

MEMORANDUM OF STAFF COMMENTS

TO: Zoning Board of Appeals
FROM: Adam Levitus, ZEO
DATE: January 22, 2021
RE: #2021-02 – Variance for Maximum Building Coverage
APPLICANT: Gerald Antonacci (Manager, Christian Lane Realty, LLC)
ADDRESS: 655 Christian Lane
Map 3-4 Block 76A Lot 1C & Map 3-2 Block 76A Lot 1B-1
ZONE: GI

Proposal and Background

Gerald Antonacci (Manager, Christian Lane Realty, LLC) is requesting a variance for 38% maximum building coverage when up to 35% is permitted in the GI zone per Berlin Zoning Regulations §VII.H. The increase in maximum coverage is requested as part of a proposed 36,900sf building addition, truck scale, and scale house project for upgraded technology/equipment at the existing recycling facility. The properties are owned by Christian Lane Realty, LLC

Staff Comments

Note: The notifications to property owners required by BZR Section XIV.G of the regulations were not fully completed by the applicant in the timeframe specified by the regulations. The applicant sent letters to most of the properties within 250 feet of this application at least 10 days before the 1/26/21 scheduled public hearing (as required). However, it appears that the letters for five properties in New Britain were not mailed until 6 days before the 1/26/21 meeting. It does appear, however, that the physical sign posted on the property was placed by the applicant in accordance with the regulations. BZR Section XIV.G.5 states that the ZBA “may deny the application if the applicant has failed to comply with any of the required notice and procedures.” At the request of the applicant, staff have compiled the application to be put before the ZBA, and the ZBA should determine how it wishes to proceed.

The property at 655 Christian Lane is currently used as a recycling facility. The main building was constructed in approximately 1973, with outbuildings constructed in approximately 1986 and 1992 and a canopy addition added to the western outbuilding in 2009. The property is owned by Christian Lane Realty, LLC and operates as Murphy Road Recycling. Neighboring property owners include the railroad to the west, Bodycote Thermal Processing to the North, and Copart of Connecticut to the South.

Staff understanding is that the overall use of the property is not changing. The addition is intended to accommodate new equipment to upgrade the technology used within the facility. Additionally, a small outbuilding and relocated scales are proposed to re-route truck traffic in light of the new equipment operations.

The variance is required as the added building square footage (approximately 36,900sf) will cause the total building coverage to exceed the maximum allowed (35% in the GI zone) of the combined area for both parcels (Map 3-4 Block 76A Lot 1C & Map 3-2 Block 76A Lot 1B-1).

Note that a corresponding site plan amendment for the addition and other site changes is separately being submitted by the applicant to the Planning and Zoning commission for review. However, approval of the variance is required prior a PZC approval.

Zoning Requirements:

§VII.H. GI Zone Area and Bulk Requirements

Maximum building coverage = 35%

Proposed building coverage = 38%

The Town of Berlin Plan of Conservation and Development, Section II, Strategic Outline for Implementation, Strategy 1: Coordinate the Regulatory Structure to Support the Plan, 3) states: Any variance granted by the Zoning Board of Appeals should be consistent with the standards imposed by Connecticut General Statutes in which a hardship exists owing to conditions affecting a specific parcel of land, and the variance which is granted should be consistent with the goals and policies of this plan and the intent of the zoning regulations.



Town of Berlin

Planning and Zoning Department

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

ZBA # 2021-02 -

Town of Berlin
Received

JAN 05 2020

ZONING BOARD OF APPEALS APPLICATION

- ☐ Special Permit ☒ Variance ☐ Appeal of ZEO
☐ Motor Vehicle Location ☐ Alcohol Uses Location ☐ Other / Determination

Property Owner(s): Christian Lane Realty, LLC

Project Address*: 655 Christian Lane

Map: 3-4 Block: 76A Lot: 1C Zone(s): GI Lot Area: 5.4ac
3-2 76A 1B GI 1.26 ac

Please select all relevant items below:

- ☐ Supplemental Information Is Required For:
ZBA Special Permit / Sale of Alcoholic Beverages Location / Motor Vehicle Uses Location
☐ Inland Wetlands and Water Course Commission review needed
☐ Planning and Zoning Commission review needed
☒ Property is within 500 feet of a Municipal Boundary of New Britain
☐ Previous Zoning Board of Appeals actions on this property:

6.66 ac total

Date(s) & Purpose(s):

Applicant Information

Name: Gerald Antonacci

Firm Name: Christian Lane Realty, LLC

Street Address: 15 Mullen Road

City: Enfield ST: CT Zip: 06082

Email: jerry@usarecycle.com

Phone: (860) 729-0601

Signature: [Signature]

Date: January 4, 2021

Property Owner(s) Information (If Not the Applicant)

Name: Christian Lane Realty, LLC

Principal: Gerald Antonacci

Street Address: 15 Mullen Road

City: Enfield ST: CT Zip: 06082

Email: jerry@usarecycle.com

Phone: (860) 729-0601

*Letter of Authorization Required

ZBA action is requested pursuant to Berlin Zoning Regulations Section(s): Sec. VII.H

*Any town official and/or employee who the town deems necessary may enter the property to verify information submitted with this application.

