fsemnosk

From:

jhorbal

Sent:

Thursday, November 19, 2020 3:44 PM

To: Cc: mgiusti 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 Ed Faceb 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

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 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 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.

S ON THE PROPERTY THE STORMWATER SYSTEM

NANCE PROGRAM HAS BEEN ESTABLISHED THE PECTIONS, 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

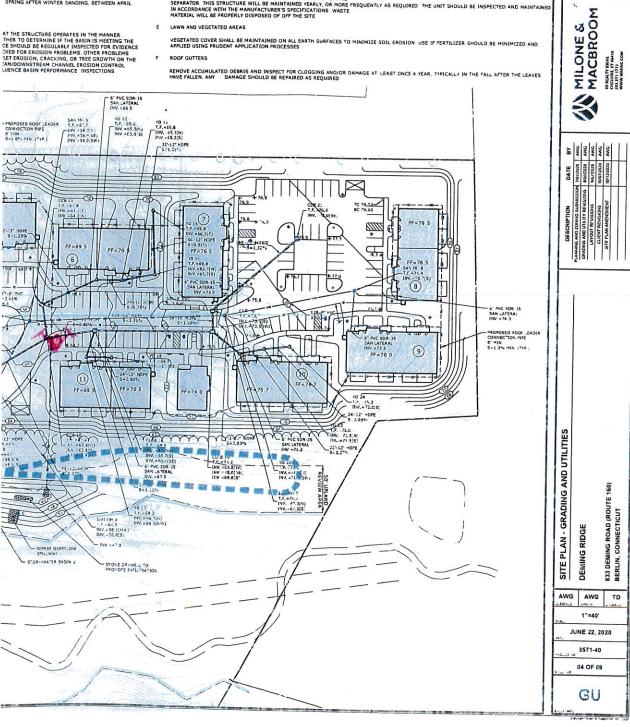
SPRING AFTER WINTER SANDING, BETWEEN APRIL

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

IS SOIMENT REMOVAL: WHEN PROPERLY DESIGNED, DETENTION/WATER QUALITY BASINS WILL ACCUMULATE SEDIMENT OVER TIME HOWEVER, MOST OF THE SEDIMENT WILL BE TRAPPED IN THE SEDIMENT COMMENS AND CATCH BASIN SUMP UNITS BEFORE REACHING THE BASIN. THE REMAINDER WILL ACCUMULATE IN THE STORMWATER POON ACCUMULATED SHIP WILL BE REMOVED FROM THE BASIN THE REMAINDER MALF (12**) OF THE SEDIMENT STORAGE CAPACITY IN THE FOREBAY HEND. AFFER IN INCHES OF SEDIMENT HAS ACCUMULATED IN THE MAIN PORTION OF THE BASIN, OR WHEN SIGNIFICANT AIGH. GROWTH IS DOSERVED. AFFER IN INCHES OF SEDIMENT HAS ACCUMULATED IN THE MIDDLE OF EACH FOREBAY AND IN THE MAIN PORTION OF THE BASIN. THE MARKER SHALL DELINEAT MERCHINE DEVICE WHICH IS STILLED IN THE MIDDLE OF EACH FOREBAY AND IN THE MAIN PORTION OF THE BASIN. THE MARKER SHALL DELINEAT MERCHINE BOTTOM OF THE BASIN TO THE SEDIMENT OF SEDIMENT CAN EASILED BE MEASURED. MORE FREQUENT SHOT CLEANOUTS WHAT BE REFEDED AND OF THE BASIN OF THE SEDIMENT FOR SEDIMENT REMOVAL OPERATIONS ARE RELATIVELY SIMPLE FROMT-END LOADERS, BACKHOES, OR VACCUMULATED SEDIMENT FOLLOWED BY MAINLAIL REMOVAL OF PROMOVED THE COUNTING. DEVICE THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS. THE DISTRIBUTED WHITH HAY AFTER REMOVAL OPERATIONS ARE COMMENTED.

