

Berlin Planning and Zoning Commission
Agenda
December 17, 2020

The Berlin Planning and Zoning Commission will hold a Regular Meeting on Thursday, December 17, 2020 at 7:00 P.M by remote WebEx conference*. The public will be able to access and participate in the meeting by computer or telephone as provided below.

JOIN WEBEX MEETING

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=m3ef29446fe66d57cf57e2e82ef251c52>

Meeting number (access code): 132 196 9843

Meeting password: PZCTh700

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**The WebEx call to participate in this meeting is a toll call and you may incur additional charges for placing the call by your phone service provider. The Town does not reimburse participants for any toll charges. Please check with your phone service provider before making the call.*

I Call to Order

II Approval of Minutes

- a. November 19, 2020
- b. December 3, 2020

III Commission Business

- a. Façade Application of Powerhouse Inc., 99 Webster Square Road

IV Public Hearings

- a. ~~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for a Military Experience Museum at 76 Chamberlain Highway (Map 30-2, Block 74, Lot 37 and 0 Chamberlain Highway) (*Withdrawn*)~~
- b. Zone Change Request of BT 2008 LLC to change the zone at 404 Berlin Turnpike (Map Lot Block: 10-2-83-12-7333) and (Map Lot Block 10-2-83-12-7334) and (Map Lot Block: 10-2-83-13A) and (Map Lot Block: 10-2-83-13C-7509) and (Map Lot Block: 10-2-83-13C-7510) from Berlin Turnpike-1 Zone to Berlin Turnpike Development Zone (BT-1)
(Postponed to a date to be determined)
- c. Special Permit/Site Plan Applications of BT2008, LLC for a mixed-use development at 404 Berlin Turnpike (Map Lot Block: 10-2-83-12-7333) and (Map Lot Block 10-2-83-12-7334) and (Map Lot Block: 10-2-83-13A) and (Map Lot Block: 10-2-83-13C-7509) and (Map Lot Block: 10-2-83-13C-7510)
(Postponed to a date to be determined)

V Old Business

- b. Zone Change Request of BT 2008 LLC to change the zone at 404 Berlin Turnpike (Map Lot Block: 10-2-83-12-7333) and (Map Lot Block 10-2-83-12-7334) and (Map Lot Block: 10-2-83-13A) and (Map Lot Block: 10-2-83-13C-7509) and (Map Lot Block: 10-2-83-13C-7510) from Berlin Turnpike-1 Zone to Berlin Turnpike Development Zone (BT-1)
- c. Special Permit/Site Plan Applications of BT2008, LLC for a mixed-use development at 404 Berlin Turnpike (Map Lot Block: 10-2-83-12-7333) and (Map Lot Block 10-2-83-12-7334) and (Map Lot Block: 10-2-83-13A) and (Map Lot Block: 10-2-83-13C-7509) and (Map Lot Block: 10-2-83-13C-7510)

VI Adjournment

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, December 16, 2020, for posting prior to, during and after the meeting.

Berlin Planning and Zoning Commission Meeting Minutes
November 19, 2020

The Berlin Planning and Zoning Commission held a Regular Meeting on Thursday, November 19, 2020 at 7:00 P.M. in person in the Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT. The public was able to access and participate in the meeting via Webex video conference and conference call.

I Call to Order

In attendance

Chairwoman Joan Veley

Commissioners: Curtis Holtman, Diane Jorsey; Brian Rogan,
Alternate Commissioners Steve Biella, Jr. (joined the meeting in progress as noted in the minutes); Peter Zarabozo (seated); George Millerd (seated)

Corporation Counsel Jennifer Coppola attended the meeting remotely.

Excused

Commissioners Jon Michael O'Brien, Steve Wollman, Timothy Zigmont

Acting Town Planner/Zoning Enforcement Officer Maureen Giusti
Adam Levitus, Zoning Enforcement Officer attended the meeting remotely.

II Approval of Minutes

a. November 5, 2020

It was noted Alternate Commissioner Millerd was seated for this meeting.

Commissioner Jorsey moved to approve the minutes, with that correction.
Commissioner Rogan seconded the motion which carried unanimously.

III Request for Bond Release

a. Request of Vincent Brescia for a bond release, 205 Christian Lane, Building E

Ms. Giusti stated Deputy Director of Public Works Jim Horbal has inspected the property and advised the bond may be released.

Commissioner Jorsey moved to release the bond.
Commissioner Rogan seconded the motion which carried unanimously.

IV Commission Business

a. Discussion of Certificate of Occupancy request for 301 Berlin Turnpike
(Continued from November 5, 2020)

Ms. Giusti stated a letter from the applicant's engineer has been received for the record.

Mr. Khalid's structural engineer was "on line" in attendance at this meeting. She stated when this agenda item was on the November 5, 2020 agenda Commissioner Wollman had requested a statement from the project engineer providing the reasons the façade and roof line treatment were needed. She stated the Building Department code will address the drainage off the roof. The main change is the pillars at the front of the building. She showed the commission photographs of how the building currently looks.

Mr. Nadeem Khalid, developer of the site, stated his appreciation for the commission's acceptance for the changes and said should he further develop in Berlin, this would not happen again.

Chairwoman Veley stated the new building is a big improvement to the site.

Commissioner Rogan moved to approve modifications to a façade for a Certificate of Occupancy request for 301 Berlin Turnpike.

Commissioner Jorsey seconded the motion which carried unanimously.

At Ms. Giusti's request, the following item was added for discussion:

- 1427 Berlin Turnpike – Discussion architectural elements on an existing building
Ms. Giusti stated Mr. Merchan Cecunjanin had received special permit/site plan approvals in September, 2019 for a barber shop/barber academy. The building had previously been a nightclub/restaurant and part of it had been in a fire. Stucco has been installed on the entire back of the building, and changes were made to the front door and canopy which did not match proposed building upgrades.

Mr. Cecunjanin had explained the original plans were done by an architect and their relationship changed and he no longer had access to those plans. No design changes were made to the parking lot. The changes were then made to the design. He stated the parking lot is paved and cars have been removed from the back of the site. He stated numerous inspections had been made by various Berlin staff members throughout the construction. He apologized for the work's being done without approval.

Ms. Giusti stated the upgrades had been done without zoning review. She noted the property has been substantially cleaned, noting the storage container would be removed to comply with the Regulations.

