are proposed (55 are required); the four buildings will range in size from 3,606 s.f. to 9,000 s.f.; the site is flat and will provide locations for small contractors and the site has an appropriate site location. At the October 6, 2020 Inland Wetlands and Watercourses meeting, it was determined that a public hearing would not be necessary and their permit to pending. The next IWWC meeting will be November 10, 2020. Architectural drawings have been submitted. Easement documents will be submitted during the permitting process. Architectural renderings have been submitted.

Ms. Giusti confirmed Attorney Sullivan's description of the history of the proposal.

Speaker

Mr. Chris Edge, Director of Economic Development, spoke in favor of the proposal, stating it will offer location opportunities to contractors and will be a great asset for Berlin.

Commissioner Wollman moved to continue the public hearing.

Commissioner Biella seconded the motion which carried unanimously.

- c. Special Permit/Site Plan Applications of Thomas O'Rourke, Military Experience Museum Inc. for a Military Experience Museum at 76 Chamberlain Highway (Map 30-2, Block 74, Lot 37 and 0 Chamberlain Highway) and 0 Chamberlain Highway (Map 30-2, Block 74, Lot 39) (Opened September 3, 2020) – POSTPONED –

No discussion or action taken.

V Old Business

- a. Special Permit Application of Genesis L. Cora Luquis to locate a business, Paradise Nutrition, at 1240 Farmington Avenue, Unit #3

Commissioner Wollman moved to approve the application, subject to staff comments.
Commissioner Holtman seconded the motion which carried unanimously.

- b. Special Permit/Site Plan Applications of Richard Munson, Deming Road Business Park, LLC for a building on each of four existing lots, and related site improvements.
1. Map 10-1, Block 83, Lot 3A (7,500 sq. ft.) Deming Road, 7,500 sq. ft. building on a rear lot for contractor shop use
 2. Map 10-1, Block 83, Lot 3A1 Deming Road, 3,606 sq. ft. building for contractor shop use
 3. Map 10-1, Block 83, Lot 3A2 Deming Road, 6,750 sq. ft. building for contractor shop use
 4. Map 10-1, Block 83, Lot 3A3 (9,000 sq. ft.) Deming Road, 9,000 sq. ft. building on a rear lot for contractor shop use

No discussion or action taken.

- c. Special Permit/Site Plan Applications of Thomas O'Rourke, Military Experience Museum Inc. for a Military Experience Museum at 76 Chamberlain Highway (Map 30-2, Block 74, Lot 37 and 0 Chamberlain Highway) and 0 Chamberlain Highway (Map 30-2, Block 74, Lot 39) - POSTPONED –

No discussion or action taken.

VI Adjournment

Having no further business to come properly before the commission, Commissioner Zigmont moved to adjourn.

Commissioner Wollman seconded the motion which carried unanimously.

The time was 8:54 p.m.

Respectfully submitted,

Frances M. Semnoski
Recording Secretary

Bond Reduction

Application:	Bond Reduction for Site Plan Amendment – Façade and Parking Renovation, including vestibule addition and parking lot site improvements at existing club property.
Project Name:	Italian Political Independent Club (IPIC)
Address:	16 Harding Street
Zone:	GI (General Industry)
Applicant:	Raymond Revoir, IPIC
Proposal:	Site Improvement Bond Release

PROPOSAL

Raymond Revoir is requesting reduction of the \$2961. site bond held for site improvements at IPIC located at 16 Harding Street in the GI Zone.

STAFF COMMENTS

1. A minimum retention of 25% is required to be maintained for 12 months after completion of the improvements.
2. Engineering evaluation and reduction calculation is expected to be available at the meeting.

BACKGROUND

The original site bond was obtained and reduced in conjunction with a 2009 plan that was never completed. The applicant obtained a new site plan amendment approval on April 14, 2020 which was a modification to the never completed previous approval. The associated retained bond is \$2961.

The applicant is requesting a reduction to the minimum retention to be held for 12 months.

fsemnosk

From: Raymond Revoir <ray.revoir@gmail.com>
Sent: Wednesday, October 14, 2020 9:09 AM
To: fsemnosk
Cc: mgiusti; John Mangiafico
Subject: IPIC bond release

Good morning fran, our project at 16 Harding st. Is complete and finished. As per my conversation with maureen, I would like P&Z to release the bond they are holding on our property. I understand that P&Z will reduce some of the bond and then release the remainder after 12 months. Could you ask P&Z for our release. Thank you very much.

Town of Berlin
Received

OCT 14 2020

Planning & Zoning Department
Berlin, Connecticut

			ORIGINAL BOND		Bond Revision No 1 October 8, 2013		Bond Revision No 2		Bond Revision No 3	
Item	Unit Cost	Unit	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
PUBLIC IMPROVEMENTS (Required By Engineering)										
PROJECT START UP										
Sedimentation Barriers	4.00	LF				-		-		-
Anti Tracking Entrance Ramp	1500.00	LS				-		-		-
General Excavation & Clearing	25000.00	LS				-		-		-
DRAINAGE										
Manholes	2500.00	EA				-		-		-
Connection to Storm drain	1200.00	LS	1	1,200	0.1	120		-		-
Yard Drain	1200.00	EA				-		-		-
Sedimentation Structure	3500.00	EA				-		-		-
8" Plastic Pipe	30.00	LF				-		-		-
12" Plastic Pipe	32.00	LF				-		-		-
15" Plastic Pipe	18.00	LF				-		-		-
18" Plastic Pipe	24.00	LF				-		-		-
12" RC Pipe	22.00	LF				-		-		-
18" RC Pipe	24.00	LF				-		-		-
Flared End Section	600.00	EA				-		-		-
Detention Area	10000.00	EA				-		-		-
Catch Basin Inserts	1500.00	EA				-		-		-
SEWER										
8" sewer and manhole		LS				-		-		-
8" sewer	70.00	LF				-		-		-
6" sewer lateral	40.00	LF	90	3,600		-		-		-
2" Force Main	20.00	LF				-		-		-
WATER										
Hydrant	1500.00	LF				-		-		-
1" water service	30.00	LF	125	3,750		-		-		-
PAVING										
30' Roadway (Base, Pavement & Curbing)	85.00	LF				-		-		-
Concrete Curb	24.00	LF				-		-		-
Bit. Driveway Apron	250.00	EA				-		-		-
Bit. Curbing	4.00	LF	235	940	235	940		-		-
Pavement Repair	24.00	SY				-		-		-
4' Concrete Sidewalk	25.00	LF				-		-		-
FINISHES										
Topsoil and Seed	4.00	SY	95	380	95	380		-		-
Monumentation	150.00	EA				-		-		-
Lot Pinning (Per Lot)	400.00	EA				-		-		-
Street Lights	150.00	EA				-		-		-
Landscaping Topsoil & Seed	4.00	SY				-		-		-
Landscaping Trees	100.00	EA				-		-		-
Landscaping Shrubs and Perennials	50.00	EA				-		-		-
OTHER										
Split Rail Fence	12.00	LF				-		-		-
Replacement Tree	2000.00	EA				-		-		-
Rear lot driveway	2500.00	ea				-		-		-
Sub-Total				\$ 9,870		\$ 1,440	\$ -	\$ -		\$ -
Contingency 20%				\$ 1,974		\$ 288	\$ -	\$ -		\$ -
Total Bond				\$ 11,844		\$ 2,961.00	\$ -	\$ -		\$ -