Brief description of the proposal: Application to construct a 36,900 square foot building addition, truck scale and scale house at the applicant's existing recycling facility located at 655 Christian Lane. The two subject parcels identified on page 1 of this application will be merged as part of this application.

VARIANCE APPLICATIONS: For relief of: 35% Max. bldg. coverage in GI Zone requirement.
Requested requirement: Allow maximum bldg. coverage to be increased to 38% at this location
Reason/Description of Hardship (REQUIRED): The applicant plans to substantially invest in upgrading the existing business at this location to respond to current trends and technology in the recycling industry. As the abutting properties including the railroad property are already commercially developed, this prevents the applicant from expanding in a zoning compliant manor with this application with respect to building lot coverage; other zoning requirements will be met.

MOTOR VEHICLE USE LOCATION¹:

The first page of the State DMV application is required to be submitted with this application

	<u>Number of Service Bays</u>	<u>Parking Required</u>	<u>Parking Provided</u>
<input type="checkbox"/> New Car Dealer	_____	_____	_____
<input type="checkbox"/> Used Car Dealer	_____	_____	_____
<input type="checkbox"/> General Repairer	_____	_____	_____
<input type="checkbox"/> Limited Repairer	_____	_____	_____
<input type="checkbox"/> Gasoline Station	_____	_____	_____

SALE OF ALCOHOLIC BEVERAGES LOCATION¹

The first page of the State Liquor Permit application is required to be submitted with this application

Type of State Liquor Permit:

<input type="checkbox"/> On -Premises Permit:	Type _____
<input type="checkbox"/> Off-Premises:	Type _____
<input type="checkbox"/> Other:	Explain _____

To be completed by P&Z staff only:

Fee Paid \$ 210.00 (Refer to current Fee Schedule)

ZBA # 2021-02

Received by: ADL # 6036

Scheduled on ZBA Agenda of:

1/26/21

ZONING BOARD OF APPEALS DECISION:

Plan Title & Date: _____

**Town of Berlin
Receive**

JAN 05 2020

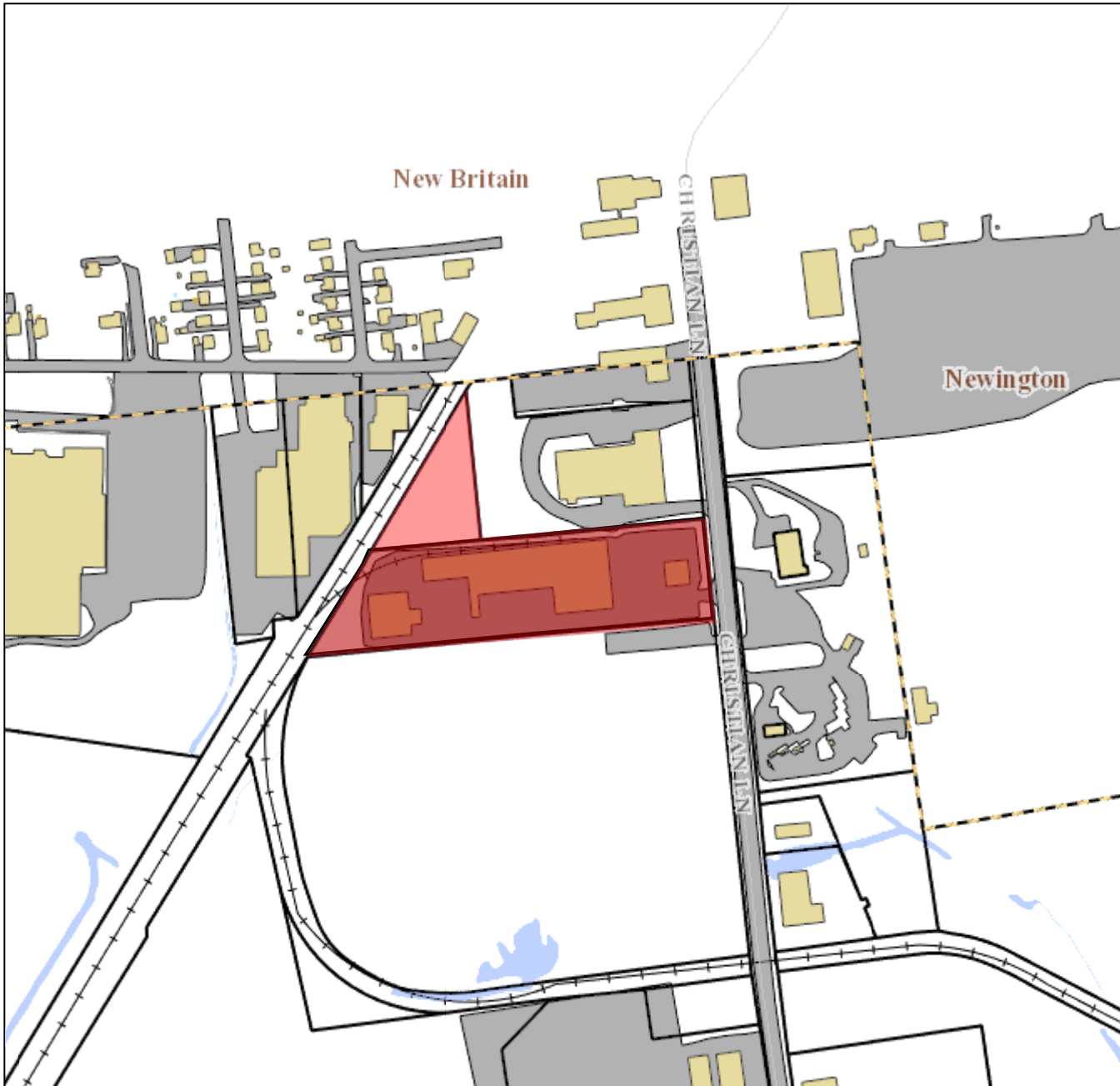
Planning & Zoning Department
Berlin, Connecticut