Chairwoman Veley stated the changes were not too extreme and there has been no change to the footprint of the building.

No motion was needed.

V New Business

- a. Site Plan Amendment of Barton Bovee, Authorized Agent for Sliders Bar and Grill for an addition of new outdoor seating area and adjustment of parking.

Mr. Bart Bovee, PE, stated the business location is non-conforming and predates 1940. The proposal is for a small outdoor patio with seven tables, each with four seats. Parking will not increase. Compliance with staff comments will be met. At this time, there will be no additional seating proposed for inside the restaurant due to the Covid pandemic.

Commissioner Millerd stated concern for potential problems from music and overflow lighting from the patio and using outdoor heating units.

Mr. Bovee stated adequate screening will handle the lighting. He stated a 3-foot high, 12” wide retaining wall will be installed to define the space. Building codes will address concerns for heating units.

Ms. Giusti stated currently restaurants must comply with outdoor seating by the Governor’s Executive Order to the Covid virus. Proper permits for this permanent proposal will be obtained, including those from the Central Connecticut Health District, Fire Marshal, Building Inspector, and/or Zoning Board of Appeals for an outdoor liquor permit.

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

- a. All staff comments to be addressed.
- b. Lighting will be shielded
- c. Outside entertainment will be considerate with respect to neighbors.

Commissioner Jorsey seconded the motion which carried unanimously.

- b. Site Plan Amendment of Benjamin Tripp, 833 Deming Road, LLC, amendment to an existing approval granted on August 20, 2020 for Deming Ridge Workforce Housing Development. The proposed property will contain 11 residential structures and a clubhouse.

Mr. Benjamin Tripp, 833 Deming Road, LLC (Metro Realty), stated Mr. Andrew Goralski, engineer for the project, was also in attendance. The zone of the project is Work Force Housing and they are working with the Connecticut Housing Finance Authority and the Department of Housing to secure financing. The project is similar to another project which they constructed in Berlin about ten years ago. However, design standards have changed. The dining area must be 42” from the wall which is a very specific measurement for an apartment and their apartment unit does not accommodate that. There are other areas which could be redesigned; however, that would mean sacrificing other elements such as the kitchen or bedroom. The project will be 80% market rate. The back wall of the apartments can be “bumped out” with no amendment to the Work Force Housing amendment and no change in the number of units. One other revision is the addition of a clubhouse which will have a fitness component and meets CHFA required design standards.

Mr. Goralski stated an extension of 5 feet to extend the rear of the buildings will allow the 42” from the wall that they need for the dining area. The 25’ setback buffer will remain.

Mr. Tripp stated the abutting property is mostly Eversource property (to the west).

Ms. Giusti noted an aerial view of the site shows the abutting farm property to the north and east. The original approval included a letter from an abutting farm property stating it will continue their operation as they have and purchasers should be made aware of their operation. Ms. Giusti stated that all other conditions of the original approval should be carried over.

Mr. Biella joined the meeting and was seated.

Ms. Giusti stated the Inland Wetlands and WaterCourses Commission granted its approval on November 10, 2020.

Commissioner Jorsey moved to approve the application subject to bringing forward all conditions of approval from the prior approval.

Commissioner Holtman seconded the motion which carried unanimously.

VI Public Hearings

Commissioner Rogan read the Call of the Hearings.

- a. Re-Subdivision Application of Pierre Bennerup for a two-lot subdivision, at 1829 Orchard Road, Map 21-4, Block 115, Lot 10

Mr. Pierre Bennerup, 1829 Orchard Road, stated he purchased his home in 1972 and purchased surrounding properties to accumulate 2 acres of property. At some point the properties were joined to establish a single, two-acre lot. The purpose of this application is to subdivide the land so that his home is on one acre and the other portion which he had gardened becomes a single acre building lot. If developed, the single acre will need a septic system.

Commissioner Jorsey clarified that the created single acre lot will need an engineered septic system. There is a sewer line across the rear of the proposed separated parcel and has the potential for connecting into it, although she was uncertain that it could be done.

Mary Jean Agostini, real estate agent, for the Bennerups, stated there is a current septic system on the Bennerup’s property.

Ms. Giusti stated the lot will need review by the Health District regarding the septic system. She clarified the newly created lot does not have public water or sewer.

Mr. Bennerup stated a sewer line runs behind the “new” lot and there is a right of way to connect to it. Water connection is available on Orchard Road; however, his home has a well.

Ms. Giusti stated if approved, a waiver for the open space will be needed.

Commissioner Rogan moved to close the hearing.

Commissioner Jorsey 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 (Opened October 15, 2020 - Continued to the November 19, 2020 Meeting)

Commissioner Jorsey moved to combine all items 1. – 4. for discussion and vote.

Commissioner Holtman seconded the motion which carried unanimously.

Mr. Tim Sullivan, Esq stated he had presented the application in detail at the October 15, 2020 Planning and Zoning Commission meeting. The hearing was kept open to this meeting to allow the Inland Wetlands and Watercourses decision, received on November 10, 2020, to be entered into the record. The property is adjacent to the New Britain landfill. The application is the exact plan that was unanimously approved approximately five years ago. Fifty-five parking spaces are required; 60 are proposed. The buildings will be ideal for small contractors.

Ms. Giusti stated four commissioners who were seated for the October 15, 2020 presentation will participate in the discussion and vote. Chairwoman Veley relinquished her seat.

Vice Chairwoman Jorsey was seated as Acting Chairwoman.

Mr. Chris Edge, Director of Economic Development, spoke in favor of the application, stating the proposal will bring new buildings, new jobs, and new taxes.

Commissioner Rogan read a letter from Art Simonian, PE, Executive Director of the Mattabassett District requesting the applicant submit specific drawings and provide insurance coverage naming the District as additionally insured.

Attorney Sullivan stated they have provided all requested items to the Mattabassett District and no issues are anticipated.

Ms. Giusti stated those commissioners who were seated at the October 15, 2020 meeting and will vote are: Biella, Holtman, Jorsey, Rogan

Commissioner Rogan moved to close the hearing.

Commissioner Biella seconded the motion which carried unanimously.

Chairwoman Veley resumed the Chair.