Minimum Ret. 25% (During Construction)	\$2,961.00
Maintenance Bond 10% (18 Mo. After Completion)	\$1,184.00

Note: (If quantities are reduced. This only indicates the item meets Engineering standards)

No	Date	Note
1	10/8/2013	Parking lot and Handicapped improvements are incomplete. Retain 25% minimum
2		

10/9/2013

Total Bond \$2,961.00



Town of Berlin

Planning and Zoning Department

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

Town of Berlin
Received

OCT 21 2020

Planning & Zoning Department
Berlin, Connecticut

SUBDIVISION APPLICATION

☐ Subdivision

☐ Re-subdivision

Project Name: 1831 Orchard Road one acre lot

Property Owner(s): PIERRE BENNERUP + CHERYL BENNERUP

Project Address*: 1831 ORCHARD ROAD

Map: _____ Block: _____ Lot: 10 Zone(s): _____ Total Lot Area: _____

Existing Lots: _____ Proposed Lots: _____

Approval Request: ☐ Preliminary ☐ Final ☐ For Determination of OSS or DOSD Suitability

Please select all relevant items below:

- ☐ Inland Wetlands and Water Course Commission review needed
- ☐ Property is within 500 feet of a Municipal Boundary of _____
- ☐ Property is adjacent or crosses a Municipal Boundary of _____
- ☒ Public Sewer
- ☐ Private Sewer/Septic
- ☒ Public Water

Applicant Information

Name: PIERRE BENNERUP Firm Name: _____

Street Address: 829 ORCHARD RD City: BERLIN ST: CT Zip: 06037

Email: pedrobennerup@gmail.com Phone: 860 250 9840

Signature: Pierre Bennerup Date: 10/21/2020

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.

Description of Project*: I WOULD LIKE TO MY 2 ACRE PARCEL
INTO 2 ONE ACRE PARCELS.

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

OPEN SPACE:

- ☐ Deeded to the Town of Berlin
- ☐ Deeded to _____
- ☐ Fee in lieu of Open Space
- ☐ Conservation Easement
- ☐ None

To be completed by Planning & Zoning staff only:

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

Received by: _____



Town of Berlin

Planning and Zoning Department

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

Town of Berlin

Received

OCT 22 2020

Planning & Zoning Department
Berlin, Connecticut

SPECIAL PERMIT APPLICATION

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

Project Name: Mixed-Use Development at 404 Berlin Turnpike

Property Owner(s): BT 2008, LLC

Project Address*: 404 Berlin Turnpike

Map: 10-2 Block: 83 Lot: 12-7333/12-7334 Zone(s): BT-1 Lot Area: 35.48 +/- acres (Total)
10-2 83 13-A
10-2 83 13-C-7509/13-C-7510

Applicant Information

Name: BT 2008, LLC

Firm Name: c/o Peter D'Addeo, Managing Member

Street Address: 156 New Britain Avenue

City: Rocky Hill ST: CT Zip: 06067

Email: pdaddeo@ccimcsr.com

Phone: 860-721-0005 (office); 860-983-5146 (cell)

Signature: _____

Date: 10/22/2020

BT 2008, LLC

By: The D'Addeo Family Limited Liability Company, its Member

By: Peter D'Addeo, its Managing Member

Property Owner(s) Information (If Not the Applicant) - *Property Owner is the Applicant*

Name: _____ Principal: _____

Street Address: _____ City: _____ ST: _____ Zip: _____

Email: _____ Phone: _____

*Letter of Authorization Required

Special Permit required pursuant to section(s):

Petition to rezone the Site from BT-1 (Berlin Turnpike 1) to BT-D (Berlin Turnpike Development), together with Site Plan and Special Permit (Section VIII.H.4.b) applications for a mixed-use development as shown on the Master Plan - Phase 1: 3,320 s.f. convenience store with 1,000 s.f. drive-thru establishment and 10 pump gasoline filling station; Phase 2: 200 residential apartment units within five buildings together with carports a pool and 1,800 s.f. clubhouse; Phase 3: 7,280 s.f. retail building; Phase 4: 100+/- room hotel.

***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 \$ 280.- (Refer to current Fee Schedule)

Received by: fms

TO: Berlin Planning & Zoning Commission
FROM: BT 2008, LLC
DATE: October 22, 2020
RE: Original Written Narrative – Mixed-Use Development at 404 Berlin Turnpike

- a. The Applicant is proposing a mixed-use development at 404 Berlin Turnpike. The project consists of four phases:
- o **Phase 1:** 3,320 s.f. convenience store with 1,000 s.f. drive-thru establishment and 10 pump gasoline fueling station;
 - o **Phase 2:** 200 residential apartment units within five buildings together with associated carports, a pool and clubhouse for residents
 - The residential breakdown of the 200 Units:
 - 160 market rate units
 - 32 studio units
 - 96 one-bedroom units
 - 32 two-bedroom units
 - 40 affordable units
 - 8 studio units
 - 24 one-bedroom units
 - 8 two-bedroom units
 - o **Phase 3:** 7,280 s.f. retail building; and
 - o **Phase 4:** 100+/- room hotel.
- b. The plan provides a total of 513 parking spaces being located under the apartment buildings, in carports or as surface parking spaces.
- c. A Traffic Impact Report prepared by F.A. Hesketh & Associates, Inc. and dated March 12, 2020, which states that the daily weekday peak traffic generated will be 6,576 trips, with an AM peak hour volume of 568 trips (270 entering and 298 existing) and a PM peak hour volume of 655 trips (349 entering and 306 existing). The Saturday peak traffic generated will be 5,525 trips, with an AM peak hour volume of 601 trips (307 entering and 294 existing).