Town of Berlin

Geographic Information System (GIS)



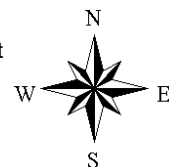
Date Printed: 1/13/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Berlin and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 400 feet

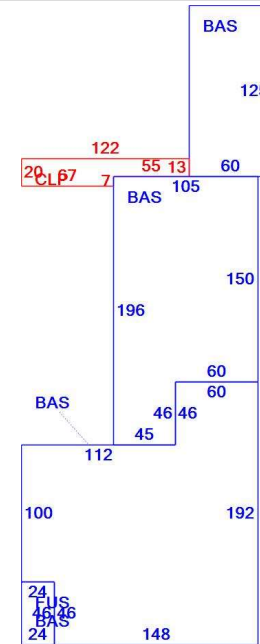


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				<div>6007</div> <div>BERLIN, CT</div> <div style="font-size: 2em; font-weight: bold;">VISION</div>								
CHRISTIAN LANE REALTY LLC 15 MULLEN RD ENFIELD CT 06082		1	Level	1	All Public	1	Paved			Description	Code	Appraised	Assessed									
										IND LAND	3-1	648,000	453,600									
										IND BLDG	3-2	1,829,600	1,280,800									
SUPPLEMENTAL DATA												IND IMPR	3-3	333,400	233,400							
		Alt Prcl ID 03-4 076A 00001C CENSUS 4001 (not used) Medium Incomeexp YES:				Section: W dc CB Letter																
		GIS ID 3-4-76A-1C				Assoc Pid#				Total		2,811,000	1,967,800									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
CHRISTIAN LANE REALTY LLC AUTOMATED SALVAGE TRANSPORT AUTOMATED SALVAGE TRANSPT INC		0585	0198	04-03-2007		U		I		4,000,000		27		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		0585	0197	04-03-2007		U		I		0		34		2019	3-1	453,600	2018	3-1	453,600	2017	3-1	453,600
		0332	0892	09-08-1992		U		I		800,000					3-2	1,280,800		3-2	1,280,800		3-2	1,280,800
															3-3	233,400		3-3	233,400		3-3	233,400
														Total		1967800	Total		1967800	Total		1967800
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount		Code	Description		Number	Amount										Comm Int		
Total				0.00																		
ASSESSING NEIGHBORHOOD												<div style="background-color: yellow; font-weight: bold; text-align: center;">APPRAISED VALUE SUMMARY</div> <div>Appraised Bldg. Value (Card)</div> <div>1,724,300</div> <div>Appraised Xf (B) Value (Bldg)</div> <div>105,300</div> <div>Appraised Ob (B) Value (Bldg)</div> <div>333,400</div> <div>Appraised Land Value (Bldg)</div> <div>648,000</div> <div>Special Land Value</div> <div>0</div> <div>Total Appraised Parcel Value</div> <div>2,811,000</div> <div>Valuation Method</div> <div>C</div> <div>Total Appraised Parcel Value</div> <div>2,811,000</div>										
Nbhd		Nbhd Name		B		Tracing		Batch														
3060																						
NOTES																						
AUTOMATED MATERIAL HANDLING LLC; CONCRETE PAD FOR TRUCK SCALES RECYCLING FACILITY																						
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result					
HP-20-0251	11-17-2020	HT	Heating	10,610		0		ENERGY LOGIC WASTE OIL				01-28-2018	DS			41	Change - Hearing					
PP-19-0017	02-08-2019	PL	Plumbing	4,000		0		ADJUST CEILING SPRINKLE				08-04-2017	DS			26	Data Entry Inc & Exp					
HP-19-0003	01-08-2019	HT	Heating	17,000		0		ADD AIR CONDITIONING & D				06-15-2017	DS	6		17	Reval Comm Review					
PP-18-0198	12-31-2018	PL	Plumbing	10,000		0		REPIPE EXISTING BATHROO				10-15-2007	JL2	1		15	Reval Review					
EP-18-0347	12-31-2018	EL	Electric	16,800		0		WIRE RENOVATIONS TO OF				11-22-2002	JL			40	No change - Hearing					
CBP18-007	10-29-2018	CM	Commercial	78,000		0		RENOVATION & UPGRD OF														
2869	07-31-2008		HEATING	10,000				USED HVAC/250 GAL OIL TA														
LAND LINE VALUATION SECTION																						
B	Use Code	Description	Zone	D	Front	Dept	Land Units	Unit Price	I Factor	SA	Cond.	ST.Idx	Adj.	Notes	Special Pricing		S Adj	Adj. Unit	Land Value			
