

fsemnosk

From: jhorbal
Sent: Thursday, November 19, 2020 3:44 PM
To: mgiusti
Cc: fsemnosk
Subject: Brescia Bond Release -- Building 5 --Christian Lane

Maureen,

Inspected the above site for a release of the remaining bond monies and determined that the project is complete, thus the bond may be released at this time.

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

YOUR NAME

1427 Berlin Turnpike Berlin, CT | mcbarberacademy@gmail.com

November 16, 2020

Recipient
240 Burlington Road
Berlin, CT 06037

Town of Berlin
NOV 17 2020
Planning & Zoning Department
Berlin, Connecticut

Dear Committee :

I am writing to inform you guys that there were a few changes to the original plan for the exterior of the building. We did have a original floor plan that was proposed by our architect that included the exterior of the building. In the meantime we did have to find a new architect because of the unsatisfactory work being done. As a result of that we did make a few changes as follows;

- the new metal roof that was going to be put into place was actually just left as is with the open windows. We did not make any changes to that, just opened a front entrance door which is in the plan.
- also, in the original plan we had only the back wall stucco but it was actually the right side of the building in addition to the back wall.
- when we purchased the building , there was a ac unit on the roof which 2 weeks later was stolen so we purchased another unit, which is a little smaller.
- the 2 foot parapet wall was a proposal which we also decided foregoing.
- we also did clean up the site to look more presentable. A individual had left there truck, car, and landscaping equipment which he said would be removed by him as soon as possible. The parking lot will also be smooth out this week as well.

As you guy know from all the time we contact you, we are working diligently to get everything done right and in a timely fashion. And unexpected things do come up and also

unexpected expenses, that is why some things were not done sooner. But we take pride in what we do and this town will be proud of the outcome of this special place.

Sincerely,

Merhan Cecunjanin
Owner

November 10, 2020
Updated November 12, 2020 (Health District)
Updated November 16, 2020 (Fire Marshal)

TOWN OF BERLIN
PLANNING & ZONING DEPARTMENT - STAFF COMMENTS

APPLICATION: Site Plan Amendment
Deming Ridge (833 Deming Road)
APPLICANT: Benjamin Tripp, 833 Deming Road, LLC
LOCATION: 0, 823 and 833 Deming Road
AGENDA: November 19, 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 mggiusti@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 department.*

Berlin Water Control

Engineer has made revisions based on our input.

- 1) Apparently, sewer line from fitness building was not shown.
- 2) We will develop a DPA (Developer's Permit Agreement) to define materials and our expectations for ownership and operation of water/sewer system
- 3) Plan should also show water/fire line service and meter locations on each of the buildings similar to Fieldstone Project

Building Official

- 1) Will require full size stamped drawings with M.E.P. for permitting

Engineering

- 1) Clubhouse shows water service line but no sanitary lateral ((Sheet 04). Coordinate details with Berlin Water Control.

Note to Planning & Zoning Commissioners: Ray Jarema (Water Control) is working with their engineer on water/sanitary, so this comment is not meant to hold up site plan approval)

Police Chief

No comment

Board of Police Commissioners

No comment

Health District

If apartments are served on public water and public sewer, CHD ok with plan.

Fire Marshal

- 1) Add additional hydrant, as noted.

Emailed to B. Tripp on November 16, 2020

ON THE PROPERTY THE STORMWATER SYSTEM

INANCE PROGRAM HAS BEEN ESTABLISHED THE
CTIONS, CLEANING AND REPAIRS SHALL BE

ECTING COARSE SEDIMENT ALL CATCH BASINS
IG AFTER WINTER SANDING AND IN THE FALL AFTER
15 EACH SPRING

VERT OR NOT LESS THAN ONCE PER YEAR CLEANOUT

DANCE WITH TOWN AND STATE REQUIREMENTS

SPRING AFTER WINTER SANDING, BETWEEN APRIL

AT THE STRUCTURE OPERATES IN THE MANNER
THER TO DETERMINE IF THE BASIN IS MEETING THE
CE SHOULD BE REGULARLY INSPECTED FOR EVIDENCE
CKED FOR EROSION PROBLEMS, OTHER PROBLEMS
LET EROSION, CRACKING, OR TREE GROWTH ON THE
AM/DOWNSTREAM CHANNEL EROSION CONTROL
LUENCE BASIN PERFORMANCE INSPECTIONS