- 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)

Mr. Thomas O'Rourke distributed information to the commissioners. He stated at the meeting he last attended the commissioners had asked for clarification of the site plan. A new site plan has been created, indicating it was the "large paper" just given to the commissioners. The first comment was to show compliance to obtain relief of state statutes for a non-profit business. A non-profit must own the property and they are planning to lease the property from the Carrabettas who are owners of both properties involved. Their request is to have the commission grant a waiver for owning the property since they have a two-year lease. He mentioned the current Covid pandemic. Their overall goal is to have a museum in the field. He stated there is an American wartime museum in Virginia which has a similar concept. He stated there a condition of the Inland Wetlands commission is the requirement of report from a soil scientist which would cost several thousand dollars. He suggested the requirement of obtaining a soil scientist could instead be a condition of approval. A two-year lease is appropriate to determine if the concept is a viable entity which would give people "somewhere to go and something to do". One of the issues from the meeting was the overflow parking. The new site plan shows different parking as there was concern about parking being in the field. Parking and location are clearer. There has been an agreement with the new mall owners and there will be 10,000 s.f. space inside the mall where a museum can be set up. There is also access to a 22 acre parcel at the corner of Kensington Avenue and Chamberlain Highway which is overgrown but paved.

Chairwoman Veley asked if the plan is to have a 10,000 s.f. museum inside the mall and an obstacle or fitness course in Berlin.

Mr. O'Rourke stated the obstacle, orienteering course and "landscapes of war" replicas, such as Vietnam, World War II, will be modern buildings that can be moved around to create different scenarios, based on anniversaries of battles or wars.

A commissioner stated at the September 3, 2020 meeting the original, temporary structures were said to be cargo carriers.

Ms. Giusti stated a point of order for the record – The seated members at the September 3, 2020 meeting were Chairwoman Veley, Commissioners Holtman, Jorsey, Rogan, Wollman, Zigmont and Biella (who left the September 3, 2020 meeting after the close of the public hearing for this agenda item).

Ms. Giusti stated for the record as the commission gets deeper into discussion, in order to address public notice concerning documentation, information should be submitted prior to the

meeting. She noted the information distributed to the commissioners at this meeting had not been submitted in advance, as requested. There was no time to review the information or send to staff for their review and comments. This is a procedural concern as we may not have interested public in attendance at this meeting.

Commissioner Rogan stated the applications should be tabled so the information can be made available to the public.

Chairwoman Veley stated it is difficult to listen to the applicant's presentation and review the material at the same time.

Commissioner Jorsey agreed with Chairwoman Veley. She stated staff needs time to review the information. She suggested the item should be tabled to allow review of the material.

Commissioner Holtman stated a concern about the interested public not at this meeting.

Chairwoman Veley stated, in fairness to both staff and the public, the commission needs time to review the submitted material at this meeting. She stated she had no reason to believe the applicant would be in attendance at this meeting.

Ms. Giusti stated, procedurally, new materials can be submitted and distributed and there is no requirement for the 24 hour notice prior to the meeting, and due to the Governor's Executive Order during this pandemic, the information is posted on the web site as much as possible and those materials can come from staff and the public.

Commissioner Holtman moved to table the applications to the December 3, 2020 meeting. Commissioner Jorsey seconded the motion which carried unanimously.

VII Old Business

- a. Re-Subdivision Application of Pierre Bennerup for a two-lot subdivision, at 1829 Orchard Road, Map 21-4, Block 115, Lot 10

Commissioner Jorsey stated her regret at having to consider the subdivision as the split does a disservice to the house, as the remainder of the property's gardens are so complimentary to the residence. She moved to approve the subdivision.

Mr. Biella 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.

Items 1. – 4. have been combined:

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)

Chairwoman Veley relinquished the Chair.

Vice-Chairwoman Jorsey assumed the Chair.

Seated for this item: Commissioners Biella, Holtman, Jorsey, Rogan

Commissioner Rogan moved to approve the applications, subject to the following:

- a. All staff comments to be addressed

Commissioner Holtman seconded the motion which carried unanimously.

Vice-Chairwoman Jorsey relinquished the Chair.

Chairwoman Veley resumed the Chair.

- 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)

No discussion or action taken – continued to the December 3, 2020 meeting.

• OTHER COMMISSION BUSINESS

Ms. Giusti asked the commissioners to review the proposed meeting dates on the 2021 Meeting Calendar. A formal vote on the schedule will be taken at the December 3, 2020 meeting.

There was a brief discussion of holding remote meetings or in person meetings due to the Covid Pandemic.

VIII Adjournment

Commissioner Jorsey moved to adjourn.

Commissioner Holtman seconded the motion which carried unanimously.

The time was 9:01 p.m.

Respectfully submitted,

Frances M. Semnoski
Recording Secretary

Berlin Planning and Zoning Commission Meeting Minutes – December 3, 2020

I Call to Order

The Berlin Planning and Zoning Commission held an in person Regular Meeting with remote access via Webex video conference and conference call) on December 3, 2020 in the Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT. The meeting was called to order at 7:02 p.m.

In attendance

Chairwoman Joan Veley

Commissioners Diane Jorsey; Brian Rogan; Steve Wollman; Timothy Zigmont (via video conference)

Alternate Commissioners Steve Biella, Jr. (seated); George Millerd (seated); Peter Zarabozo (via video conference)

Staff present

Acting Town Planner/ZEO Maureen Giusti, AICP

Adam Levitus, PE, Zoning Enforcement Officer

Joining the meeting via conference call:

Commissioner Timothy Zigmont

Alternate Commissioner Peter Zarabozo

Absent

Commissioners Curtis Holtman; Jon Michael O'Brien

The agenda items were considered in the following order:

II Commission Business

a. Adoption of Meeting Calendar – 2021

Commissioner Jorsey moved to approve the meeting calendar, canceling the January 7, 2021 date and adding January 21, 2021.

Commissioner Zigmont seconded the motion.

Commissioner Jorsey amended her motion to cancel the January 6, 2022 date.

Commissioner Zigmont seconded the amended motion which carried unanimously.

- b. Revocation/Reduction of People's United Bank Irrevocable Standby Letter of Credit No. ISB000572 for the account of Midsun Group, Inc., \$31,572.00**
\$31,914.00
- c. Revocation/Reduction of People's United Bank Irrevocable Standby Letter of Credit No. ISB000573 for the account of Midsun Group, Inc., \$116,400.00**

Items b. and c. were combined for discussion and vote.