Applicant Signature: _____

BT 2008, LLC

By: The D'Addeo Family Limited Liability Company, its Member

By: Peter D'Addeo, its Managing Member

Town of Berlin
Received

OCT 22 2020

Planning & Zoning
Office



Town of Berlin

Planning and Zoning Department

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

To: _____
Re: _____
OCT 22 2020

Planning & Zoning Department
Berlin, Connecticut

SITE PLAN APPLICATION

☒ Site Plan

☐ Site Plan Amendment

Project Name: Mixed-Use Development at 404 Berlin Turnpike

Property Owner(s): BT 2008, LLC

Project Address*: 404 Berlin Turnpike

Map: 10-2 Block: 83 Lot: 12-7333/12-7334 Zone(s): BT-1 Lot Area: 35.48 +/- acres (Total)
10-2 83 13-A
10-2 83 13C-7509/13C-7510

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 BT-1 (Berlin Turnpike 1) to BT-D (Berlin Turnpike Development)
☐ Zoning Board of Appeals review needed
☒ Inland Wetlands and Water Course Commission review needed - *Permit issued 10/6/2020*

Applicant Information

Name: BT 2008, LLC Firm Name: c/o Peter D'Addeo, Managing Member
Street Address: 156 New Britain Avenue City: Rocky Hill ST: CT Zip: 06067
Email: pdaddeo@ccimcsr.com Phone: 860-721-005 (office); 860-983-5146 (cell)-
Signature: _____ Date: 10/22/2020

BT 2008, LLC
By: The D'Addeo Family Limited Liability Company, its Member
By: Peter D'Addeo, its Managing Member

Property Owner(s) Information (If Not the Applicant) - *Property Owner is 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.

OCT 22 2020

Planning & Zoning Department
Berlin, Connecticut

This Site Plan Involves:

☐ Additions ☐ Alterations ☐ Demolition ☒ New Construction

Description of Project*: Petition to rezone the Site from BT-1 (Berlin Turnpike 1) to BTD (Berlin Turnpike Development), together with Site Plan and Special Permit (Section VIII.H.4.b) applications for a mixed-use development as shown on the Master Plan - Phase 1: 3,320 s.f. convenience store with 1,000 s.f. drive-thru establishment and 10 pump gasoline filling station; Phase 2: 200 residential apartment units within five buildings together with carports, a pool and 1,800 s.f. clubhouse; Phase 3: 7,280 s.f. retail building; Phase 4: 100+/- room hotel.

*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 (apartments and clubhouse)			
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 \$ 2,000.- (Refer to current Fee Schedule)

Received by: [Signature]

Town of Berlin

Department of Economic Development

October 20, 2020

Joan Veley
Chairwoman
Berlin Planning & Zoning Commission

Dear Chairwoman Veley and Ms. Giusti:

In the last 3 months I have spoken to a handful of different commercial agents in the greater Hartford/New Haven area who have seen an uptick in calls from “clean contractors” to lease, buy or to build new buildings in Central Connecticut. Your Commission was forward-thinking enough to add language into the GI-2, PI and PI-2 zones for this use a few years ago. Since we did so, we have seen a number of firms buy buildings in town, as well as one firm who built a new building for their business. At present, we have very little land ready for immediate development and it is rare for smaller industrial buildings to be up for sale in Berlin.

Berlin is a town that is great at making, fixing and installing things, and I believe this is an avenue which has great potential for properties on the Berlin Turnpike and the entire 20,000 residents who call it home. Two properties that immediately come to mind are the former garage just south of Dunkin Donuts as well as the former forklift building across from Mickey Finn's. These are just examples, but I know there are likely other buildings and vacant land which have the potential to bring the town additional taxes as well as employment opportunities for our residents. Certain areas of the Turnpike south of the intersection of Woodlawn Road are very challenging from a retail or office perspective, and sadly are not of interest to firms now allowed in the BT-1 and especially the BT-2 zones. We are seeing activity north of Woodlawn Road, but this interest has not come down to Woodlawn.

My request is to allow me to discuss this idea of adding the following language to the Berlin zoning regulations in the BT-1 and BT-2 zones:

Contractor shop for establishments providing courier services, industrial repair services, irrigation services, landscape services and building trades such as carpentry, electrical, HVAC, and plumbing services provided that, notwithstanding Section VII G3 of the regulations, all materials and equipment are stored inside approved structures, on a contractor's utility truck and specifically excluding the outside parking of trailers unless behind a building, properly screened and not visible from the road.

With the limited commercial development that has happened along the Berlin Turnpike, this would open up the area (especially south of Route 9) to more development in a growing sector in Berlin – professional and contractor services. A few names that might give you an idea of who would fit the mold of whom I believe would come (or grow) in Berlin – MidState Air Compressor, Douglas Mechanical, ABC Hydraulics, Higgins Flooring and Superior Heating & Cooling. I believe that there are probably between 7 and 10 firms who are smaller and/or home based in Berlin who would likely step up if they knew this was an avenue they could pursue.

Though this is an area not yet explored in town except within our industrial zone, I would ask for your consideration of this potential opportunity for Berlin. I welcome your feedback and thank you for your time.

Sincerely,


Christopher Edge
Economic Development Director

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

Commission Business: Discussion item V.b.

