

Supplemental pkg.  
11-5-20

**fsemnosk**

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**From:** jhorbal  
**Sent:** Thursday, November 5, 2020 8:53 AM  
**To:** mgiusti  
**Cc:** fsemnosk  
**Subject:** Italian Independent Political Club

Maureen,

I have reviewed the request of the Italian Club to release the improvements bond that was required in conjunction with their recent site plan approval.

The required improvements have been completed, thus the bond may be released.

James P Horbal  
Deputy Director Of Public Works  
Town Of Berlin  
240 Kensington Road  
Berlin, Ct. 06037  
860-828-7069

October 26, 2020

**Updated - November 5, 2020 (Inland Wetlands)**

**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](mailto: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.*

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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

**Inland Wetlands**

**November 5, 2020 additional comment:**

Be advised that I have reviewed the Budney request to install security fencing on lot 153, block 4 on the Berlin Turnpike and determined that Wetland permitting will not be required at this time. Future development of the parcel will require permitting.

Fire Marshal

No comment

Emailed to applicant: November 5, 2020

November 4, 2020  
Updated November 4, 2020 (Police)

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

**APPLICATION:** Phase 2 – Final Subdivision (4 lots) of an 18 Open Space Subdivision which previously received preliminary approval  
**APPLICANT:** Earl Wicklund  
**LOCATION:** Map 7-4, Block 10, Lot 19/0 West Lane  
**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](mailto: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.*
- 

Engineering  
No problem

Health District  
Subdivision to be served by public water and public sewer

Fire Marshal  
No comment

Building Official  
No comment

Police Chief  
See attached

Board of Police Commissioners  
See Chief's comments

*E-mailed to B. Bovee/E. Wicklund – November 4, 2020*

# BERLIN POLICE DEPARTMENT

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*Officer Thomas Bobok ~ Traffic Bureau*  
*Email: [tbobok@Berlinpd.org](mailto:tbobok@Berlinpd.org) Phone: 860-828-7082*