DEBRIS AND LITTER REMOVAL DEBRIS AND LITTER WILL ACCUMULATE NEAR THE OUTLET CONTROL DEVICE AND SHOULD BE REMOVED DURING
REGULAR INSPECTION AND/OR MOWING OPERATIONS PARTICULAR ATTENTION SHOULD BE PAID TO FLOATABLE DEBRIS THAT COULD EVENTUALLY CLOG
THE CONTROL DEVICE OR RISER

1) SEDIMENT REMOVAL: WHEN PROPERLY DESIGNED, DETENTION/WATER QUALITY BASINS WILL ACCUMULATE SEDIMENT OVER TIME HOWEVER, MOST
OF THE SEDIMENT WILL BE TRAPPED IN THE SEDIMENT CHAMBERS AND CATCH BASIN SUMP UNITS BEFORE REACHING THE BASIN THE REMAINDER
WILL ACCUMULATE IN THE STORMWATER POND ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE BASIN EVERY 5 YEARS AFTER ONE
HALF(1/2) OF THE SEDIMENT STORAGE CAPACITY IN THE FOREBAY HAS BEEN FILLED, AFTER 4 INCHES OF SEDIMENT HAS ACCUMULATED IN THE
MAIN PORTION OF THE BASIN, OR WHEN SIGNIFICANT ALGAL GROWTH IS OBSERVED A PERMANENT MEASURING DEVICE SHALL BE INSTALLED IN THE
MIDDLE OF EACH FOREBAY AND IN THE MAIN PORTION OF THE BASIN THE MARKER SHALL DELINEATE INCHES UP FROM THE BOTTOM OF THE BASIN
SO THE DEPTH OF SEDIMENT CAN EASILY BE MEASURED MORE FREQUENT SPOT CLEANOUTS MAY BE NEEDED AROUND THE OUTLET CONTROL DEVICE
OR THE SEDIMENT FOREBAY SEDIMENT REMOVAL OPERATIONS ARE RELATIVELY SIMPLE FRONT-END LOADERS, BACKHOES, OR VACUUM TRUCKS CAN
BE USED TO REMOVE THE ACCUMULATED SEDIMENT FOLLOWED BY MANUAL REMOVAL OF SEDIMENT DEPOSITED AROUND THE OUTLET CONTROL
DEVICE THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS THE
DISTURBED AREA SHOULD BE IMMEDIATELY SEEDED WITH APPROPRIATE GRASS SEED AND MULCHED WITH HAY AFTER REMOVAL OPERATIONS ARE
COMPLETED TO PREVENT THE OUTLET CONTROL DEVICE FROM CLOGGING

D PROPRIETARY HYDRODYNAMIC SEPARATOR

BEFORE BEING DISCHARGED TO THE UNDERGROUND GALLERIES, STORMWATER RUNOFF FROM THE ROADWAY AND BUILDING WILL BE DIRECTED TO A
HYDRODYNAMIC SEPARATOR THIS STRUCTURE WILL REMOVE
SUSPENDED SOLIDS, DEBRIS AND FLOATABLES CONSTITUENTS FROM STORMWATER OIL, SCUM, AND SEDIMENT WILL EVENTUALLY ACCUMULATE AND
CAN BE REMOVED THROUGH A MANHOLE LOCATED AT THE TOP OF THE
SEPARATOR THIS STRUCTURE WILL BE MAINTAINED YEARLY, OR MORE FREQUENTLY AS REQUIRED THE UNIT SHOULD BE INSPECTED AND MAINTAINED
IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS WASTE
MATERIAL WILL BE PROPERLY DISPOSED OF OFF THE SITE

E LAWN AND VEGETATED AREAS

VEGETATED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION USE IF FERTILIZER SHOULD BE MINIMIZED AND
APPLIED USING PRUDENT APPLICATION PROCESSES

F ROOF GUTTERS

REMOVE ACCUMULATED DEBRIS AND INSPECT FOR CLOGGING AND/OR DAMAGE AT LEAST ONCE A YEAR, TYPICALLY IN THE FALL AFTER THE LEAVES
HAVE FALLEN ANY DAMAGE SHOULD BE REPAIRED AS REQUIRED