at the request of Chris Edge, Economic Development Director

0 Berlin Turnpike, Map 21-4, Block 115, Lot 20A

PI-2 Zone

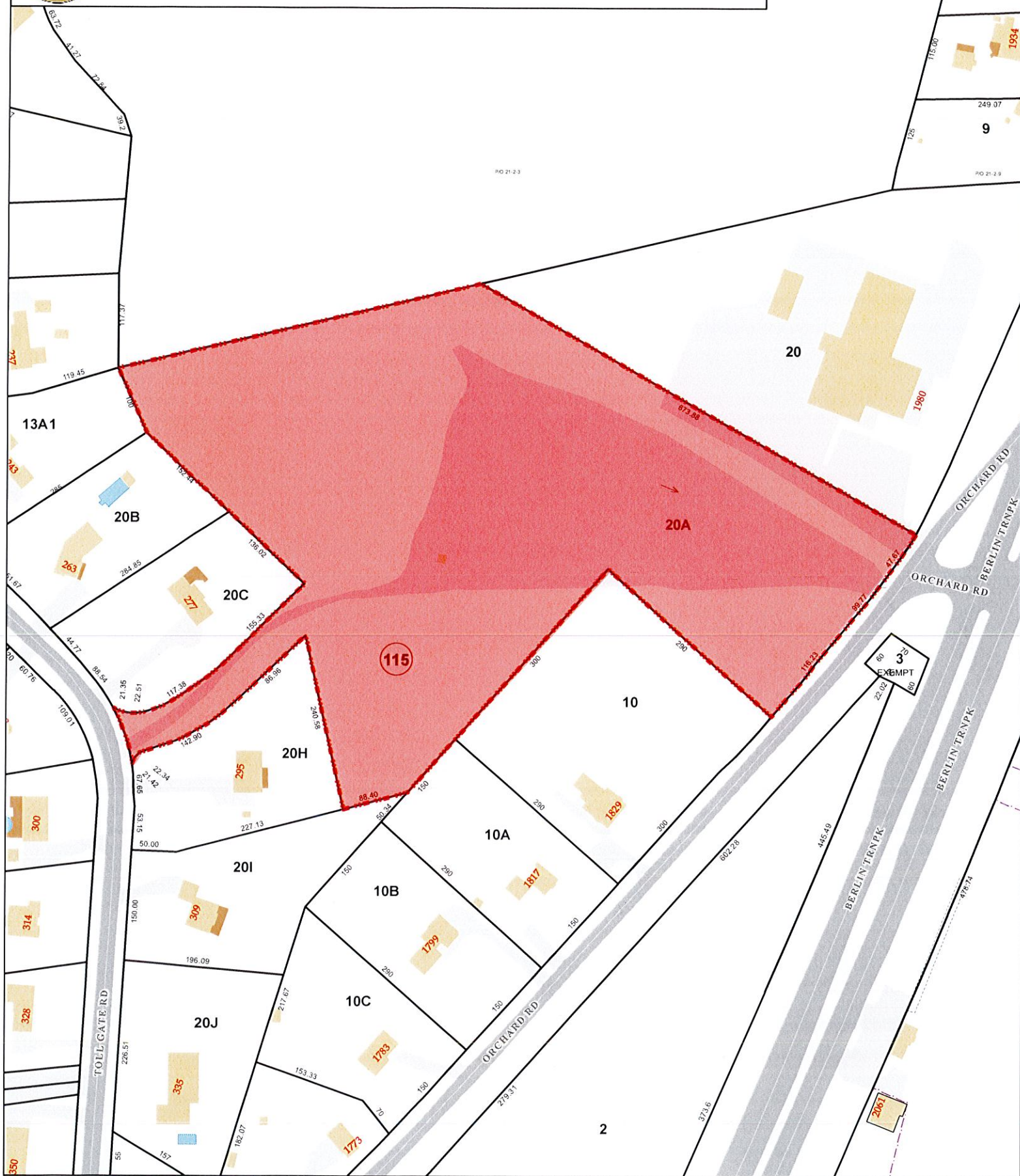
Former site of Bennerup greenhouses for proposed development.

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																															
BENNERUP PIERRE & SAWICKI SUS				1 Level		0		1 Paved				Description		Code	Appraised Value	Assessed Value																											
												FARM LAND		6-1	289,300	490																											
P O BOX 483				SUPPLEMENTAL DATA																																							
KENSINGTON CT 06037				Alt Prc ID 21-4 0115 00020A		CENSUS 4002		Heavy		E																																	
				(not used)		Incomeexp		Section: dc		CB Letter																																	
				GIS ID 21-4-115-20A				Assoc Pld#				Total		289,300	490																												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
BENNERUP PIERRE & SAWICKI SUSAN				0562 0239		12-23-2005		U		V		0		25		Year		Code	Assessed	Year	Code	Assessed																					
				0246 0295		11-05-1986		U		V		0		0				2019		6-1	490	2018	6-1	490																			
																Total		490	Total	490	Total	490																					
EXEMPTIONS				Amount		Code		Description		Number		Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor																											
				Total		0.00										APPRAISED VALUE SUMMARY																											
																Appraised Bldg. Value (Card)																											
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																289,300																											
BUILDING PERMIT RECORD				Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Id		Type		Is		Cd		Purpost/Result											
LAND LINE VALUATION SECTION				B		Use Code		Description		Zone		D		Front		Dept		Land Units		Unit Price		I Factor		SA		Cond.		ST.Idx		Adj.		Notes		Special Pricing		S Adj		Adj.		Unit		Land Value	
				1		6000		Tillable		OT		7		263				1,000		136,400		1.00000		5		1.00		10		0.950				490		700		1,000				129,600	
				1		6000		Tillable		OT		7						7,470		25,000		1.00000		0		0.90		10		0.950		TOPO		491		0		1,000				159,700	



Town of Berlin, Connecticut - Assessment Parcel Map

Parcel: 21-4-115-20A Address: 0 BERLIN TPKE



Approximate Scale: 1 inch = 167 feet



Map Produced: March 2020

Disclaimer: This map is for informational purposes only. 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.

PROPOSED COMMERCIAL DEVELOPMENT

FOR PRIORITY ELECTRIC

Property known as Lot 20A/Block 115
ORCHARD ROAD
BERLIN, CONNECTICUT
SEPTEMBER 30, 2020

NOTE:
LAYOUT IS CONCEPTUAL ONLY AND IS BASED ON COMPILED INFORMATION AND A
CURSORY REVIEW OF REGULATIONS. A SITE SURVEY AND THOROUGH REVIEW OF THE
REGULATIONS MAY YIELD ADDITIONAL INFORMATION THAT MAY AFFECT THE
LAYOUT. HARRY E. COLE & SON DOES NOT GUARANTEE
THE DEPICTED LAYOUT.

AREA RESERVED FOR CONSERVATION AND/OR FUTURE
DEDICATION AS OPEN SPACE - Area shown ± 4.0 Acres

POSSIBLE CONVEYANCE AND/OR SALE TO
ADJACENT PROPERTY OWNERS

PARCEL ZONED: PI-2
TOTAL AREA: ±8.47 Acres

ZONING INFORMATION		
	Existing Requirements	Provided
Parcel Size	2 Acres	±8.47 Acres
Min. Lot With	200 ft.	±221 ft
Max. Floor Area Ratio (FAR)	0.35	0.13
Min. Front Yard Setback	50 ft	51 ft
Min. Side Yard Setback	30 ft	51 ft
Min. Side Yard Setback when abutting residential zone	50 ft	51 ft (Bldg #2)
Min. Rear Yard Setback	30 ft	±198 ft (Bldg #1)
Min. Rear Yard Setback when abutting residential zone	50 ft	N/A
Min. Parking and Loading Setbacks (front yard)	25 ft	±95 ft
Min. Parking and Loading Setbacks (side & rear)	15 ft	51 ft
Min. Parking and Loading Setbacks (side & rear) when abutting residential zone	50 ft	51 ft
Max. Building Height	3 stories (45 ft)	1 story (<35 ft)
Max. Impervious Surface Coverage	60%	±34%
Max. Recreational Density	N/A	N/A