Ms. Giusti stated the applicant has stated to her his opinion the sidewalks, the remaining item for the project, could be installed for \$35,000; however, engineering staff (Jim Horbal) has advised her just prior to this meeting that that amount is not sufficient and \$100,000 is needed to meet today's prices. Two Irrevocable Letters of Credit are in place: \$31,914.00 and \$116,400.00. She stated if discussions are held between the applicant and town staff to determine an agreed amount, this agenda item could be again considered at the December 17th meeting to meet the expiration date of January 9, 2021.

Commissioner Wollman stated a concern should the December 17th meeting not be held.

Chairwoman Veley stated a special meeting could be held.

Commissioner Zigmont stated the entire \$116,400 bond should be called to ensure adequate funds to be in place, and the amount could be adjusted after the work is done.

Commissioner Wollman moved to release the bond in the amount of \$31,914.00, reduce the required bond to \$100,000.00 and revoke the \$116,400.00 bond for \$100,000.00, subject to staff comments.

Commissioner Jorsey seconded the motion which carried unanimously.

There was discussion to next hear the agenda item for the proposal of the City of New Britain.

Chairwoman Veley announced the public hearing for the Military Museum (Agenda Item IVa.) would not be heard at this meeting, as the applicant has requested an extension. The next meeting date is to be determined.

Chairwoman Veley announced that the public hearings for BT2008 LLC (Agenda Items IVb. and IVc.) would not be heard at this meeting. She stated a large amount of information has been received and time is needed for review. She suggested an outside consultant should be hired to work with staff. She stated regulations in place allow the commission to select a consultant and the applicant will pay for those services. She noted that Ms. Giusti has submitted a memo stating this information.

Commissioner Jorsey moved to move consideration of the Fill Permit of the City of New Britain to the next item to be discussed.

Commissioner Wollman seconded the motion which carried unanimously.

Commissioner Jorsey moved to postpone the public hearing for BT2008 LLC and recommend a consultant be hired for the proposed applications. Commissioner Wollman seconded the motion which carried unanimously.

Ms. Giusti stated for the record, as the January 7, 2021 meeting has been deleted from the adopted calendar, some extension time may have to be used for the BT2008 LLC applications.

Commissioner Wollman seconded the motion which carried unanimously.

III New Business

- a. Fill Permit of the City of New Britain to fill +/-16,000, +/-3.56 acres at Lot 3, Block 81, Christian Lane

Mr. Mark Moriarty, PE, Director of Public Works, City of New Britain, stated the following were also in attendance:

- Mr. Robert Trottier, PE, City Engineering, City of New Britain

Also:

- Mr. Erik Barbieri, Director of Parks and Recreation (remote)
- Ms. Jennifer Burke, GAZ, Environmental Consultant (remote)

Mr. Moriarity stated the fill permit is related to a dredging project that has been ongoing and related to Stanley Quarter Park, New Britain. GZA was hired and environmental testing of the soils done. The soils were determined to be “benign” and DEEP was approached regarding bringing the dredged soils to the Christian Lane landfill in Berlin. DEEP was in favor of the proposal and meetings have been being held with them. The project will be used for re-grading at Stanley Quarter Park, so the entire 16,000 s.f. may not be brought to Christian Lane. The fill site on Christian Lane is behind the Berlin Sand and Stone business. The 3-1/2 acre portion of the 42 acre site will be regraded in one acre increments. The grade will be raised about 3 feet over the course of the whole project. The trucking route will primarily be off Route 72 exiting on Christian Lane and will not have a lot of impact on town road. A driveway is proposed for their permit. The project is planned to go out to bid and work will begin in next summer of fall, with an anticipated one year completion date.

Maureen stated the site goes out to Deming Road but they won’t be accessing that way. She noted various easements on the site.

Mr. Moriarity stated they are working with DEEP and their standards must be met. The site will be re-graded to eliminate depressions for water to settle in. There is very little frontage on Christian Lane and the site “really can’t be seen from Christian Lane.

Commissioner Millerd stated concern for hours for permitted truck traffic, suggesting 8:00 a.m. to 4:00 p.m. may be preferable to avoid commuter traffic.

Mr. Moriarity stated there will be five trucks an hour and the workday is ten hours. If complaints are received, adjustments can be made.

Commissioner Zigmont stated the site must be properly capped.

Commissioner Wollman moved to approve the application.

Commissioner Rogan seconded the motion.

Discussion

Commissioner Jorsey asked if staff comments are included in the motion.

Commissioner Wollman moved to amend his motion to include staff comments.

Commissioner Rogan seconded the amended motion.

The motion carried unanimously.

II Commission Business

d. Presentation of QA&M Architecture LLC regarding Berlin Community Center Concept

Mr. Thomas Arcari, principal in the firm of QuisenberryArcariMalik stated, stated with grant money from the State of Connecticut, their company has been working for the past six months for the Town of Berlin for the purpose of exploring the feasibility of developing a community center. He provided a concept presentation of materials to the commission that were shared via video. Based on Statements of Need by the Senior Center and Park and Recreation, four town-owned sites were identified. The potential locations were the Town Hall campus; Sage Park, Berlin Turnpike; 600 Spruce Brook Road (Pistol Creek); and Patterson Way. The Patterson Way site was determined to be the best choice. Its advantages include its centrality to Berlin's population and its availability for programs with the high school location. They are now soliciting public information, as they are required to have a series of public meetings to present their information and receive comments from the public. The proposed center will co-join the senior center and community center and have a gymnasium and aquatic center. Town Council has approved the concept for further study. The site has a significant amount of topography. The center will be two stories, with the Senior Center programs located on the second floor, and the recreation programs on the lower level. There will be two central entrances. There is a floodplain area at the rear of the site and that will be used for recreation. A patio is also proposed. The tree line buffer will be maintained. TO Design has a configuration for a covered drop off for the senior center entrance. There is also a third entrance which is not yet fully configured. This entrance will be a discreet entrance for human services and the food pantry and although those uses are not in the Statement of Need, it is their opinion they should be located in the community center. He described the floor plans of each level of the building. The mechanicals, which can be very large for the gymnasium and pool, will be well hidden in the design of the building and not visible to the neighbors. Due to the Covid virus, public meetings have not been able to be held and the process has slowed. It was thought a referendum might have been held in November, 2020, but the process will go into 2021. They have generated a web site and a five-minute video. There is a "question and answer" page and an area for the public to leave comments. As it develops, a formal submission will be submitted.