DESCRIPTION	DATE	BY
PLANNING AND ZONING SUBMISSION	7/10/2020	AWG
DESIGNING AND UTILITY REVISIONS	8/6/2020	AWG
CATCHER REVISIONS	9/2/2020	AWG
CONSTRUCTION REVISIONS	10/27/2020	AWG
SITE PLAN AMENDMENT	11/17/2020	AWG

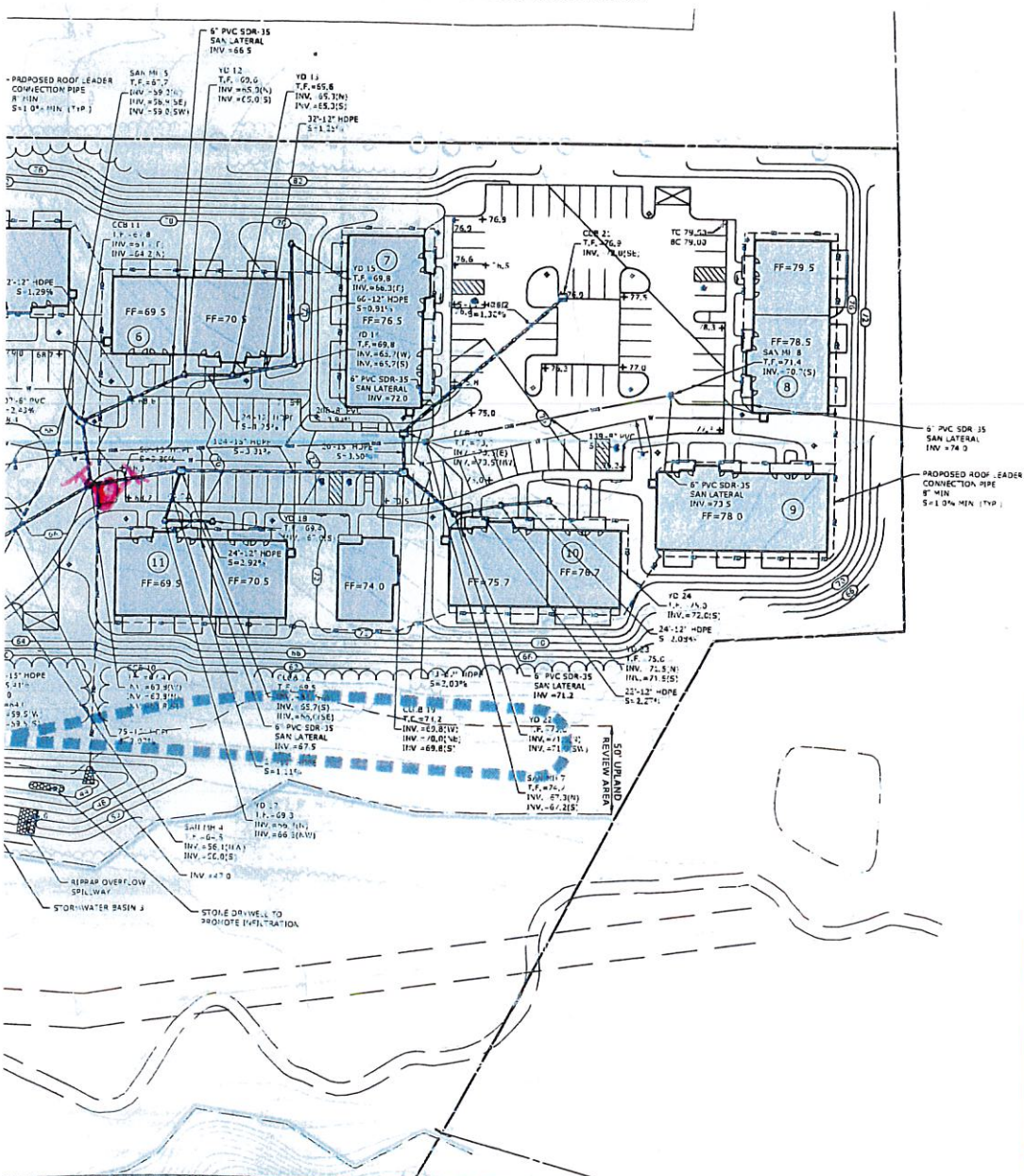
SITE PLAN - GRADING AND UTILITIES

DEMING RIDGE

833 DEMING ROAD (ROUTE 160)
BERLIN, CONNECTICUT

AWG	AWG	TD