Parking Requirements

1 Space per 500 SF Bldg.
Phase 1 - Building - 12,000 SF / 1 Sp. 500 SF = 24 Spaces Req'd
Phase 1 - Building - 15,000 SF / 1 Sp. 500 SF = 30 Spaces Req'd

EXISTING 8" SANITARY SEWER TO LOT 20. R.O.W. TO
BE ESTABLISHED ALONG SEWER IF NOT PREVIOUSLY
PROVIDED

NATURAL SURFACE DRAINAGE ROUTE
TO WETLANDS (±350 LF to North)

AREA RESERVED FOR ON-SITE STORM WATER
MANAGEMENT

REAR OF BUILDING RESERVED FOR OUTDOOR STORAGE

SIDE LOADING

PROPOSED PARKING FOR PHASE I
25 Spaces (including 2 H'Cap Spaces)

SIDE LOADING

PROPOSED LANDSCAPING BUFFER

PROPOSED PARKING FOR PHASE 2
32 Spaces (including 2 H'Cap Spaces)

PROPOSED 26' WIDE BITUMINOUS
ENTRY DRIVEWAY

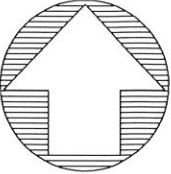
WATER TO BE EXTENDED FROM
EXISTING MAINS ON ORCHARD
ROAD - EXACT LOCATION
UNKNOWN

UTILIZE EXISTING CURB CUT OFF
ORCHARD ROAD TO ENTRANCE TO
SITE

Existing Tree Row TO BE
THINNED AND TRIMMED

MINIMUM 50 FT. FRONT YARD SETBACK

MAINTAIN MINIMUM 50 FT. SIDE YARD
SETBACKS OFF ALL ADJACENT
RESIDENTIAL ZONES/PROPERTIES
PROVIDE BUFFERING AS REQUIRED



1"=60'

cole
HARRY E. COLE & SON
engineering. surveying. planning.

876 South Main Street
P.O. Box 44
Plantsville, CT 06479 - 0044
Tel: (860) 628-4484
Fax: (860) 620-0196
www.hecole.com

Site Plan Amendment

2061 Berlin Turnpike
Kevin M. Budney, Lifetime Trust
BT-1 Zone
Security Fence



PROPOSAL

Kevin Budney is seeking a site plan amendment approval to construct an 8-foot-high security fence at 2061 Berlin Turnpike in the BT-1 Zone.

STAFF COMMENTS

1. The Commission should determine if the fencing design and material is acceptable.
2. Any use of the currently vacant property will require applicable zoning review and approval.
3. Any change to the property configuration or access would require applicable zoning approvals.

EXISTING CONDITIONS

The 11.4-acre property is the site of the former golf driving range just to the north of New Park Drive on the east side of the Berlin Turnpike. The property is bounded to the south by Town of Berlin property adjacent to New Park Drive; to the north along the Berlin Turnpike by the gas station; and, to the east by 131 New Park Drive, Budney Overhaul and Repair in the PI zone.

The site is substantially cleared and has been actively mowed and utilized by the driving range but is currently vacant. There are existing easements, including for existing non-conforming billboards that will not be affected by the fence location.

PROPOSED CONDITIONS

Fencing is proposed to be installed parallel to and approximately 150 feet back from the Berlin Turnpike front property line. The fence will begin 145 feet north of the southerly property line, extending for 620 feet, stopping 64 feet from the northerly side property line.

A portion of fencing is shown within the GIS depicted wetland and review area, however the plan indicates the wetland limit is based on the Town GIS system and was not field located. The wetlands agent has verbally indicated that the proposed fence is within the improved area of the site which has been graded and mowed for many years and should not require wetland review. Written comments are pending,

No use of the property is proposed at this time or with this application. Any future changes to the property or use of the vacant parcel is subject to the applicable Planning and Zoning approval process.



Town of Berlin

Planning and Zoning Department

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

Town of Berlin
Received

OCT 08 2020

Planning & Zoning Department
Berlin, Connecticut

SITE PLAN APPLICATION

☐ Site Plan

☒ Site Plan Amendment

Project Name: Security Fence
Property Owner(s): Kevin M Budney Lifetime Trust
Project Address*: 2061 Berlin Turnpike, Berlin
Map: 21 Block: 4 Lot: 153 Zone(s): 9A Lot Area: _____

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: Kevin M Budney Firm Name: _____
Street Address: 74 Quincy Trail City: Berlin ST: CT Zip: 06037
Email: kmb131@budneyoverhead.com Phone: 860-828-0585
Signature: [Handwritten Signature] Date: 10/7/20

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*: _____

*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	_____	_____	
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 \$ 260.- (Refer to current Fee Schedule)

Received by: fms

Town of Berlin
Received

OCT 08 2020

Planning & Zoning Department
Berlin, Connecticut

Security Fence

To Whom It May Concern,

We are looking to add an 8ft tall, all black vinyl clad, chain-link fence across the frontage of our property. It will extend 620ft +/- parallel with the Berlin Turnpike. It will have a gate on one end for property maintenance of either side of the fence. We need to add a fence for added security of the property and our property behind the field. Due to increasing demands from ITAR (International Traffic in Arms Regulations), our facility is increasing security measures and the fence will be one. A second reason for the fence is that the property where the fence will be located had previously been a golf ball driving range and since its closure and our ownership, we continuously need to stop people from hitting golf balls on our property.

Town of Berlin
Received

OCT 08 2020

Planning & Zoning Department
Berlin, Connecticut

October 26, 2020

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

APPLICATION: Site Plan Amendment
APPLICANT: Kevin Budney, Budney Overhaul & Repair
LOCATION: 2061 Berlin Turnpike
AGENDA: November 5, 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.*