In respond to commissioners' questions, Mr. Arcari stated security is a key component. They have designed approximately 25 centers across the state. The question will be if the site will be a community facility or education facility, as each of those operations fall under its own requirements. He stated many communities prefer community run centers due to the restrictive requirements by the Board of Education, although an educational facility might provide funding from the state. The degree of security will depend on the authority for its operation. Regarding the cost, municipal buildings of the of this nature cost between 400 and 500 dollars a square foot. They will first get public feedback and prepare a formal cost estimate to develop a budget prior to going to referendum. A similar project would take three to five years to complete and is generally three years. It takes about a year to design, approve, and pass referendum. However, due to the Covid virus pandemic, he would estimate completion close to four years. He stated considering a "more colonial" look concept is fair feedback and will be taken into consideration.

Mr. Arcari thanked the commission and left the meeting.

IV Public Hearings

- a. 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) (Continued from September 3, 2020 and November 19, 2020)

No action or discussion.

- b. Zone Change Request of BT 2008 LLC to change the zone at 404 Berlin Turnpike (Map Lot Block: 10-2-83-12-7333) and (Map Lot Block 10-2-83-12-7334) and (Map Lot Block: 10-2-83-13A) and (Map Lot Block: 10-2-83-13C-7509) and (Map Lot Block: 10-2-83-13C-7510) from Berlin Turnpike-1 Zone to Berlin Turnpike Development Zone (BT-1)

No action or discussion.

- c. Special Permit/Site Plan Applications of BT2008, LLC for a mixed-use development at 404 Berlin Turnpike (Map Lot Block: 10-2-83-12-7333) and (Map Lot Block 10-2-83-12-7334) and (Map Lot Block: 10-2-83-13A) and (Map Lot Block: 10-2-83-13C-7509) and (Map Lot Block: 10-2-83-13C-7510)

No action or discussion.

V Old Business

- a. 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) (Continued from September 3, 2020 and November 19, 2020)

No action or discussion

- b. Zone Change Request of BT 2008 LLC to change the zone at 404 Berlin Turnpike (Map Lot Block: 10-2-83-12-7333) and (Map Lot Block 10-2-83-12-7334) and (Map Lot Block: 10-2-83-13A) and (Map Lot Block: 10-2-83-13C-7509) and (Map Lot Block: 10-2-83-13C-7510) from Berlin Turnpike-1 Zone to Berlin Turnpike Development Zone (BT-1)

No action or discussion.

- c. Special Permit/Site Plan Applications of BT2008, LLC for a mixed-use development at 404 Berlin Turnpike (Map Lot Block: 10-2-83-12-7333) and (Map Lot Block 10-2-83-12-7334) and (Map Lot Block: 10-2-83-13A) and (Map Lot Block: 10-2-83-13C-7509) and (Map Lot Block: 10-2-83-13C-7510)

No action or discussion.

Other Commission Business

- a) 1500 feet distance between gasoline stations

At the request of Director of Economic Development Chris Edge, Ms. Giusti distributed a memo regarding the requirement of 1500 feet between gas stations.

Mr. Edge joined the meeting by phone. He stated he had received inquiries from developers who would like to develop marketplace stations and would like the commission's opinion as to reducing or eliminating the required distance.

Ms. Giusti stated she had also given the memo to the Zoning Board of Appeals, as they are the commission that administers the regulation for location approval in order for an applicant to get a state license.

Chairwoman Veley stated she recalled when the regulation was adopted and, at that time, the town had received numerous applications for gasoline stations.

Commissioner Wollman suggested limiting a revision to the regulation to certain zones.

Ms. Giusti stated that may be acceptable as when the CCD2 zone was amended very particular regulations were adopted for gasoline stations when they integrated with a grocery store.

Chairwoman Veley stated the commission does not have a set opinion on the matter, but if any members have thoughts they can contact Maureen Giusti or Chris Edge.

Mr. Edge stated he would advise the developers that the commission does not have a definite opinion at this time and would consider a formal application.

b) Farmington Avenue Building Permit

Ms. Giusti stated a building adjacent to the Kensington market is changing its top façade. She showed them renderings of the work. The building is in the Farmington Avenue Design District. If the commissioners did not have concerns, she would like their approval for her to handle the permit administratively. The consensus was she could review and approve the site work administratively.

VI Adjournment

Commissioner Jorsey moved to adjourn.

Commissioner Biella seconded the motion which carried unanimously.

The time was 8:40 p.m.

Respectfully submitted,

Frances M. Semnoski

Recording Secretary

Façade Improvements

Powerhouse Inc.
99 Webster Square Road
PS-A
Façade Improvements

PROPOSAL

The applicant is seeking Planning & Zoning Commission approval for façade improvements to an existing building located at 99 Webster Square Road in the PS-A Zone.

STAFF COMMENTS

1. The property lies within the geographic limits of the Berlin Turnpike Design Standards.
2. Updates to signage require permits which includes zoning review for zoning compliance.
3. The applicant should confirm that the sign design conforms with the zoning regulations including "...no more than one third (1/3) of the sign having a white or off-white color of illuminated background."

BACKGROUND & ANALYSIS

The building is located just to the north of the Route 9 underpass on the west side of Webster Square Road. The building was built in approximately 1987 and was used as a car dealership. Site plan approval for use as Powerhouse Gym was approved in 1995 with no exterior changes at that time.

The property is within the limits of the Berlin Turnpike Design Standards and geographic area mapped as eligible for the Façade Program per the amended map dated 1/1/2018.

At their October 2020 meeting, the Economic Development Commission approved an application for the Façade Improvement Program for façade improvements and signage including:

1. Install metal studding;
2. Install aluminum sheeting;
3. Seal existing cap and drip edge;
4. Install Azek over skylights;
5. Change out gym letters;
6. New Lexan on street (freestanding) sign;
7. Paint coat on front of building

It is unclear from the submission if the new faces for the freestanding sign will meet BZR §IX.A.4.f. regarding white/off-white illumination. Compliance should be confirmed at the meeting.