11/4/2020

To: Chief Klett

From: Officer Tom Bobok

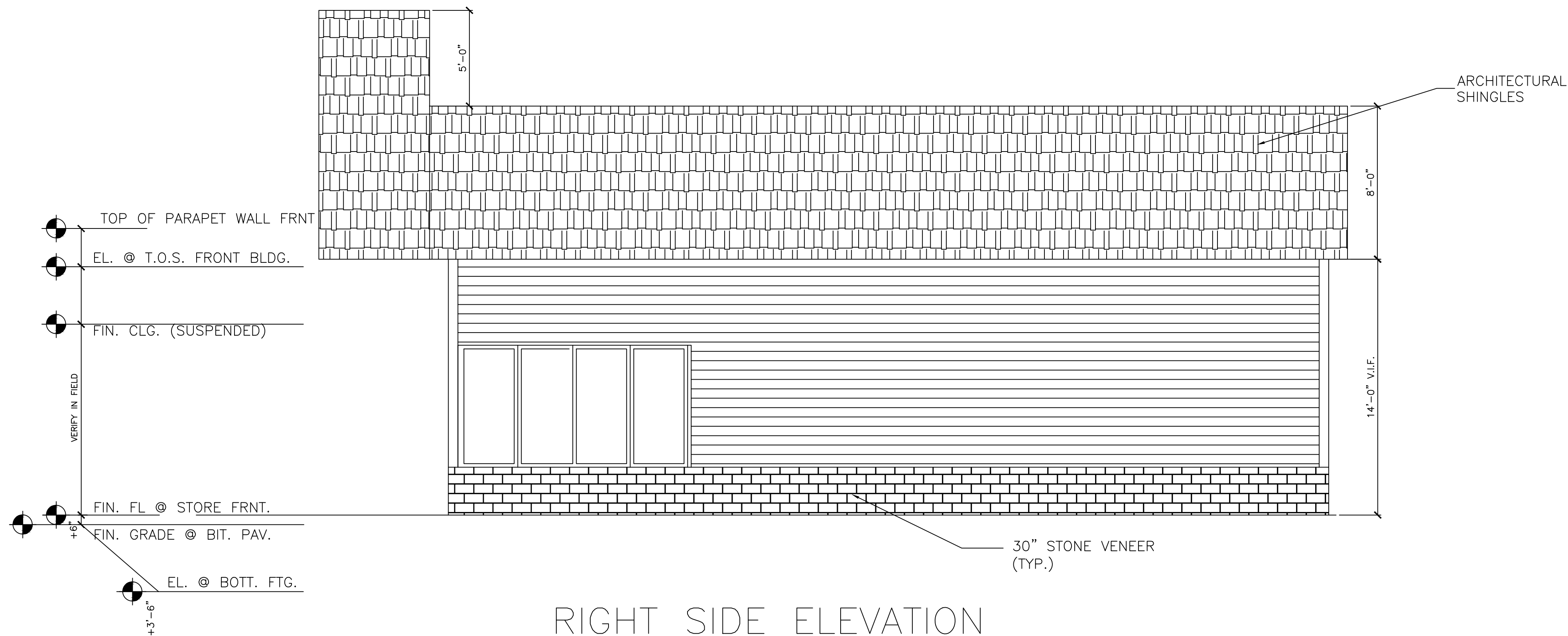
Re: West Lane subdivision

I have reviewed the information submitted regarding the Phase 2 subdivision on West Lane. I also visited the site and determined that there is adequate sight distance to accommodate the proposed plan.

The only regulatory sign I recommend is a stop sign at the exit of the cul-de-sac onto West Lane.

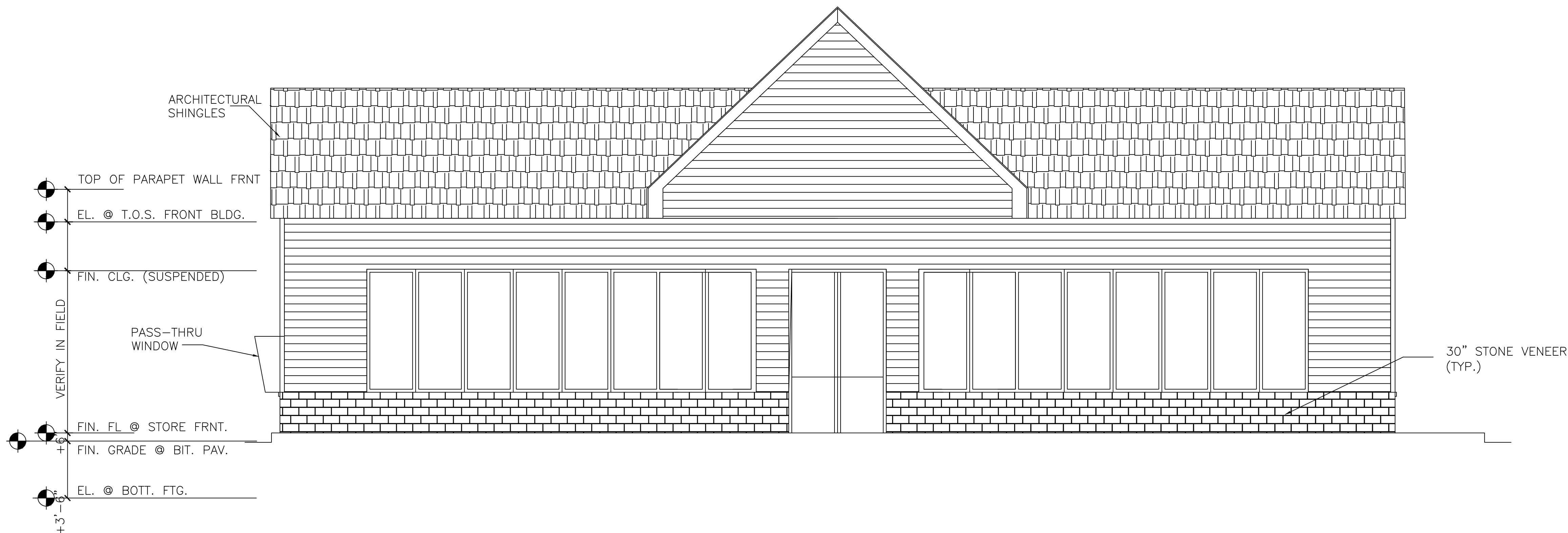
I hope this helps and I am always available for any questions.





RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

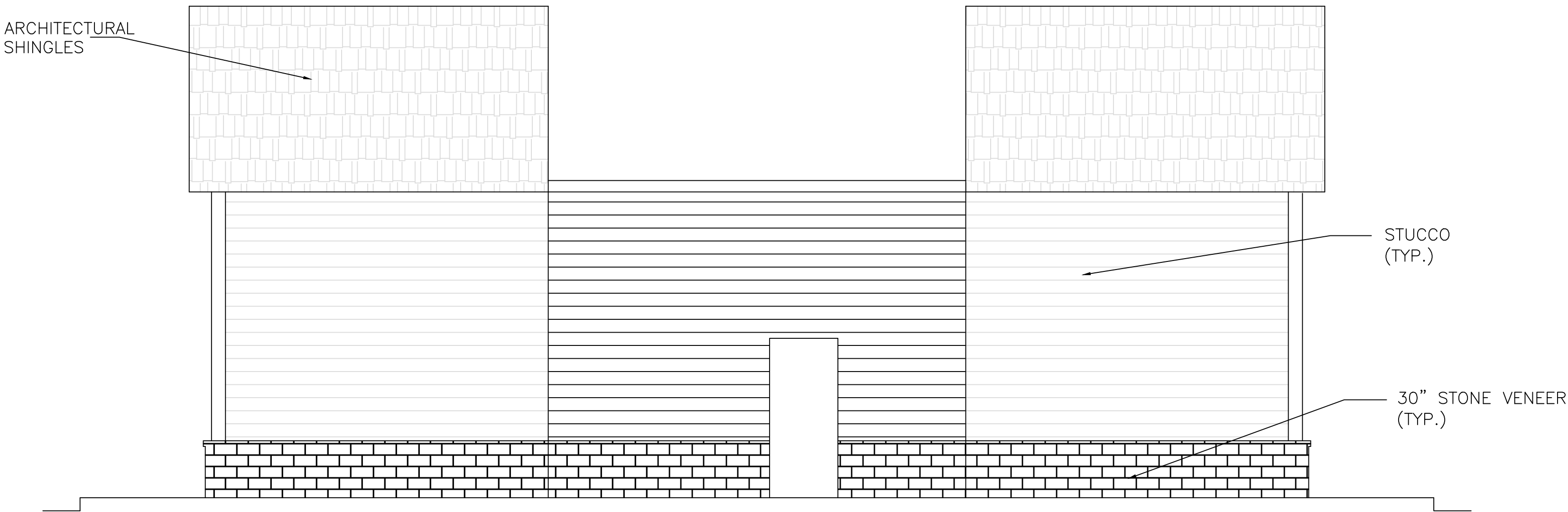
SCALE: 1/4"=1'-0"



SIMILAR PROJECT  
PHOTOS

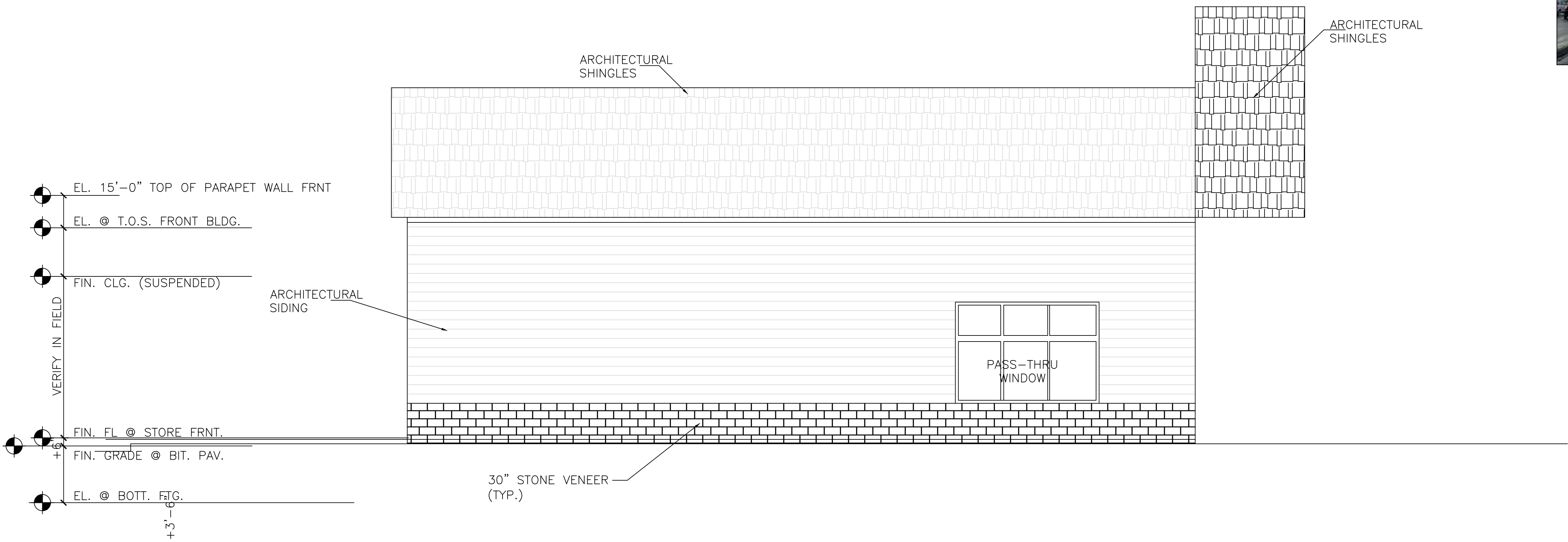
REVISIONS			Drawing Title		
MARK	DATE	DESCRIPTION	Project Title		
			301 BERLIN TPK. BERLIN, CT		
			Cmars Engineering, LLC STRUCTURES FOUNDATIONS INVESTIGATIONS 58 Orchard Hill Road, Branford, CT 06405 Tel 203-463-8788 Fax 203-463-8285	Designed CMM	Date 01/03/2019
				Drawn CMM	Scale 1/4"=1'-0"
				Checked	A-1
				2018-024 Project No.	