Board of Police Commissioners

No comment

Engineering

Applicant should check with Inland Wetlands regarding permitting

Building Official

No comment

Police Chief

No comment

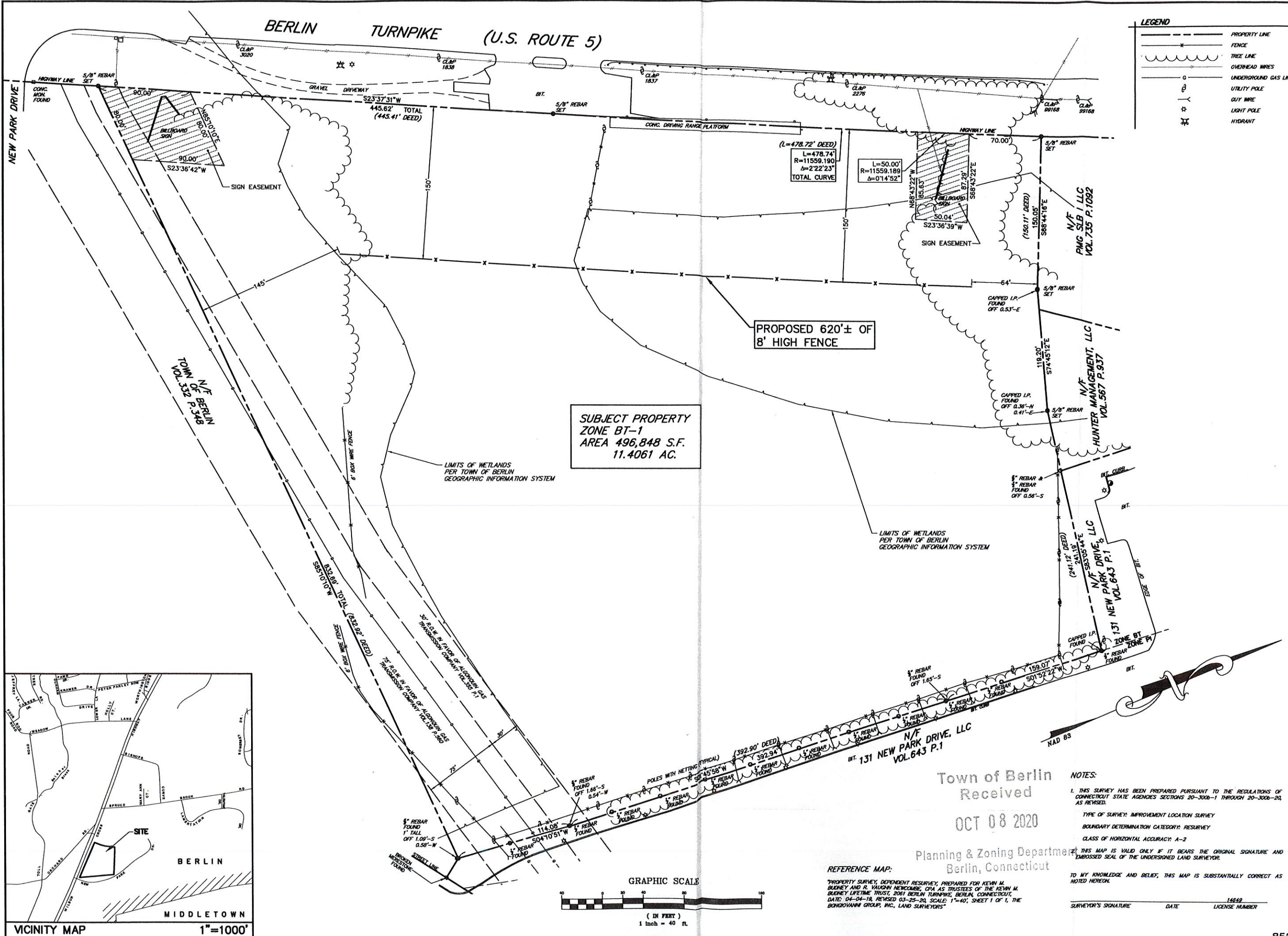
Inland Wetlands

No comment

Fire Marshal

No comment

Emailed to applicant: October 26, 2020



THE BONGIOVANNI GROUP, INC.
LAND SURVEYORS
170 Pape Road
Newington, Conn. 06111
TEL: (860) 888-0334
FAX: (860) 888-3830

Scale: 1"=40'

Date: 9-30-20

Drawn: DDB / BTM

Checked: AB

Revision

10-02-20

GENERAL

IMPROVEMENT LOCATION SURVEY - PROPOSED

PREPARED FOR

KEVIN M. BUDNEY AND R. VAUGHN NEWCOMBE, CPA

AS TRUSTEES OF THE KEVIN M. BUDNEY LIFETIME TRUST

2061 BERLIN TURNPIKE

BERLIN, CONNECTICUT

FENCE LAYOUT PLAN

Sheet 1 of 1

Phase 2 Final Open Space Re-subdivision approval

Application:	Re-subdivision, Site Plan & Special Permit
Address:	0 West Lane (7-4-10-91)
Zone:	R-21
Applicant:	Earl H. Wicklund
Owner:	Earl H. Wicklund Inc.
Proposal:	Section 2, 4 lots with road of approved 18 Lot Open Space Re-Subdivision

PROPOSAL

The Planning & Zoning Commission considered and approved with conditions the 18-lot subdivision at their meeting of June 20, 2019. The open space subdivision was approved to be constructed in sections. This application is for the construction of Section 2, for four lots along the new Natures Edge Court on the north side of West Lane. Section 2 lots are identified as Lots 91-6, 91-7, 91-15 and 91-16.

STAFF COMMENTS:

1. The record and conditions of the 18 lot Open Space Subdivision which included preliminary approval of the lots along the new Natures Edge Court, be incorporated into Section 2 approval including:
 - a. The Town Engineer shall review the final road and drainage design for compliance with Town standards.
 - b. The Town staff shall determine bond amounts for erosion control and public improvements.
 - c. Prior to the acceptance of the road, all drainage improvement shall be made and drainage easements to the Town of Berlin shall be in place.
 - d. If not already filed, a declaration of open space restrictions and deed for Parcel A to be submitted for review and filing on the Land Records.
 - e. Bonds should be determined and submitted for the road and other public improvements.
 - f. Stone monuments with signage shall be installed at the property corners and all angle points of property lines that abuts the open space parcel. The subdivision and site plan maps should show the locations of the monuments.
 - g. The Town Council shall approve any acquisition of the road or open space parcel.
 - h. Prior to the development of each lot, Town staff shall review plans for compliance with the subdivision approval, zoning compliance, drainage and erosion and sedimentation controls.
 - i. A stop sign shall be installed at the intersection of the new road and West Lane.
2. The new street name was approved as Natures Edge Court

BACKGROUND PROPOSAL

The applicant proposed to develop the project by Section, the approved subdivision map filed as Map #4353 on the Berlin Land Records shows Section 1: Lots 1-5, Lot 18 and the open Space parcels. The remaining land included sketched remaining proposed parcels and roadway which was noted for future development and not a building lot. A subsequent map was filed to combine Lots 17 and 18 (Map # 4352) which is being improved with one single family house. Section 3 is expected to be submitted for the remaining seven lots on Natures Edge Court.

Open Space Parcel B has been conveyed to the Berlin Land Trust. Open Space Parcel A, to the east of lots 15, 16, and 18 is to be conveyed to the Town and includes drainage improvements with related easements across lots 15 and 16, as previously reviewed, the parcel extends south for access from West Lane.