The estimated eligible cost of all improvements for the façade program is \$17,900. of which \$8950. can be covered with the grant funding.

TOWN OF BERLIN
Economic Development
240 Kensington Road
Berlin CT 06037
Tel: (860) 828-7005

FAÇADE IMPROVEMENT PROGRAM APPLICATION

Instruction: Please complete all items carefully and accurately to the best of your knowledge.

I. Owner Information

Property Owner(s) Name (Titleholder): POWERHOUSE INC.
Owner Type: (Check One)
Corporation ☒ Individual ☐ LLC ☒ Partnership ☐ Proprietorship ☐
Mailing Address: 99 WEBSTER SQUARE ROAD
City: BERLIN State: CT Zip Code: 06037
Email: BERLINPOWERHOUSE@YANCOO.COM
Telephone: _____ Ext: _____ Fax: _____

II. Property Information (to be given as security for Façade Loan)

Address of Subject Property: 99 WEBSTER SQUARE ROAD
Name of Current Business(es) and Business Owner(s) or Merchants(s):
POWERHOUSE OYAM

Total amount of outstanding debt on subject property:

Type	To Whom	Amount	Maturity Date	Balance
1 st Mortgage Holder				
2 nd Mortgage Holder				
Other liens				

III. Principal(s)/Guarantor Information

Name(s): JACK BANUS
Address(es): 99 WEBSTER SQ. ROAD

IV. Type of Improvements Proposed:

☐ Awning ☐ Canopy ☐ Doors ☐ Gutters
☐ Landscaping ☐ Lighting ☐ New Sign ☐ Painting
☐ Paving ☐ Sign Removal ☐ Sidewalk ☐ Siding ☐ Windows

Exterior \$17,900.00 Signage _____

Other _____

TOTAL _____

AMOUNT OF GRANT REQUEST: \$ 8950.00 (Maximum \$50,000)

Sources of Funding for Total Project:

Owner: \$8950.00

Bank: _____

Other: _____

BERLIN FAÇADE GRANT: \$ 8950.00

Total Project Cost: \$17,900.00

V. PLEASE ATTACH THE FOLLOWING AS PART OF THIS APPLICATION:

- Description of improvements (exterior, signage, landscaping) and how work will be accomplished.
- Brief company profile.
- If the property owner and business owner are not the same, a letter of support from the property owner is required.
- Copy of lease for current or proposed business location (if applicant is lessee).
- Estimates for all renovations including itemized material and labor costs.
- Copy of deed to real property.

VI. Façade Improvement(s) Request

Give a brief general description of the type of improvement(s) being requested and an explanation of how the project will meet the program objectives in the Program's Policies and Procedures:

THESE IMPROVEMENTS WILL HELP ME LOOK OF
ME LONGEST GYM IN BERLIN. WOULD TIME
BERLIN BUSINESS.

GRAYSTONE LLC GENERAL CONTRACTING

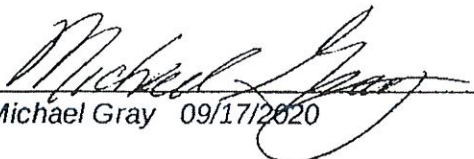
12 WASHINGTON ST.
NEW BRITAIN, CT 06051
860-538-1208

**PROPOSAL FOR FACADE AND SIGN IMPROVEMENT POWERHOUSE GYM
99 WEBSTER SQ. RD. BERLIN, CT 06037
09/17/2020**

SCOPE OF WORK

- CONSTRUCT AND ATTACH 2X6 METAL STUDDING 12 " OVERHANG ATOP ENTRANCE RADIUS.
- CAP AND FACE OVERHANG WITH COMMERCIAL GRADE ALUMINUM MATERIAL INCLUDING UNDERSIDE AND REAR OF OVERHANG.
- REPAIR AND SEAL EXISTING 12" X 20' ALUMINUM CAP AND DRIP EDGE ATTACHED TO FRONT OF THE BUILDING AND ATTACHED TO THE FRONT RADIUS.
- REMOVE DAMAGED EIFS ON FRONT OF BUILDING AND REPLACE AND BLEND NEW FINISH TO ALL AREAS AND FEATHER IN.
- ATTACH SHEET AZEK MATERIAL OVER SKYLIGHTS AND SEAL WITH SILICONE
- CONVERT GYM SIGN LETTERS TO "LED" AND REFACE WITH NEW FILM
- MANUFACTURE AND INSTALL NEW LEXAN STREET SIGN ON BOTH SIDES AND PAINT POLE
- PAINT FRONT OF BUILDING

TOTAL PRICE WITH MATERIAL \$17,900.00


Michael Gray 09/17/2020

477 Waterbury Road
Bristol, CT 06010
(860) 585-8534



Complete Building Restoration
Fully Insured
Free Estimates

PROPOSAL

9-28-2020

Power House Gym
99 Webster Sq. Rd.
Berlin, CT 06037

Town of Berlin
Resolves
DEC 1, 2020
Planning & Zoning Board
Eagle, Connecticut

Re: Exterior front elevation restoration work of the Power House Gym building.

Scope: This contractor shall furnish all labor, material, insurance and services to complete this job as described.

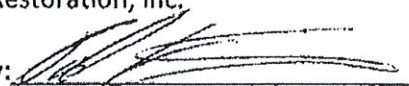
1. Install metal studding to entrance radius area.
2. Install aluminum sheeting to cap and overhang.
3. Seal existing 12"x20' aluminum cap and drip edge at front radius elevation.
4. Remove damaged eifs and install new finish to those areas.
5. Install Azek over sky lights and seal with Dow Corning silicone sealant.
6. Change out gym sign letters to LED and install new film.
7. Install new lexan on both sides of street sign and paint pole.
8. Paint one coat on front gym elevation.

Price for all of the above is.....\$24,650.00

Accepted By:
Power House Gym

Eagle Restoration, Inc.

