

LOC Expiration – Revocation of Portion of Bond Bond Reduction/Release

Project Name:	Hatchery Brook Homes I & II– MidSun Group Inc.
Project Type:	Adult Housing development
Address:	Streamside Lane – Four Rod Road
Zone:	Planned Industry (PI)
Applicant:	Thomas Carlone, AIA, LLC.
Proposal:	Bond Reduction for Site Improvements on expiring Letters of Credit

PROPOSAL

Thomas Carlone, for MidSun Group, Inc is requesting a bond reduction to \$35,000 for incomplete sidewalk installation. The Town has been noticed that the site bonds in the form of Letters of Credit (LOC) in the amounts of \$116,400 and \$31,914 (total \$148,314) will be expiring. The bank has noticed the Town they are not electing to extend the LOCs.

STAFF COMMENTS

1. The bond be reduced to amount recommended by Engineering.
2. Site Bond funds in the reduced amount to be retained (\$35,000 or as confirmed by Engineering) be secured as a condition of release.
3. The Commission vote to call the reduced bond amount to complete the unfinished improvements with the condition that a new bond may be provided for developer completion within a specified time period (staff recommends 2021 construction season or as otherwise recommended by Public Works).
4. SESC be installed and construction of sidewalks be approved by and coordinated with Public Works.

BACKGROUND

Hatchery Brook homes was a 2-phase adult housing development which has been occupied for over 10 years. The related site improvements were substantially completed with the last reductions being calculated in March of 2007. Notations show the amounts were recertified in 2017. Parking, drives and landscaping which has matured are all installed in the established and occupied development.

In lieu of sidewalks on the development frontage along the west side of Four Rod Road, sidewalks were to be installed along the east side to connect with existing sidewalks to Winding Meadow Drive. They have not been installed. The applicant has proposed a replacement bond amount of \$35,000 to cover current sidewalk installation cost and requested release of the remaining bonding.

Comments from Engineering are pending.

Fill Permit

Applicant/Owner: City of New Britain
Location: Christian Lane
MBL 4-3-81-3
Zone: GI & GI-2 Zones
Lot size: approx. 42 acres
Fill: **16,000 +/- cubic yds**
Impacted fill area **3.56 acres**



PROPOSAL

Robert Trottier, City Engineer for the City of New Britain is requesting a fill permit to bring 16,000 cubic yards of material to fill 3.56 acres of their ~~32.86~~ 42 acre property at Map 4-3, Block 81 Lot 3 on the east side of Christian Lane and north of Deming Road. The property is in the GI and GI-2 zones.

STAFF COMMENTS

1. A Bituminous concrete apron at access drive's connection to Christian Lane be installed – from the property line west to the existing roadway edge.
2. Any contractor working within Town Right-of-Way should obtain a Town of Berlin contractor's license.
3. Soil and Sediment Control measures are to be installed prior to disturbance and related bonding to be submitted as determined by the Engineering Department.
4. The Commission should determine if a site bond will be required in accordance with BZR §X.C.5. ad XIII.A.12
5. Hauling traffic to the site be limited as proposed.
6. The balance of the P&Z fee which is to be paid after approval be submitted prior to commencing activity. (\$75.00/1,000cy)
7. Site conditions are to be maintained in accordance with BZR §X.C.3.for the duration of the filling operation.
8. The fill permit approval is limited to a three-year approval. Any extension request is to be made as provided in accordance with the Regulations.

EXISTING CONDITIONS

The 42-acre City of New Britain property is to the east of Christian Lane and extends south to Deming Road. The property was the site of a City landfill which was closed in the 1970's. The Mattabassett Sewer District easement, power line easement and Willow Brook run through the

property outside and to the east of the fill area. The area to be filled and disturbed is within the GI zone. Access from Christian Lane to the north of 510 Christian Lane is proposed to be used to access the fill area.

ANALYSIS

The applicant proposes to bring dredged pond sediment material from Stanley Quarter Park pond in New Britain to be deposited at a depth of 3 feet across 3.56 acres of the landfill. A 20-foot-wide 8" processed aggregate access drive is proposed to be constructed from Christian Lane to the fill area. The fill operation is expected to last less than the 3-year time limit provided in the Regulations. After necessary approvals are obtained, dredging is expected to begin August 2021 with fill activities completed by October 2022. Fill areas are proposed to not exceed 1 acre prior to being brought to final grade, seeded, mulched and stabilized. Total disturbed area is proposed to be approximately 4.07 acres. Resulting slopes are proposed to be less than 4:1.

The fill is proposed to be dewatered and tested for hazardous materials prior to being transported, no contamination is expected to be found. The City of New Britain Application to DEEP is pending.

Truck Traffic is proposed to be limited to:

1. Hauling permitted on non-holiday weekdays only between 7:00 a.m. and 5:00 p.m.
2. Trucks shall access and exit the site via Route 9 Christian Lane exit
3. The maximum number of trucks per day shall not exceed 50.

The City has indicated that ultimately, they are considering the site for a solar panel installation for the benefit of Berlin. Such proposal of solar installation has not been pursued with this application and may require amendments to the current regulation.

Interdepartmental Comments

The Town Engineer has provided the following comments: 1. Install a bituminous concrete apron at access drive's connection to Christian Lane – from property line were to existing roadway edge. 2. Any contractor working within the Town Right of Way should obtain a Town of Berlin contractor's license.

Application materials were distributed for comments. "No Comment" was received from Board of Police Commissioners; Police Chief; Inland Wetlands and Watercourses; Fire Marshal; and, Health District.