REAR ELEVATION

SCALE: 1/4"=1'-0"



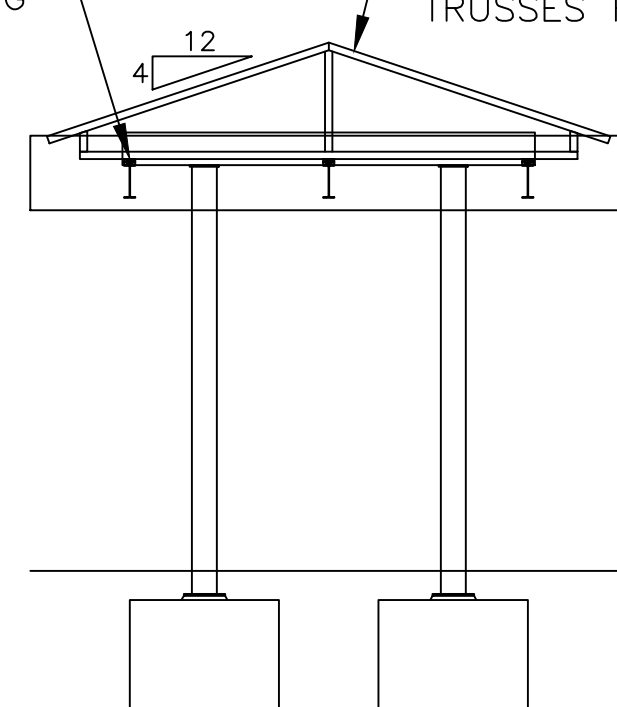
LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