By: _____
Duly Authorized

By: 
Paul D. Kelaita/President

9-28-20
date

Project Name:	POWERHOUSE INC *	
Project Address:	99 WEBSTER SQUARE ROAD	
<i>Item</i>	<i>Eagle Restoration</i>	<i>Graystone LLC</i>
Install metal studding		
Install aluminum sheeting		
Seal existing cap and drip edge		
Install Azek over skylights		
Change out gym letters		
New lexan on street sign	\$24,650.00	\$17,900.00
Paint coat on front of building		
TOTAL	\$24,650.00	\$17,900.00
At their October 2020 meeting, the Economic Development Commission approved Powerhouse Inc for a matching grant of \$8,950.00 (50% of \$17,900) for the restoration of its façade as well as a new sign at the street.		

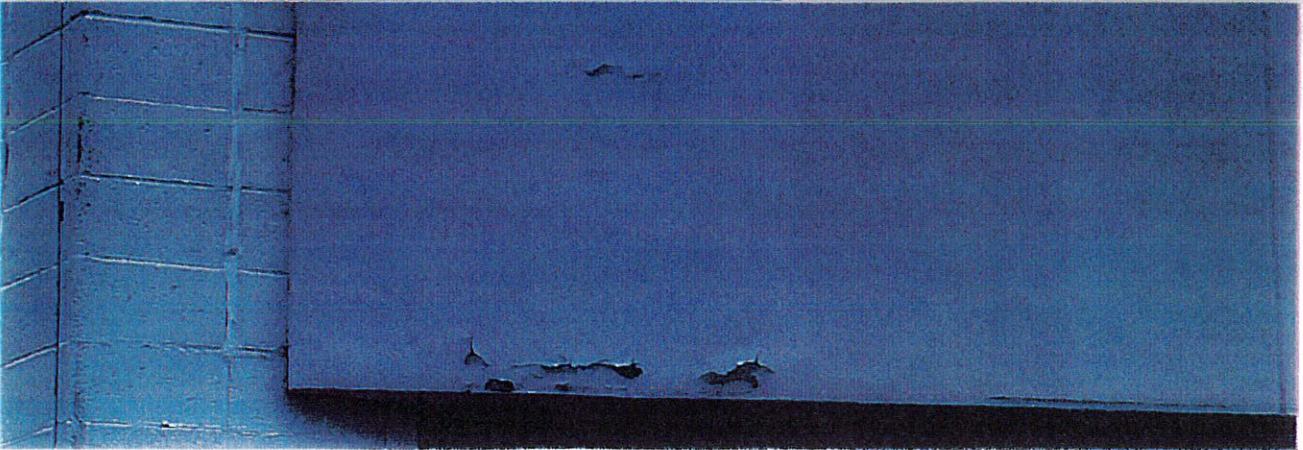
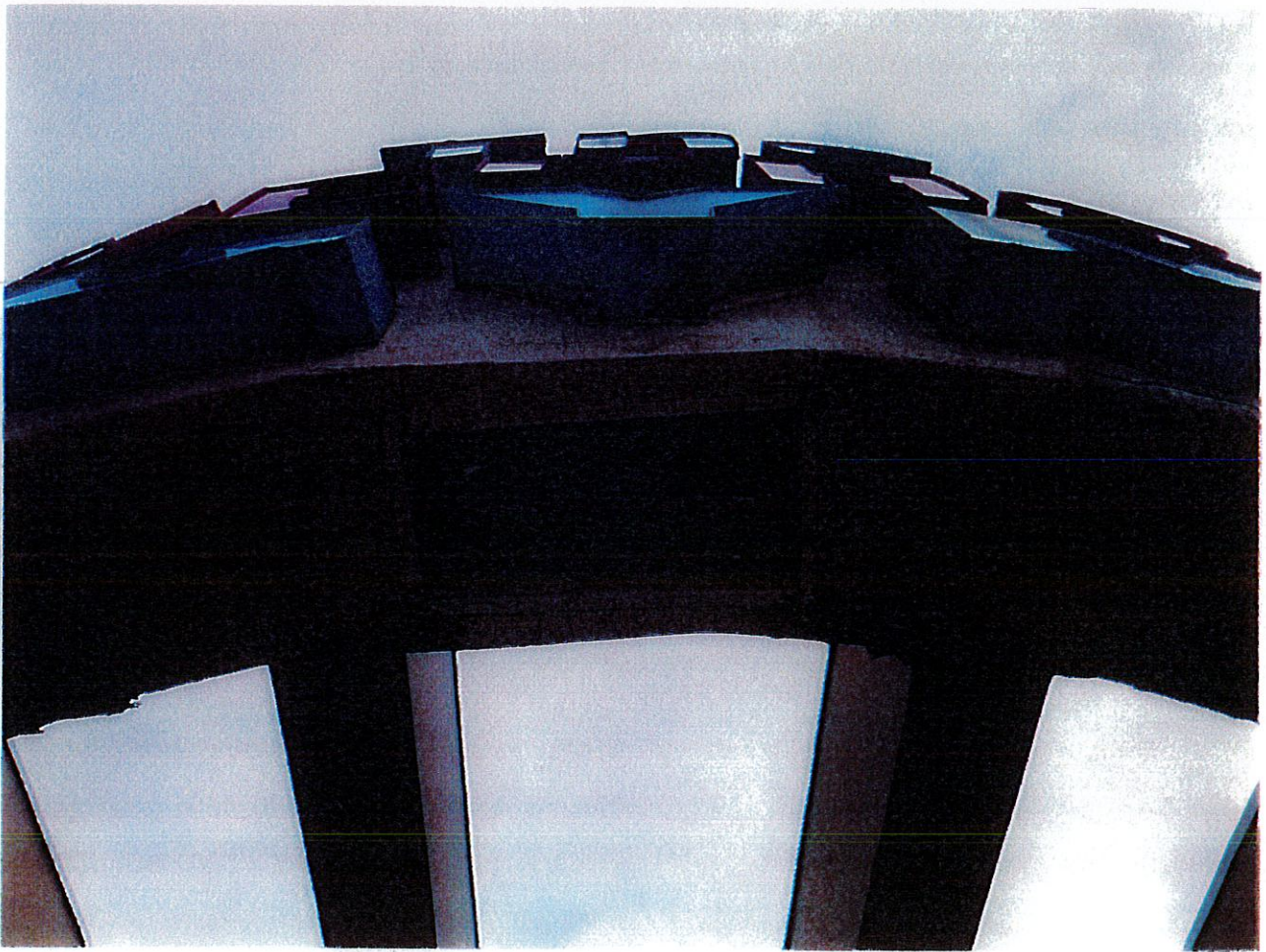
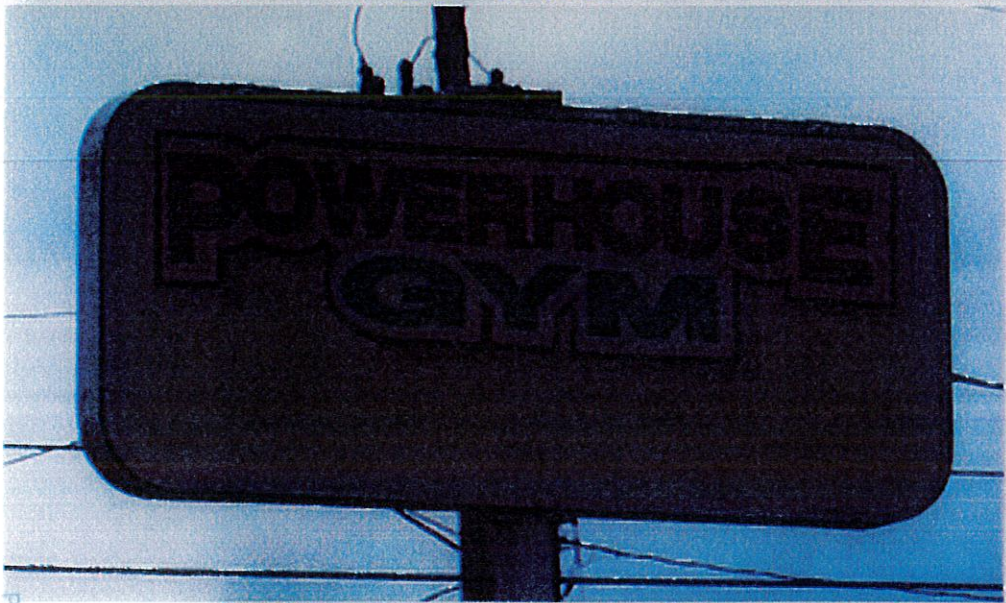
**** This project is to bring the look back to its original including repairing damage as well as providing new signage at the street.***