															Spec Use	Spec Cal						
1	4000	Factory MDL-96	GI	1			5.400	AC	130,000	0.92307	C	1.00	2030	1.000		0		1.000	648,000			
Total Card Land Units							5.4000	AC	Parcel Total Land Area							5.4000	Total Land Value				648,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	62	Manufacturing			
Model	96	Ind/Comm			
Grade	05	C			
Stories:	2				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finishMetal			
Exterior Wall 2					
Roof Structure	13	Prestres Concr			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concrete Slab			
Interior Floor 2					
Heating Fuel	03	Gas/Oil			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Bldg Use	4000	Factory MDL-96			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Heat/AC	03	HEAT ONLY			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	30.00				
% Comn Wall	0.00				
1st Floor Use:	4000				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SPR2	Spr Wet/Conce	B	9,436	5.00	1977		20		0.00	9,400
SPR2	Spr Wet/Conce	B	54,296	5.00	1977		20		0.00	54,300
BK1	Bulkhead	L	2,000	21.00	1992	A	60		0.00	25,200
FN3	FENCE-6' CHAI	L	2,800	22.00	1973	A	60		0.00	37,000
PAV1	Paving - Asphal	L	131,00	3.00	1973	A	60		0.00	235,800
PAV2	Paving - Conc	L	770	5.50	1998	A	60		0.00	2,500
RRR	Railroad Spur	L	450	75.00	1973	A	60		0.00	20,300
TNK4	Compressed Air	L	10,000	2.10	1995	A	60		0.00	12,600
LD1	Loading Dock	B	2,055	13.00	1977		20		0.00	5,300
LDL1	Load Levelers	B	9	5770.00	1977		20		0.00	10,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	53,192	53,192	53,192	49.94	2,656,408
CLP	Loading Platform, Encl	0	2,055	617	14.99	30,813
FUS	Upper Story, Finished	1,104	1,104	1,104	49.94	55,134
Ttl Gross Liv / Lease Area		54,296	56,351	54,913		2,742,355



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				<div>6007</div> <div>BERLIN, CT</div> <div>VISION</div>									
CHRISTIAN LANE REALTY LLC		1	Level	1	All Public	1	Paved			Description	Code	Appraised	Assessed										
										IND LAND	3-1	648,000	453,600										
										IND BLDG	3-2	1,829,600	1,280,800										
15 MULLEN RD		SUPPLEMENTAL DATA										IND IMPR	3-3	333,400	233,400								
ENFIELD CT 06082		Alt Prcl ID 03-4 076A 00001C CENSUS 4001 (not used) Medium Incomeexp YES:				Section: W dc CB Letter																	
		GIS ID 3-4-76A-1C				Assoc Pid#				Total		2,811,000	1,967,800										
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
														Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
														2019	3-1	453,600	2018	3-1	453,600	2017	3-1	453,600	
															3-2	1,280,800		3-2	1,280,800		3-2	1,280,800	
															3-3	233,400		3-3	233,400		3-3	233,400	
														Total		1967800	Total		1967800	Total		1967800	
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														Appraised Land Value (Bldg)								648,000	
														Special Land Value								0	
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														Valuation Method								C	
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BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result								
LAND LINE VALUATION SECTION																							
B	Use Code	Description	Zone	D	Front	Dept	Land Units	Unit Price	I Factor	SA	Cond.	ST.Idx	Adj.	Notes	Special Pricing Spec Use Spec Cal	S Adj	Adj. Unit	Land Value					
Total Card Land Units							Parcel Total Land Area							Total Land Value									