SIMILAR PROJECT PHOTOS

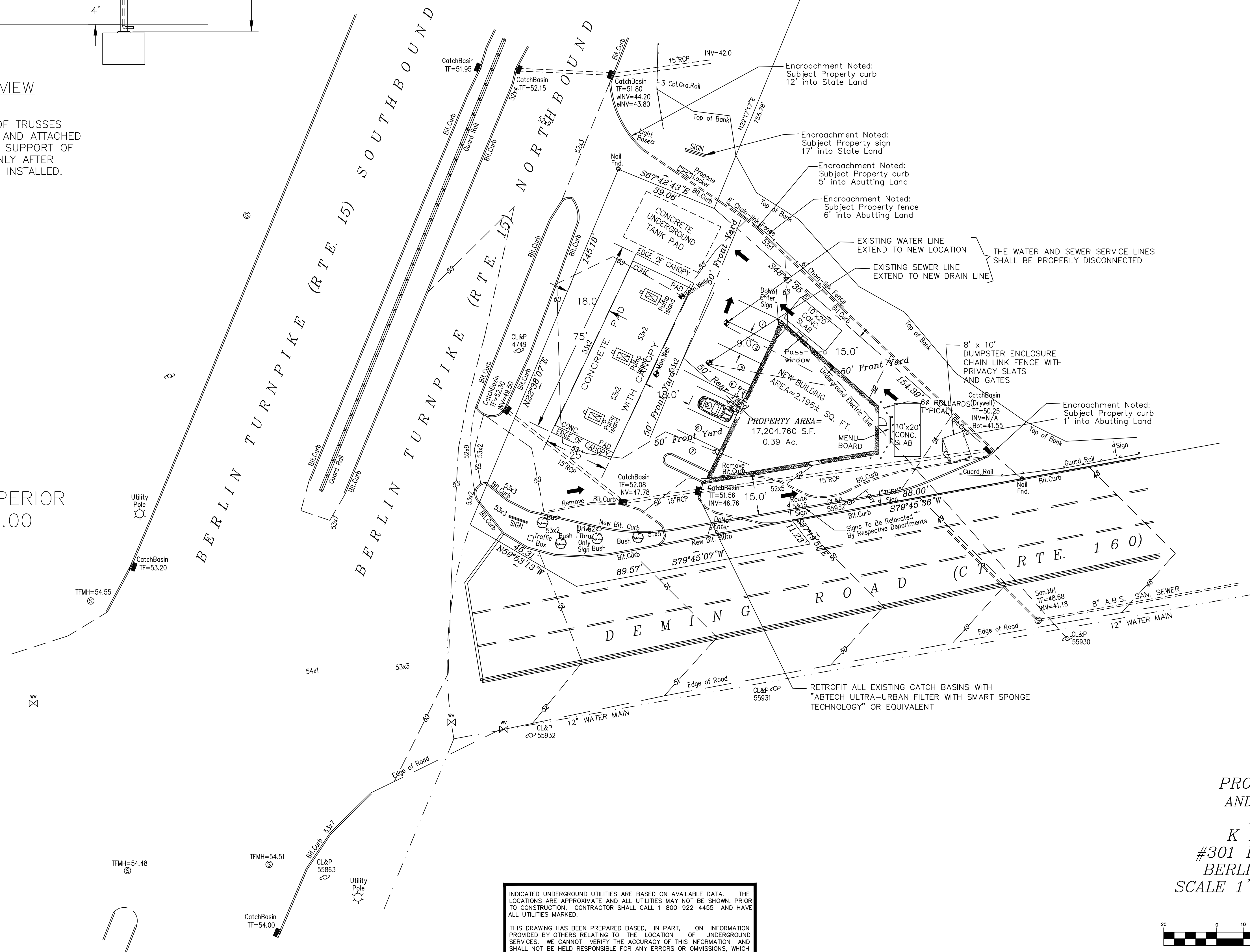
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			Drawn	CMM	Scale 1/4"=1'-0"
			Checked	A-1	
			2018-024 Project No.		



END VIEW

DRAWN WITH GRADE LEVEL AND TOPS OF FOOTERS LEVEL WITH EACH OTHER. GRADE IS THE DRIVE SURFACE. NO ISLAND OR CURB IS CONSIDERED WHEN DETERMINING CLEAR HEIGHT OR SUBSET. IT IS THE CUSTOMER'S RESPONSIBILITY TO INFORM S.C.C. OF THE FINAL AS-BUILT ELEVATIONS OF GRADE AND FOOTER TOPS PRIOR TO THE FABRICATION OF COLUMNS.

FOR CANOPY DETAILS, SEE SUPERIOR  
CORPORATION DWG. NO. S-100.00



*CERTIFICATION:*

- 1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" EFFECTIVE SEPTEMBER 26, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVED LOCATION SURVEY.
- PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 & T-2 SURVEY.
- 2). THIS MAP AND SURVEY WERE PREPARED FOR K BROTHERS LLC TO BE USED IN MATTERS THAT RELATE TO EXISTING CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER ARE AFFRONTED BELOW. ANY CHANGE TO THIS MAP WITHOUT THE KNOWLEDGE OF THE SIGNER INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS  
SUBSTANTIALLY CORRECT AS NOTED HEREON.