2.80% (2.40%)	2.40% (2.40%)	2.40% (2.40%)
1"=40'		
JUNE 22, 2020		
3571-40		
04 OF 09		

GU



November 10, 2020
Updated November 12, 2020 (Health District)
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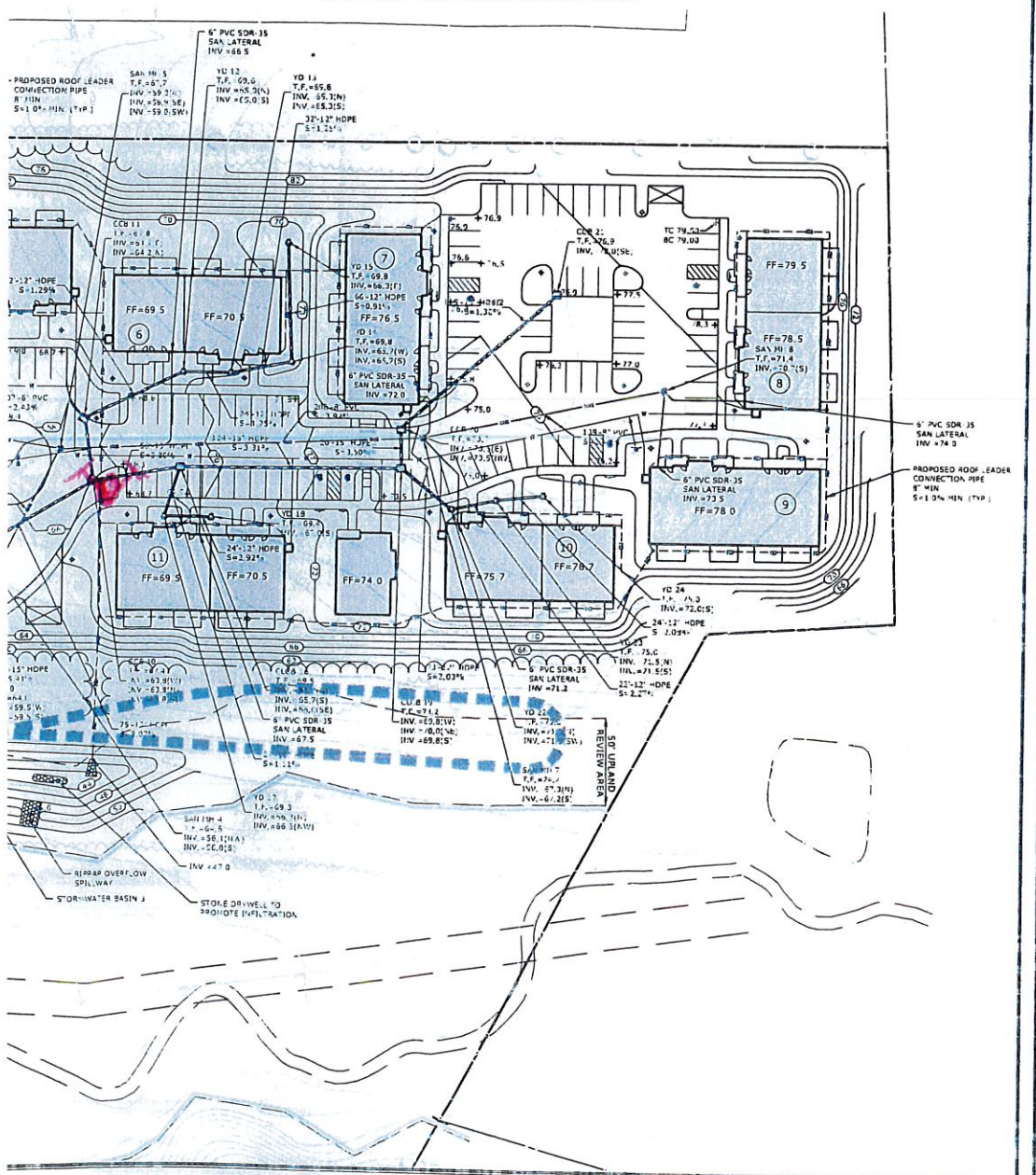
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MILONE & MACBROOM
100 EAST ST. SUITE 200
CHESHIRE, CT 06831
860.371.1777
WWW.MMACB.COM