A temporary cul-de-sac is shown to be installed prior to extension into Section 3. Sectional development is permitted in accordance with Section 32.021 of the Berlin Subdivision Regulations. And is shown on Sheet PH1. No changes to the initially approved open space re-subdivision have been identified by the applicant.

The preliminary re-subdivision, site plan and special permit approval for an 18 lot open space subdivision on a 15.16 ac property located at 0 West Lane (7-4-10-91) in the R-21 Zone and this Section 2 division for four of those 18 lots is pursuant to Sections V.A.8, XII, and XIII of the Berlin Zoning Regulations.

NEW DEPARTMENT COMMENTS:

The Fire Marshall and Building Inspector have indicated No Comment.
Any additional comments will be provided at the meeting.

For reference the following applicable comments are carried forward from the 2019 18-Lot subdivision approval. The comments have been updated to remove details not relevant to Section 2 as proposed:

DEPARTMENT COMMENTS

1. Inland Wetlands and Water Courses Commission approved a wetland permit application 19-05W for the subdivision and associated improvements on June 4, 2019.
2. The Town Engineer shall review the final road and drainage design for compliance with the standards.
3. The Public Works Director issued comments dated May 22, 2019 having no objection to the Town accepting the 0.76 ac parcel (Open Space Parcel A) that contains the drainage basin for the road. It is advised that prior to accepting the parcel the applicant's design engineer should submit a letter stating that the basin and stormwater piping and structures were installed in conformance with the approved plans.

4. Under the proposed lot dimensions and locations, no lots can be further subdivided which would increase the density of the open space subdivision (V.A.8.j.v).
5. The Police Department issued comments dated May 15, 2019 recommending the installation of a stop sign.

Determination of Suitability

On 3/7/19 the Planning & Zoning Commission issued a determination of suitability favoring the open space subdivision layout as opposed to the conventional subdivision layout.

The conventional subdivision layout showed, 18 building lots ranging from 21,072 SF to 40,366 SF in area, two-60 ft wide rights-of-ways each containing a cul-de-sac road, and three open space parcels of 1.03 ac, 1.39 ac, and 0.67 ac will total 3.09 ac (20.4% of the total lot) that mostly contain areas designated as wetlands and wetlands upland review areas.

Proposed Lots

18 building lots containing at least the minimum lot area of 12,500 SF for open space subdivision in the R-21 zone. The average frontage exceeds the minimum 100 ft required.

Zoning Lot Area Summary			
Lot Number	Lot Size	Lot Number	Lot Size
1 – section 1	18,078 SF	10	19,927 SF
2 – section 1	18,000 SF	11	18,429 SF
3 – section 1	18,000 SF	12	26,065 SF
4 – section 1	21,573 SF	13	35,233 SF
5 – section 1	15,519 SF	14	27,447 SF
6 – section 2	14,356 SF	15 – section 2	17,957 SF
7 - section 2	13,257 SF	16 – section 2	14,997 SF
8	19,173 SF	17 – section 1	19,377 SF
9	15,733 SF	18 – section 1	23,006 SF

Roadway

There is one 60 ft wide right of way containing a cul-de-sac road with conforming length of 700 ft. The road and the fronting lots will utilize the existing cleared area. The roadway design shows the locations of the 24 ft travel way, sidewalks, drainage system, utilities, grading and street trees. The roadway intersects on the north side of West Lane approximately 205 ft from the intersection of West Lane and Woodsedge Court.

Open space

Two open space parcels were approved. Open Space Parcel A contains 0.63 ac and is located on the east side of the subdivision the area is currently wooded. Four proposed lots abut the parcel and the parcel has frontage (and access) from West Lane. The drainage detention for the proposed lots is located in this parcel.

Open Space parcel B containing 5.37 ac (35% of the total lot). The open space parcel will protect an existing knoll, mature vegetation and two pockets of wetlands and a vernal pool.

Eleven lots will abut the parcel. The two parcels total 6.00 ac which is 39.56% of the total lot area. The open space parcel were calculated to meet the minimum required size for an open space subdivision (V.A.8.h).

Open Space Parcel B was conveyed to the Berlin Land Trust; the Berlin Public Works director has no objection to the Town acquiring Open Space Parcel A.

Site Plan

The site plan shows schematic plan for the development of Lots 1-18 with frontages on the proposed roads. Each is to be improved with a single-family house, driveway, drainage and grading. Individual stormwater management plans and erosion control plans for each individual lot were not shown.

Drainage

The site development plan shows stormwater to be collected from the proposed road through catch basins and be discharged into a stormwater basin proposed in Open Space Parcel A. Drainage and Maintenance easement in favor the Town of Berlin are proposed over Lots 15 and 16. The proposed underground drainage pipe that will used to direct water into the basin will be located over Lot 16.

A Stormwater Management Report was submitted to verify compliance with the Town drainage criteria and to determine that there will be no significant impact on downstream properties. The stormwater management plan for each lot was not fully developed but the site plan shows a small detention system for each lot. A note was added to the subdivision map stating that each lot shall have the roof leaders discharge to a rain garden or underground infiltration.

Water District

The property is located in the Kensington Fire District. There are existing water and sanitary sewer infrastructure under West Lane.

Roadway

The applicant proposes a 60 ft wide roadway for the cul-de-sac road. The roadway will contain a 24 ft wide road, sidewalks, underground utilities and street trees.



Town of Berlin

Planning and Zoning Department

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

Town of Berlin
Received

OCT 20 2020

Planning & Zoning Department
Berlin, CT 06037

SUBDIVISION APPLICATION

☒ Subdivision

☐ Re-subdivision

Project Name: PROPOSED RESIDENTIAL SUBDIVISION

Property Owner(s): EARL H. WICKLUND, INC.

Project Address*: 0 WEST LANE

Map: 74 Block: 10 Lot: 91 Zone(s): R-21 Total Lot Area: 15.16 ACRES

Existing Lots: _____ Proposed Lots: 4 LOTS - PHASE 2

Approval Request: ☐ Preliminary ☒ Final ☐ For Determination of OSS or DOSD Suitability

Please select all relevant items below:

- ☒ Inland Wetlands and Water Course Commission review needed PREVIOUSLY APPROVED
- ☐ Property is within 500 feet of a Municipal Boundary of _____
- ☐ Property is adjacent or crosses a Municipal Boundary of _____
- ☒ Public Sewer
- ☐ Private Sewer/Septic
- ☒ Public Water

Applicant Information

Name: EARL H. WICKLUND Firm Name: EARL H. WICKLUND, INC.
Street Address: P.O. BOX 417 City: Kensington ST: CT Zip: 06037
Email: WKK3@comcast.net Phone: (203) 402-0557
Signature: [Signature] Date: 10-20-2020

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.