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 CAM BE REMOVED THROUGH A MANHOLE LOCATED AT THE TOP OF THE CAME REMOVED THROUGH AND WILL BE MINITAMED VERKLY, OR MORE PREQUENTLY AS REQUIRED THE UNIT SHOULD BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS WASTE MATERIAL WILL BE PROPERTY DISSOSED OF DIFF THE SITE





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

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Board of Police Commissioners

No comment

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SPRING AFTER WINTER SANDING, BETWEEN APRIL

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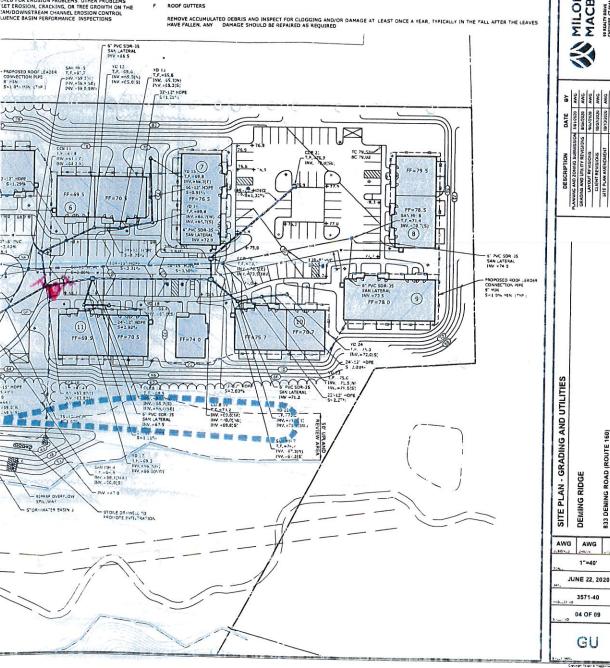
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PROPRIETARY HYDRODYNAMIC SEPARATOR

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DESCRIPTION	DATE	BY
NUMBER AND ZONING SUBMISSION	210112020	AWG
SRADINS AND UTILITY REVISIONS	8/06/2020	AWG
LAYOUT REVISIONS	9407/2020	AWG
CLIENT REVISIONS	10/07/2020	AWG
SITE PLAN AMENDAIENT	10/13/2020	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

	otherwise posted
SUBMITTAL DATE	MEETING DATE
January 7, 2021	Fohmory 4, 2021
January 7, 2021	February 4, 2021
	February 18, 2021
February 4, 2021	March 4, 2021
2 12	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
14ldy 0, 2021	June 17, 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
September 2, 2021	October 21, 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
200111001 2, 2021	January 20, 2022
	January 20, 2022

2021 Calendar

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© Calendar-12.com

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



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

LEGEND

ar and	= Existing utility pole
\$	= Existing light pole
ಭ	= Existing fire hydrant
% X\$⊠\$X X	= Existing water valve
8⊠	= Existing gas valve
	= Existing underground pipe
	= Existing edge of pavement
	= Existing bituminous concrete lip curl
@	= Existing well
	= Existing catch basin
Ø.	= Existing drainage manhole
(\$)	= Existing sanitary manhole
\bowtie	= Existing utility box
	= Existing contour
×000.0	= Existing spot elevation
•	= Existing iron pin
•	= Existing drill hole
	= Existing monument

SITE NOTES:

The Total Number of Seating Within The Outdoor Patio Shall Not Increase
The Seating Of The Overall Facility, Interior Seating Shall Be Reduced As Necessary.

2. Patio Shall Be Pitched Away From Building To Prevent Water From Accumulating

SITE PARI	KING
ITEM	TOTAL
EXISTING SPACES	74
PROPOSED SPACES	74*

*7 Spaces to Be Restriped

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, linc. on September 26,
- 2. Type of survey performed: Property Survey
- 3. Boundary determination category: Resurvey

4. Class of accuracy: Horizontal: A-2 Vertical: T-2

5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barrs, garages, sheds, driverways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingreess and egrees, (D) record and apparent means of ingrees and egrees, (E) lines of occupation, including as a minimum: fences, wails, hedges and yerds; (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 comers created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals 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.

a) "Boundary Map Showing Berlin Property Emhart Corporation, Episcopal Road & Deming Road, Berlin, Conn.; Scale;1"=100"; Dated: Nov.26, 1965, by Kenig-Feinstein Associates. Filed as Map 841 at the B.L.R."

Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.

8. Zone: GI-2

9. Total area: 33,244 Sq. Ft. - 0.76 Acres

10. Owner: F L M Enterprises, LLC

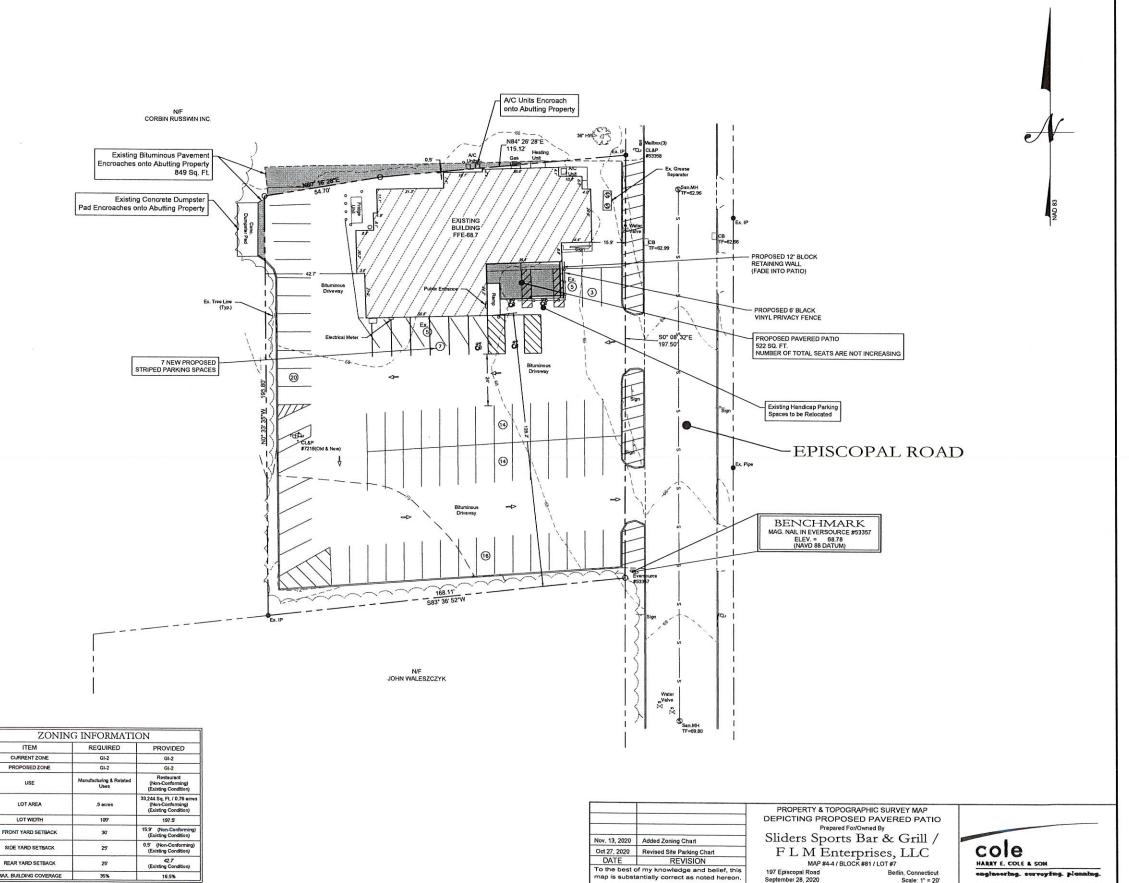
11. Town of Berlin Assessors Map #4-4, Block #81, Lot #7

12. Filed in Volume 436, Page 291 of the Town Clerk's office.

14. Existing contours generated from field topography.

15. 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.

REAR YARD SETBACK



MAP #4-4 / BLOCK #81 / LOT #7

#70145
Stephen M. Giudice, L.S. Reg. No.
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO F.B. #.

Berlin, Connecticut Scale: 1" = 20'

PROJECT#: 2036

HARRY E. COLE & SON

876 South Main Street P.O. Box 44 Plantsville, CT 06479 - 0044