DESCRIPTION	DATE	BY
PLANNING AND ZONING SUBMISSION	7/10/2020	AWG
GRADING AND UTILITY REVISIONS	8/6/2020	AWG
LAYOUT REVISIONS	9/17/2020	AWG
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Town of Berlin

Planning and Zoning Department

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

Planning and Zoning Commission
Zoning Board of Appeals
Conservation Commission
Historic District Commission

Planning and Zoning Commission

PROPOSED - 2021 MEETING SCHEDULE

All meetings are held at 7:00 pm

Berlin Town Council Chambers, Berlin Town Hall, 240 Kensington Road

Unless otherwise posted

SUBMITTAL DATE	MEETING DATE
January 7, 2021	February 4, 2021 February 18, 2021
February 4, 2021	March 4, 2021 March 18, 2021
March 4, 2021	April 1, 2021 (Good Friday Holiday) April 15, 2021
April 1, 2021	May 6, 2021 May 20, 2021
May 6, 2021	June 3, 2021 June 17, 2021
June 3, 2021	July 1, 2021 (Ind. Day Weekend) July 15, 2021
July 1, 2021	August 5, 2021 August 19, 2021
August 5, 2021	September 2, 2021 September 16, 2021 (Yom Kippur) ?? September 23, 2021 ??
September 2, 2021	October 7, 2021 October 21, 2021
October 7, 2021	November 4, 2021 November 18, 2021
November 4, 2021	December 2, 2021 December 16, 2021
December 2, 2021	January 6, 2022 January 20, 2022

Maureen K. Giusti, AICP, Acting Town Planner/ZEO. 860-828-7060. mgiusti@town.berlin.ct.us

Adam D. Levitus, PE, Zoning Enforcement Officer. 860-828-7008. alevitus@town.berlin.ct.us

Frances Semnoski, Land Use Administrator. 860-828-7066. fsemnoski@town.berlin.ct.us

2021 Calendar

January

Su	Mo	Tu	We	Th	Fr	Sa
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

February

Su	Mo	Tu	We	Th	Fr	Sa
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	1	2	3	4	5	6

March

Su	Mo	Tu	We	Th	Fr	Sa
28	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

April

Su	Mo	Tu	We	Th	Fr	Sa
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	1

May

Su	Mo	Tu	We	Th	Fr	Sa
25	26	27	28	29	30	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

June

Su	Mo	Tu	We	Th	Fr	Sa
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	1	2	3

July

Su	Mo	Tu	We	Th	Fr	Sa
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4

September

Su	Mo	Tu	We	Th	Fr	Sa
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	1	2

October

Su	Mo	Tu	We	Th	Fr	Sa
26	27	28	29	30	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

November

Su	Mo	Tu	We	Th	Fr	Sa
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	1	2	3	4

December

Su	Mo	Tu	We	Th	Fr	Sa
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1

fsemnosk

From: Bart Bovee <bbovee@hecole.com>
Sent: Monday, November 16, 2020 9:05 AM
To: mgiusti
Cc: Steve Giudice; fsemnosk
Subject: Sliders/Episcopal Rd, Berlin - Site Plan Amendment
Attachments: 2036 - Sliders_Episopal Rd - Revised Site Plan 11_16_2020.pdf

Maureen,

Good morning. Attached is a .pdf copy of the revised plan, reflecting your staff comments #2 & #3. I am planning to bring you three (3) paper copies of the revised plan in the next couple days, before Thursday's PZC meeting.

There are no objections to any of the staff comments we have received to date.

If you have questions, please let me know.

Barton N. Bovee PE
Senior Engineer




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



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876 South Main Street
P.O. Box 44
Plainville, CT 06069 • 0044

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