PETER D. FLYNN	CT.L.L.S. #8792	DATE
KENNETH R. CYR	CT.L.L.S. #70116	
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED		



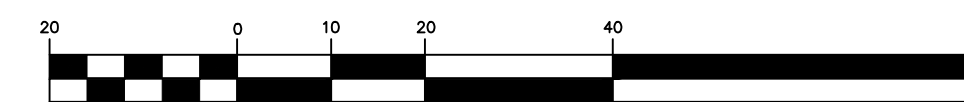
**FLYNN & CYR LAND SURVEYING, LLC**  
 1204 FARMINGTON AVE. 860-828-7886  
 BERLIN, CONNECTICUT 06037

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

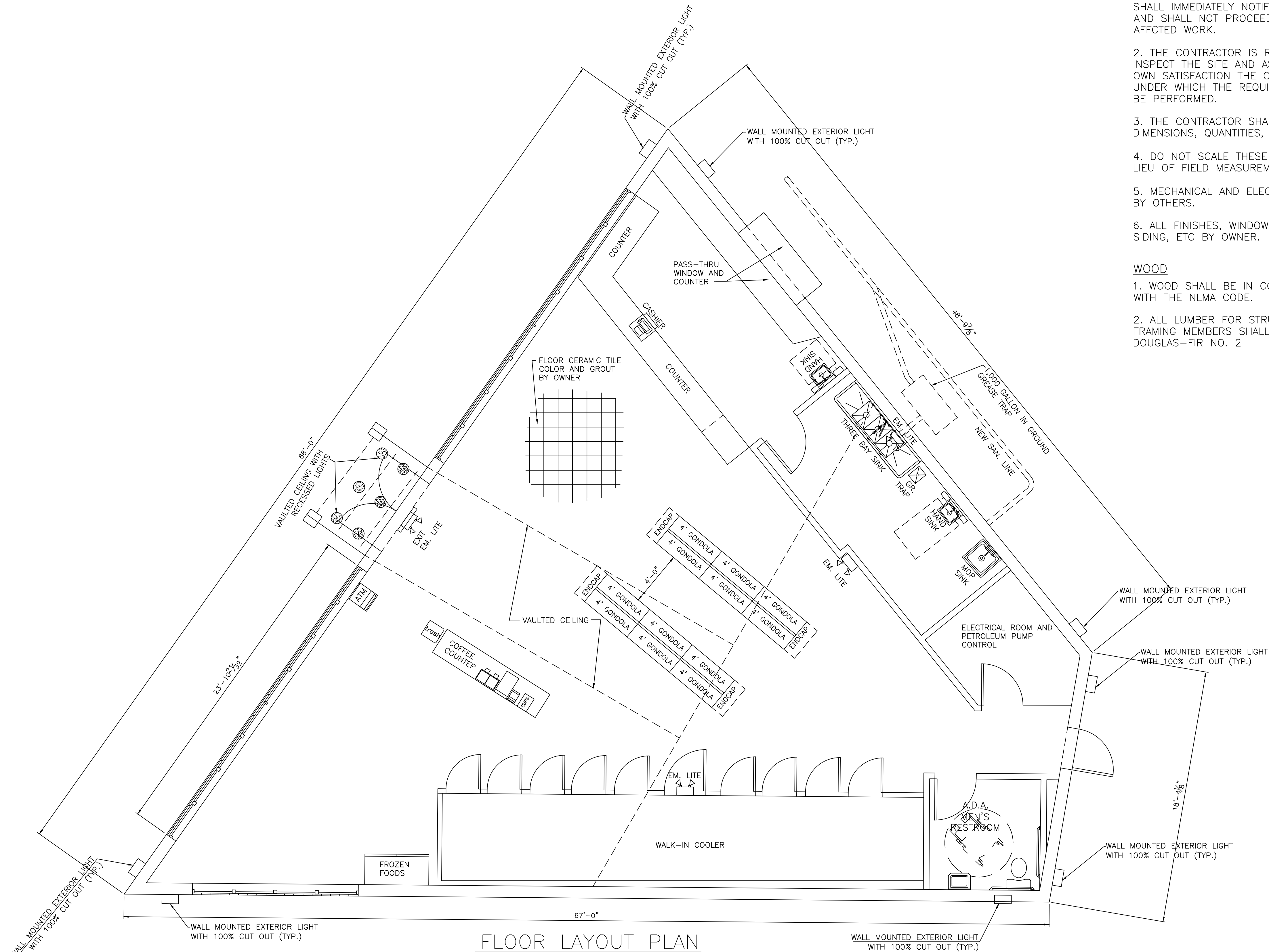
PROPOSED CANOPY  
AND NEW BUILDING  
PROPERTY OF  
K BROTHERS LLC  
#301 BERLIN TURNPIKE  
BERLIN, CONNECTICUT  
SCALE 1"=20' JAN. 03, 2019

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft





FLOOR LAYOUT PLAN

SCALE: 1/4"=1'-0"

- NOTE
1. DIMENSIONS SHOWN ARE COMPUTER GENERATED AND ARE ±. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF WORK AND FABRICATION.