Town of Bedford
Board of Selectmen

DEC 11, 2020

Planning & Zoning
Meeting, December 11, 2020

POWERHOUSE GYM - 99 WEBSTER SQUARE ROAD



mgjusti

From: Tim Sullivan <timsullivan@wsattorney.com>
Sent: Thursday, December 10, 2020 6:42 PM
To: mgjusti
Subject: Special Permit-Site Plan Applications of Thomas O'Rourke

Good afternoon Maureen. Please be advised that Wisniowski & Sullivan has been retained by the applicant in the above referenced matter and I have been authorized to inform you that the applications are hereby withdrawn. Have a great evening.

Timothy Sullivan, Esq.
Wisniowski & Sullivan, LLC
35 North Main Street
Suite 2F
Southington, CT 06489
Ph 860-620-9335
Fax 860-620-9545



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

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
December 17, 2020	January 21, 2021
January 7, 2021	February 4, 2021 February 18, 2021
February 4, 2021	March 4, 2021 March 18, 2021
March 4, 2021	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 15, 2021
July 1, 2021	August 5, 2021 August 19, 2021
August 5, 2021	September 2, 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 20, 2022

Adopted December 3, 2020

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

**PLANNING
COMMISSION-DIVISION
CITY OF MERIDEN**

COPY



Telephone (203) 630-4081 • Fax (203) 630-4093

November 12, 2020

Certified Mail #7019 2280 0000 1528 1611

Return receipt requested

Berlin Town Clerk
Attn: Ms. Kate Wall
240 Kensington Rd Ste 2
Berlin, CT 06037

**MERIDEN APPLICATION
FOR YOUR INFORMATION
(THEIR DECEMBER 9TH
MEETING WAS CANCELLED)**

RE: **C.A. Site Plan Application of I.U.O.E. Local 478 Operating Engineers at 600 South Mountain Drive-** for proposed new 30,300 sf building with 50,000 sf paved surface area

Dear Ms. Wall,

In accordance with the provisions of the Connecticut General Statutes, you are hereby notified of a Meriden Planning Commission application to construct a new 30,300 sf training facility building at 600 South Mountain Drive, located within 500 feet of the Berlin town line. The Meriden Planning Commission will accept the application at their regular meeting on December 9, 2020 at the City Council Chambers, Meriden City Hall, 142 East Main Street (live meeting streamed virtually for the public via MS Teams). The link to join the virtual meeting and provide written comment can be found on the **December 9th** Planning Commission agenda at Documents on Demand: <https://meridencityct.documents-on-demand.com/>

If you have any questions regarding this proposal, please feel free to contact me at (203) 630-4081.

Sincerely,

Paul Dickson
Acting Planning Director

Town of Berlin

Received

NOV 12 2020

Planning & Zoning Department
Berlin, CT

RECEIVED FOR FILING

November 17, 2020

TOWN CLERK'S OFFICE

BERLIN, CT

Town Clerk

Proposal

The proposal is to construct a training facility for the International Union of Operating Engineers at the former site of the Power Development Company(PDC). The site consist of approximately 36 acres of land.

Access to the site is via an existing paved road off the Chamberlain Highway. There is also an emergency access from the extension of Sam's Road. This site has been altered for the previous approved development. There will be no alterations to the grading of the site as it exist today.

The site will be developed in two phases:

Phase I

Phase I will consist of the construction of an enclosed Dirt Training Building and Dirt Training Area along with an administration trailer along the west side of the property. In addition, there will be the construction of a sanitary sewer to the trailer and the relocation of some storm drainage as shown on the accompanying maps.

Phase II

Phase II consist of the construction of an administration building, a mechanic training building and mechanic bays along with associated parking lot.

Conclusion

The previous approved plans for this site included the construction of storm drainage and storm drainage detention areas. These will remain and will not be disturbed as a result of this proposal. This proposal will lessen the development impact as compared to the previous approval

The storm water management system as installed is in operating condition and is more than adequate to handle the decrease in runoff from this proposal over the previously approved site plan.