Property Location 655 CHRISTIAN LN
 Vision ID 7977 Account # 1065020

Map ID 3-4/ 76A/ 1C/ 7977/
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 2 of 4

State Use 4000
 Print Date 1/13/2021 10:29:53 A

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	62	Manufacturing									
Model	96	Ind/Comm									
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Total Rooms											
Total Bedrms	00										
Total Baths	0										
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Rooms/Prtns	02	AVERAGE									
Wall Height	30.00										
% Comn Wall	0.00										
1st Floor Use:	4000										
<div> <div>RCN</div> <div> Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good Cns Sect Rcnd Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment </div> </div>											
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
OD1	Ovhd Door Wd/	B	18	0.00	1977		20		0.00	0	
TS1	Truck Scale	B	120	1080.00	1977		20		0.00	25,900	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											


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				0585 0197		04-03-2007		U I		0		34		2019	3-1	453,600	2018	3-1	453,600		
				0332 0892		09-08-1992		U I		800,000					3-2	1,280,800		3-2	1,280,800		
															3-3	233,400		3-3	233,400		
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														Valuation Method				C			
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2	4000	Factory MDL-96	GI	1			0 SF	0	1.00000	5	1.00	3	0.950		0	0.000		0			
Total Card Land Units							5.4000	SF	Parcel Total Land Area					5.4000	Total Land Value				0		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																																									
Element	Cd	Description	Element	Cd	Description																																										
Style:	60	Warehouse																																													
Model	96	Ind/Comm																																													
Grade	05	C																																													
Stories:	1																																														
Occupancy	0.00																																														
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1st Floor Use:	4000																																														
<table border="1"> <thead> <tr> <th colspan="3">MIXED USE</th> </tr> <tr> <th>Code</th> <th>Description</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>4000</td> <td>Factory MDL-96</td> <td>100</td> </tr> <tr> <td></td> <td></td> <td>0</td> </tr> <tr> <td></td> <td></td> <td>0</td> </tr> </tbody> </table>						MIXED USE			Code	Description	Percentage	4000	Factory MDL-96	100			0			0																											
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<table border="1"> <thead> <tr> <th colspan="2">COST / MARKET VALUATION</th> </tr> </thead> <tbody> <tr> <td>RCN</td> <td>190,944</td> </tr> <tr> <td>Year Built</td> <td>1986</td> </tr> <tr> <td>Effective Year Built</td> <td></td> </tr> <tr> <td>Depreciation Code</td> <td>A</td> </tr> <tr> <td>Remodel Rating</td> <td></td> </tr> <tr> <td>Year Remodeled</td> <td></td> </tr> <tr> <td>Depreciation %</td> <td>20</td> </tr> <tr> <td>Functional Obsol</td> <td>15</td> </tr> <tr> <td>External Obsol</td> <td></td> </tr> <tr> <td>Trend Factor</td> <td>1</td> </tr> <tr> <td>Condition</td> <td></td> </tr> <tr> <td>Condition %</td> <td></td> </tr> <tr> <td>Percent Good</td> <td>65</td> </tr> <tr> <td>Cns Sect Rcnd</td> <td>124,100</td> </tr> <tr> <td>Dep % Ovr</td> <td></td> </tr> <tr> <td>Dep Ovr Comment</td> <td></td> </tr> <tr> <td>Misc Imp Ovr</td> <td></td> </tr> <tr> <td>Misc Imp Ovr Comment</td> <td></td> </tr> <tr> <td>Cost to Cure Ovr</td> <td></td> </tr> <tr> <td>Cost to Cure Ovr Comment</td> <td></td> </tr> </tbody> </table>						COST / MARKET VALUATION		RCN	190,944	Year Built	1986	Effective Year Built		Depreciation Code	A	Remodel Rating		Year Remodeled		Depreciation %	20	Functional Obsol	15	External Obsol		Trend Factor	1	Condition		Condition %		Percent Good	65	Cns Sect Rcnd	124,100	Dep % Ovr		Dep Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr		Cost to Cure Ovr Comment	
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OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)																																															
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value																																					
BUILDING SUB-AREA SUMMARY SECTION																																															
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value																																									
BAS	First Floor	3,600	3,600	3,600	53.04	190,944																																									
Ttl Gross Liv / Lease Area		3,600	3,600	3,600		190,944																																									