GENERAL

1. IF ANY FIELD CONDITIONS PRECLUDE COMPLIANCE WITH THE DRAWINGS AND/OR CONDITIONS SPECIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND SHALL NOT PROCEED WITH ANY AFFECTED WORK.
2. THE CONTRACTOR IS REQUIRED TO INSPECT THE SITE AND ASCERTAIN TO HIS OWN SATISFACTION THE CONDITIONS UNDER WHICH THE REQUIRED WORK IS TO BE PERFORMED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, QUANTITIES, AND DETAILS.
4. DO NOT SCALE THESE DRAWINGS IN LIEU OF FIELD MEASUREMENTS.
5. MECHANICAL AND ELECTRICAL PLANS BY OTHERS.
6. ALL FINISHES, WINDOWS, DOORS, SIDING, ETC BY OWNER.

WOOD

1. WOOD SHALL BE IN CONFORMANCE WITH THE NLMA CODE.
2. ALL LUMBER FOR STRUCTURAL LIGHT FRAMING MEMBERS SHALL BE DOUGLAS-FIR NO. 2

CONSTRUCTION NOTES

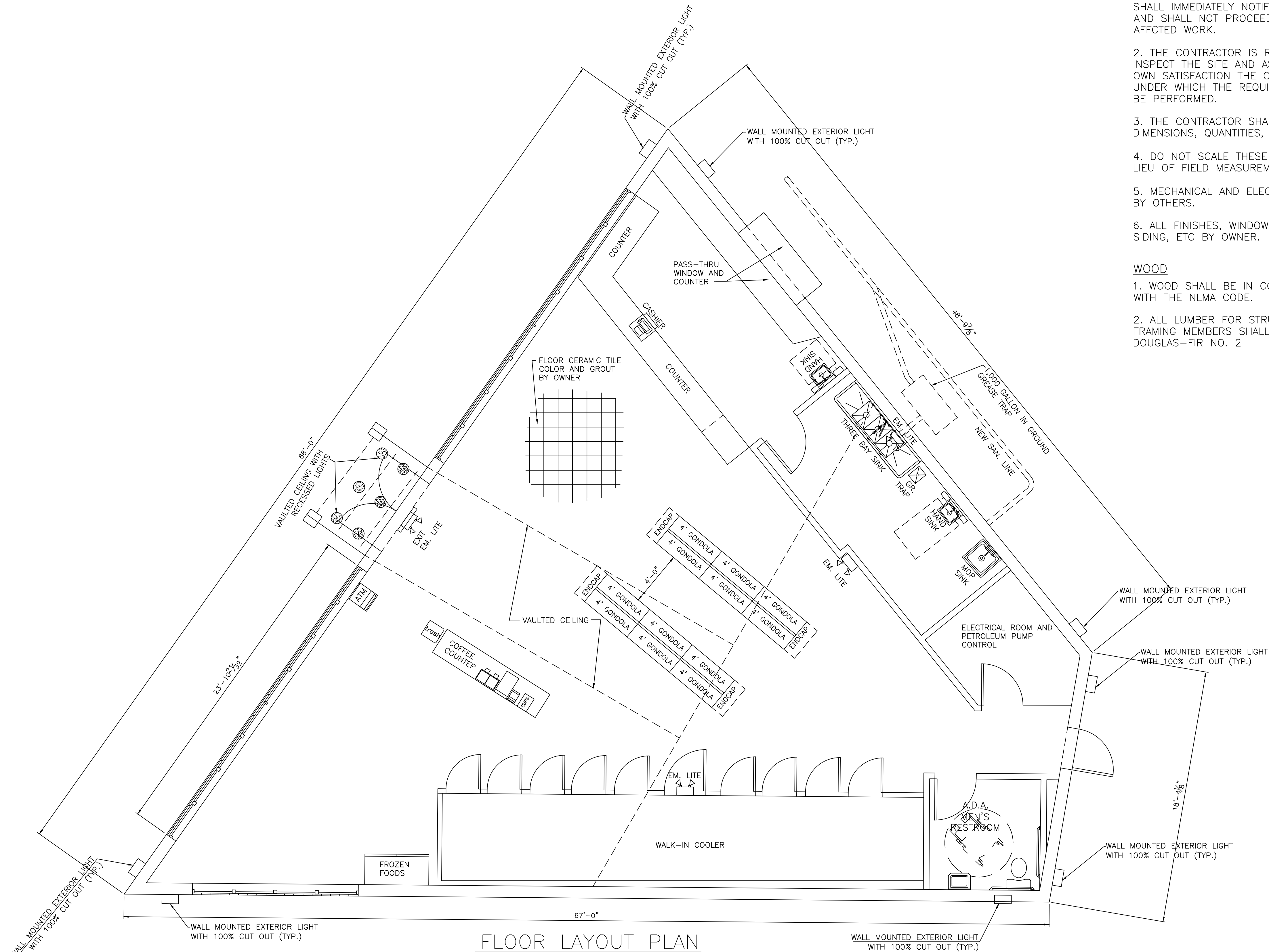
1. ALL WORK SHALL BE IN COMPLIANCE WITH CURRENT 2003 IBC AND 2009 SUPPLEMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR ALL CLEANUP AND REMOVAL OF ALL DEBRIS FROM SITE.
3. ALL WORK SHALL BE PERFORMED IN A SAFE, NEAT, AND WORKMANLIKE MANNER. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A SAFE WORK AREA.
4. ALL CONTRACTORS ON THE PROJECT SHALL BE REGISTERED BY THE STATE OF CONNECTICUT.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS, INCLUDING REQUESTING A MANUFACTURER'S REPRESENTATIVE TO BE PRESENT TO VALIDATE ALL WARRANTIES.
6. ALL CONTRACTORS WILL BE RESPONSIBLE TO SHOW PROOF OF ALL INSURANCES FOR THE PROJECT.
7. ALL WORK SHALL BE LEFT IN A SAFE CONDITION AT THE END OF EACH DAY'S WORK.
8. ALL WORK SHALL MATCH EXISTING AS CLOSELY AS REASONABLY POSSIBLE WITH RESPECT TO COLORS, TYPE OF CONSTRUCTION, AND TYPE OF ARCHITECTURE, UNLESS OTHERWISE DIRECTED.