Description of Project*: PHASE 2 FINAL (4 LOTS) OF
OPEN SPACE SUBDIVISION

OVERALL 18 LOT SUBD APPROVED AS PRELIMINARY APPROVAL

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

OPEN SPACE:

- ☒ Deeded to the Town of Berlin DONE AS PART OF PHASE 1
- ☐ Deeded to _____
- ☐ Fee in lieu of Open Space
- ☐ Conservation Easement
- ☐ None

Town of Berlin
Received

OCT 20 2009

Planning & Zoning Department
Berlin, Connecticut

To be completed by Planning & Zoning staff only:

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

Received by: _____

LEGEND

- Existing Property Line
- Proposed Property Boundary
- Proposed Building Setback
- Proposed Lot Frontage
- Existing Easement
- Proposed Easement
- Existing Wetlands
- Existing Upland Review Boundary
- Existing Edge of Pavement
- Existing Curb
- Existing Sidewalk
- Proposed Lot Number
- Proposed Lot Address Number
- Existing iron pin
- Existing drill hole
- Existing monument
- Proposed iron pin
- Proposed monument

SUBDIVISION NOTES:

- Owner: Earl H. Wicklund Inc.
- Applicant: Earl H. Wicklund Inc.
- All work in connection with this subdivision shall be completed within five years from date of approval.
- Public water service and public sewer service proposed.
- Developer shall be responsible to correct any unforeseen field conditions.
- Any future grading activity not a part of this subdivision which involves designated inland wetlands shall require approval by the Inland Wetland Commission.
- Property owner/owners are responsible for maintaining any existing watercourses.
- On-site regulatory signage as deemed necessary by the Police Department shall be installed at the expense of the applicant. The applicant shall meet with the Police Department to review signage needs prior to the issuance of the first Certificate of Occupancy within the development.
- The Town shall not maintain responsibility or maintenance of any proposed streets until the street has been accepted by the Town. Maintenance, including snowplowing, shall be the responsibility of the applicant and shall not be the responsibility of the Town until such time that the street is accepted.
- Installation of any required street lighting shall be the responsibility of the applicant.
- Solar energy techniques have been considered in the design of this subdivision.
- All lot corners to be pinned.
- Subdivider to retain necessary rights, and shall grade lots, and construction drainage courses and drainage swales as required and in accordance with approved grading plan entitled: Site Development Plan, which grading plan is a part of the approved subdivision plan. All side and rear lot lines to be swaled.
- Each lot owner shall maintain drainage courses and swales so as not to obstruct or divert the flow of water.
- Subdivider to provide sufficient sediment and erosion control as required by the Town Engineer.
- All utilities to be buried.
- Each lot shall have the roof leaders discharge to a rain garden or underground infiltration.
- No clearing or grading to be done within the limits of the conservation easements. Disturbances to be kept to a minimum.

ZONING INFORMATION	
OPEN SPACE SUBDIVISION WITHIN R-21 ZONE	
ITEM	REQUIRED/ALLOWED
PRES. ZONE	R-21
MIN. AREA	12,500 SQ. FT.
MIN. SQUARE	50 FT
MIN. LOT FRONTAGE	100 FT (average throughout subdivision)
MIN. FRONT SETBACK	30 FT (40 FT for lots on West Lane)
MIN. SIDE SETBACK	15 FT
MIN. REAR SETBACK	35 FT

LOT DATA		
Lot #	Lot Area (ft ²)	Lot Area (Acres)
6	18,078	0.413
7	18,000	0.413
15	21,438	0.492
16	25,836	0.594

TOTAL SITE DEVELOPMENT			
Parcel	Area (ft ²)	Area (Acres)	% of Total Parcel
Lots (1-5 & 18)	141,273	3.24	21.39%
Lots (6, 7, 15 & 16)	59,822	1.37	9.06%
Remaining Land	205,431	4.72	31.11%
Open Space	233,852	5.38	38.44%
Total	660,379	15.16	100.00%

REMAINING LAND OF
EARL H. WICKLUND INC.
205,430 SQ. FT.
4.716 ACRES
NOT A BUILDING LOT

KEY MAP
SCALE 1"=1,000'

All open space markers within respective section to be set prior to the issuance of the first certificate of occupancy in each respective section.

SURVEY NOTES:

- This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
- Type of survey performed: Property Survey
- Boundary determination category: Dependent Resurvey
- Class of accuracy: Horizontal: A-2
- The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monuments found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an interval not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.
- Map References:
 - "Proposed Subdivision, Property of Doris A. Ritchie, Known as Lot 91 / Block 10, West Lane, Berlin, Connecticut; Scale 1"=50'; Dated: August 1, 1991; Last Revised: August 26, 1991.
 - "Property Survey Map, Depicting Lot Line Revision, Prepared for owner, Earl H. Wicklund Inc. & David P. Zashut & Lillian M. Pietrak, 0 West Lane, Berlin, Connecticut" dated August 13, 2019, Scale 1"=40' by Harry E. Cole & Son last revised Aug. 15, 2019
 - "Subdivision Map - Section I, Prepared for owner, Earl H. Wicklund Inc., Parcel 7-4-10-91, 0 West Lane, Berlin, Connecticut" dated July 15, 2019, Scale 1"=40' by Harry E. Cole & Son
 - "Subdivision Map, Prepared for owner, Earl H. Wicklund Inc., Parcel 7-4-10-91, 0 West Lane, Berlin, Connecticut" dated March 19, 2019, Scale 1"=40' by Harry E. Cole & Son last revised April 02, 2020
- Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
- Zone: R-21
- Total area: 660,380 Sq. Ft. - 15.16 Acres
- Owner: Earl H. Wicklund Inc.
- Town of Berlin Assessors Map #7-4 Lot #91
- Filed in Volume 754, Page 695 of the Town Clerk's office.
- This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

APPROVED BY THE BERLIN PLANNING AND ZONING COMMISSION

CHAIRPERSON

DATE

DATE
To the best of my knowledge and belief, this map is substantially correct as noted hereon.
Stephen M. Giudice, L.S.
#70145
Reg. No.

NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

SUBDIVISION MAP - SECTION II
PREPARED FOR / OWNER
EARL H. WICKLUND INC.
Parcel 7-4-10-91
0 WEST LANE
BERLIN, CONNECTICUT

October 2, 2020 Scale: 1"=40'

Scale: 1"=40'

cole

HARRY E. COLE & SON
engineering, surveying, planning.

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P.O. Box 44
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PROJECT #: 1697A