BAS

60

60



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				<div>6007</div> <div>BERLIN, CT</div> <div>VISION</div>										
<div>CHRISTIAN LANE REALTY LLC</div> <div>15 MULLEN RD</div> <div>ENFIELD CT 06082</div>		1 Level	1 All Public	1 Paved		Description	Code	Appraised	Assessed											
						IND LAND	3-1	648,000	453,600											
						IND BLDG	3-2	1,829,600	1,280,800											
						IND IMPR	3-3	333,400	233,400											
SUPPLEMENTAL DATA						Total		2,811,000	1,967,800											
		Alt Prcl ID 03-4 076A 00001C CENSUS 4001 (not used) Medium Incomeexp YES:		Section: W dc CB Letter																
		GIS ID 3-4-76A-1C		Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
CHRISTIAN LANE REALTY LLC		0585 0198	04-03-2007	U	I	4,000,000	27	Year	Code	Assessed	Year	Code	Assessed							
AUTOMATED SALVAGE TRANSPORT		0585 0197	04-03-2007	U	I	0	34	2019	3-1	453,600	2018	3-1	453,600							
AUTOMATED SALVAGE TRANSPT INC		0332 0892	09-08-1992	U	I	800,000			3-2	1,280,800		3-2	1,280,800							
									3-3	233,400		3-3	233,400							
		Total						Total		1967800	Total		1967800							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount							Comm Int						
Total			0.00																	
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				1,724,300						
3060										Appraised Xf (B) Value (Bldg)				105,300						
										Appraised Ob (B) Value (Bldg)				333,400						
										Appraised Land Value (Bldg)				648,000						
										Special Land Value				0						
										Total Appraised Parcel Value				2,811,000						
										Valuation Method				C						
										Total Appraised Parcel Value				2,811,000						
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result					
LAND LINE VALUATION SECTION																				
B	Use Code	Description	Zone	D	Front	Dept	Land Units	Unit Price	I Factor	SA	Cond.	ST.Idx	Adj.	Notes	Special Pricing Spec Use Spec Cal	S Adj	Adj. Unit	Land Value		
3	4000	Factory MDL-96	GI	1			0 SF	0	1.00000	5	1.00	3	0.950		0	0.000		0		
Total Card Land Units							5.4000	SF	Parcel Total Land Area					5.4000	Total Land Value					0

The diagram shows a building layout with the following rooms and values:

- Top Left Room:** Labeled "BAS" at the top left, "85" at the top center, and "100" on the left side.
- Top Right Room:** Labeled "BAS" at the top right, "100" on the right side, and "20" at the bottom right.
- Bottom Left Room:** Labeled "BAS" at the top left, "44" at the top left, "20" at the bottom left, and "16" at the bottom right.
- Bottom Center Room:** Labeled "BAS" at the top left, "26" at the top center, "26" at the top right, and "26" at the bottom right.
- Bottom Right Room:** Labeled "25" at the top left and "20" at the bottom right.

A photograph of a large, light-colored industrial building with a large roll-up door, situated behind a chain-link fence. The building is surrounded by trees and landscaping, including a red fire hydrant and yellow bollards in the foreground. Power lines are visible overhead.

Town of Berlin

Department of Economic Development

January 20, 2021

Zoning Board of Appeals
Town of Berlin
240 Kensington Road
Berlin, CT 06037

Dear Commission Members:

I am writing today in support of Murphy Road Recycling, which operates a facility at 655 Christian Lane in Berlin. This firm has been operating there for over 10 years and processes all of the curbside recycling for all of Berlin as well as surrounding communities.

As their business and the technology to run it has changed, opportunity has come about. This opportunity comes in the form of a \$25,000,000 piece of equipment that will allow them to better manage, sort and reuse materials that we toss to the curb. In addition to this large investment, they will be expanding their footprint by over 36,000 square feet as well as creating jobs. The benefit to the Town is great.

At its January 4th meeting, the Economic Development Commission unanimously supported the variance for the additional 3% of coverage for this expansion. Due to the location in our heavy industrial (GI) zone and the inability to expand in any direction, this makes sense for Murphy Road Recycling and the Town of Berlin.

I would ask for your support of this variance as it will help a local firm grow, add new machinery to the tax rolls and create employment for our residents.