ADA GENERAL NOTES

1. INSTALL SUPPORT BLOCKING AT ALL AREAS WHERE GRAB BARS ARE TO BE SECURED TO WALL.
2. ALL FLIP UP GRAB BARS WILL BE 28" IN LENGTH.
3. FLIP UP GRAB BARS TO BE LOCATED SAME DISTANCE FROM CENTER LINE OF TOILET AS WALL HUNG GRAB BAR.
4. DIAMETER OF GRAB BAR TO BE 1 1/4" MIN. 2" MAX.
5. CLEAR SPACE BETWEEN WALLS AND GRAB BARS WILL BE EXATLY 1 1/2".
6. THE SPACE BETWEEN GRAB BARS AND PROJECTING OBJECTS SHALL BE 15" MIN.
7. GRAB BARS AND AREAS ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OF ABRASIVE ELEMENTS.
8. AUDIBLE/VISUAL ALARM WILL BE WALL MOUNTED AND WILL BE 80" MIN.,96" MAX. FROM THE FLOOR MEASURED TO THE BOTTOM OF THE APPLIANCE IN ACCORDANCE WITH CURRENT REGULATIONS.
9. INSTALL AN ADA APPROVED BATHROOM SIGN.
10. THE PROPERTY OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENT CODES.
11. FIXED SIDEWALL GRAB BARS: 18".

REVISIONS			Drawing Title	
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			Cmars Engineering, LLC STRUCTURES FOUNDATIONS INVESTIGATIONS 58 Orchard Hill Road, Branford, CT 06405 Tel 203-483-6789 Fax 203-483-6285	Designed CMM Date 01/03/2019
				Drawn CMM Scale 1/4"=1'-0"
				Checked 2018-024 Project No.
				F-1 Sheet No.





FLOOR LAYOUT PLAN

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Sam's  
FOOD STORES