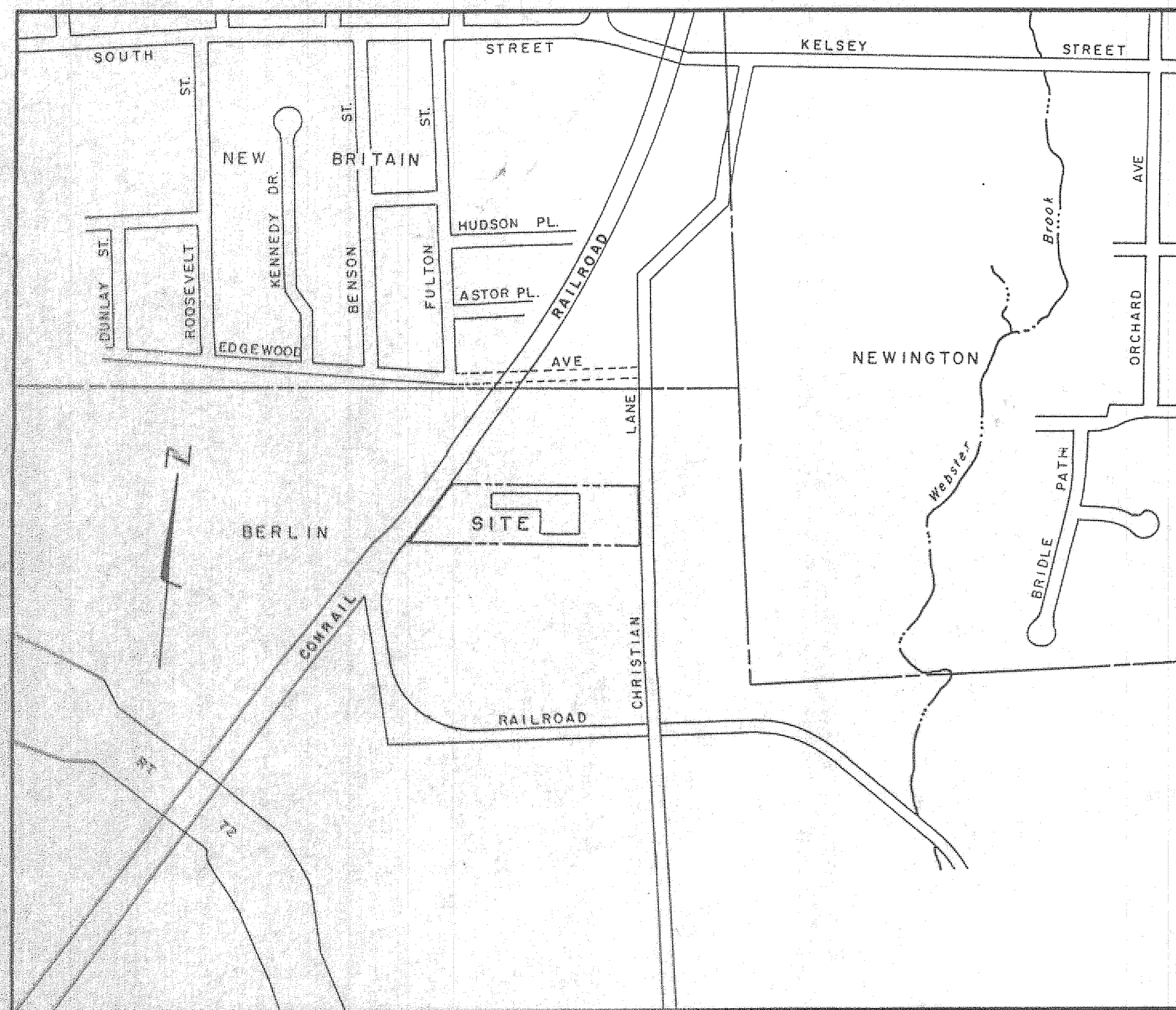
Thank you very much for your time this evening !

Sincerely,

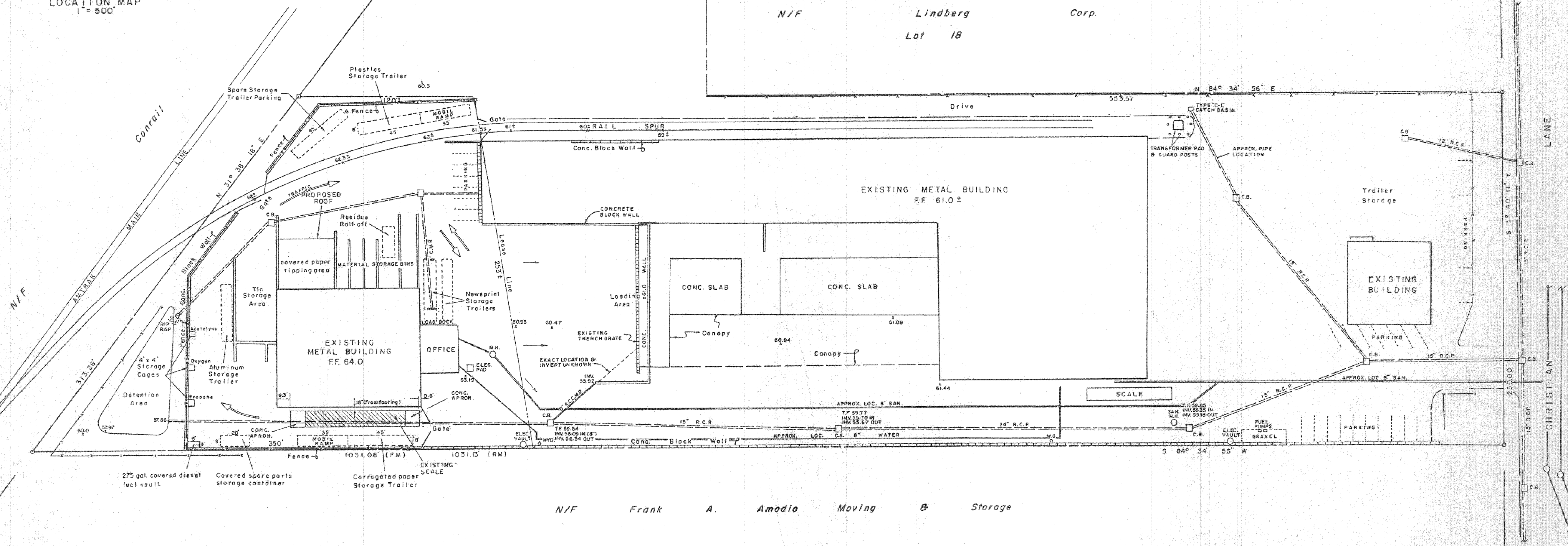


Christopher Edge
Economic Development Director

Visit our Web Site <http://www.town.berlin.ct.us>



LOCATION MAP
1" = 500'



→ RUNOFF DIRECTION
 + 60.4 EXISTING GRADE
 60.4 PROPOSED GRADE
 FM FIELD MEASURED
 RM FROM REFERENCE MAP

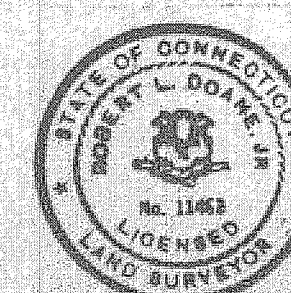
Approved by the Planning Commission of Berlin, Ct.

N/F Frank A. Amodio Moving & Storage

NOTE: THIS PLAN HAS BEEN COMPILED FROM THE REFERENCE MAPS SHOWN HEREON. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS ESTABLISHED FROM MAP # 2 WHICH MAP IS CERTIFIED CLASS "A-2". THEREFORE THE INFORMATION SHOWN HEREON IS TO "A-2" ACCURACY STANDARDS. HOWEVER, SINCE THIS PLAN WAS COMPILED, IT IS HEREBY CERTIFIED CLASS "D"

I hereby certify that this map and survey was prepared in accordance with the standards of a Class D survey as defined in the Code of Practice for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975 as amended by the Connecticut Association of Land Surveyors, Inc.

ROBERT L. DOANE JR.
CONN. P.E. & L.S. LIC. NO. 11463



Reference is made to the following maps:

- "PROPOSED SIDETRACK TO SERVE AUTOMATED MATERIALS HANDLING CO., KENSINGTON, CT". Date: 12-4-91, Drawg: 91-12-01. Prepared by Tracks Unlimited Inc, 1330 North Ave. Plainfield, NJ.
- "AS-BUILT 655 CHRISTIAN LANE INTERMEDIATE PROCESSING CENTER BERLIN, CT". Job #: A-398-1, Sheet: 1, Scale: 1" = 40', File #: 91623, Survey: Class A-2, prepared by Schull Associates, Inc., West Haven, CT 06512
- "SITE PLAN PREPARED FOR RESOURCE RECOVERY SYSTEMS, INC. KENSINGTON, CT". SCALE: 1" = 40', Dated: 11-19-96, prepared by Robert C. Simoni, Old Saybrook, CT 06473

DOANE ENGINEERING COMPANY
CIVIL ENGINEERING & LAND SURVEYING
P. O. BOX 113 • CENTERBROOK, CT. 06409

SITE PLAN
AUTOMATED MATERIALS HANDLING CO.
KENSINGTON, CT

SCALE 1" = 40'	DATE 11/20/96	SHEET NO. 1 OF 1	IDENT. NO. M 585
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