

**MEMORANDUM OF STAFF COMMENTS**

**TO:** Zoning Board of Appeals  
**FROM:** Adam Levitus, ZEO  
**DATE:** January 22, 2021  
**RE:** #2021-03 Motor Vehicle Use Approval – Gasoline Filling Station  
**APPLICANT:** BT 2008 LLC (Peter D’Addeo, Managing Member of D’Addeo Family Limited Liability Company, Member of BT 2008 LLC)  
**ADDRESS:** 0 Berlin Turnpike  
Map 10-2 Block 83 Lots 12-7333, 12-7334, 13A, 13C-7509, 13C-7510  
**ZONE:** BT-1 (with pending application to the Planning and Zoning Commission for a change to BT-D)

**Proposal and Background**

BT 2008 LLC (Peter D’Addeo, Managing Member of D’Addeo Family Limited Liability Company, Member of BT 2008 LLC) is requesting a motor vehicle use location approval for a gasoline filling station per Berlin Zoning Regulation XI.R. The properties are owned by BT 2008 LLC and the gasoline filling station is being proposed as a component of a proposed mixed-use development.

**Staff Comments**

Note that site plan, special permit, and zone change applications for the proposed mixed-use development was separately submitted by the applicant to the Planning and Zoning commission for review. The approval of a gas station location by the ZBA would require that the site first be finalized (e.g., to confirm the 1500ft separation is met by checking the final, amended lot lines).

The Planning and Zoning Commission have not yet approved the unified master plan, uses, site elements and other elements in the site plan/special permit/zone change applications (including lot lines) as of the 1/21/2021 PZC meeting. Consultants have been retained by the town to assist in the review process, but the consultant reports and analyses are still being developed. The PZC is currently scheduled to continue the public hearing for this project at their 2/18/2021 meeting. 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.

This project is comprised of 3 lots located along the west side of the Berlin Turnpike, just south of Deming Road. Most of the land in these lots is currently undeveloped, with the exception of a small building at the northeast corner of the 24.75 acre lot at 404 Berlin Turnpike.

The project is proposed to be a mixed-used development under the requirements of the BT-D zone (the zone was added in 2019 in order to promote mixed-use developments along the Turnpike). The project is intended to consist of commercial (convenience store, gas station, retail), residential (200 apartment units), and hotel uses.

As part of this project, the 3 lots are being developed under one assemblage/unified master site plan. The project is frequently known under the 404 Berlin Turnpike address (which coincides with the largest parcel);

however, the proposed gas station is proposed for the southern 10-acre parcel (current address is 0 Berlin Turnpike).

The BT-1 zone allows for any uses that would be permitted in the underlying zone (in this case, BT-1). The BT-1 zone permits gasoline filling stations as a special permit use subject to both PZC site plan and ZBA motor vehicle location approval.

Regarding motor vehicle use design criteria (enumerated in BZR XI.R.), the 11/3/20 memorandum from Alter & Pearson, LLC to the ZBA largely appears to coincide with the submitted site plans and the motor vehicle use location special regulations as required by BZR XI.R. This includes the 1500ft distance from the nearest gas station (Gulf at 301 Berlin Turnpike) and 500-foot distance from places of public assembly (e.g., churches, schools). Note that these items have not yet been fully reviewed (either as a standalone gas station or as part of the unified master plan), as the Planning and Zoning Commission consultant report regarding overall site locations, parking, etc. has not yet been received by staff.

However, initial staff reviews suggest several items should be clarified by the applicant via updated/additional documents, including:

- Memo item 10 suggests that dumpsters are shown on SP-3, but no such dumpsters were observed on that sheet.
- Memo item 12.c.ii suggest that display of retail will not exceed the 2000sf maximum, however, floor plans of the c-store were not submitted with the application, and the general site plan lists the retail use as 3320sf.
- Updated plans should be submitted by the applicant that clarify/address the items above and any other issues resulting from the larger PZC review. After PZC approval has been obtained, the applicant should submit the approved site plans (including all final lot lines, building footprints, floor plans, etc.) to the ZBA for this approval.

As of the time of this report, staff have not received DMV Retail Gasoline Dealer License application forms from the applicant. If the ZBA wishes to proceed with the review and should the ZBA approve this application, those documents will need to be submitted for staff review prior to staff signoff of the DMV application. All state-required licenses and approvals would need to be obtained by the owner/applicant/operator prior to opening the gasoline filling station for business.

### **Zoning Requirements:**

§XI.R. Automotive Services

*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

ZBA # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

## Planning and Zoning Department

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

### ZONING BOARD OF APPEALS APPLICATION

- ☐ Special Permit ☐ Variance ☐ Appeal of ZEO  
☒ Motor Vehicle Location ☐ Alcohol Uses Location ☐ Other / Determination  
*Gasoline Filling Station Location Approval*

Property Owner(s): BT 2008, LLC

Project Address\*: 404 Berlin Turnpike

Map: (Lot 1) 10-2 Block: 83 Lot: 12-7333/12-7334 Zone(s): BT-1 Lot Area: 29.39 +/- acres  
(Lot 3) 10-2 83 13-A BT-1 0.73 +/- acres  
Gasoline Filling Station----- (Lot 2) 10-2 83 13-C-7509/13-C-7510 BT-1 5.36 +/- acres  
located on this lot

#### Please select all relevant items below:

- ☒ Supplemental Information Is Required For:  
ZBA Special Permit / Sale of Alcoholic Beverages Location / Motor Vehicle Uses Location - *Gasoline Filling Station Location Approval*  
☒ Inland Wetlands and Water Course Commission review needed - approval received 10/6/20  
☐ Planning and Zoning Commission review needed  
☒ Property is within 500 feet of a Municipal Boundary of \_\_\_\_\_  
☐ Previous Zoning Board of Appeals actions on this property:

Date(s) & Purpose(s): \_\_\_\_\_

#### Applicant Information

Name: BT 2008, LLC

Firm Name: c/o Commercial Services Realty

Street Address: 156 New Britain Ave.

City: Rocky Hill ST: CT Zip: 06067

Email: pdaddeo@ccimcsr.com

Phone: 860-721-005 (office); 860-983-5146 (cell)

Signature: \_\_\_\_\_  
BT 2008, LLC

Date: 11/2/2020

By: The D'Addeo Family Limited Liability Company, its Member

By: Peter D'Addeo, its Managing Member

#### Property Owner(s) Information (If Not the Applicant) - Property Owner is the Applicant

Name: \_\_\_\_\_

Principal: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

\*Letter of Authorization Required

ZBA action is requested pursuant to Berlin Zoning Regulations Section(s): X.I.R

\*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:** 10-pump gasoline filling station with associated convenience store, which is a component of the Site's proposed mixed-use development. See attached narrative for additional information.

**VARIANCE APPLICATIONS:** For relief of: \_\_\_\_\_ requirement.

Requested requirement: \_\_\_\_\_

Reason/Description of Hardship (REQUIRED): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**MOTOR VEHICLE USE LOCATION<sup>1</sup>:**

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 checked="" type="checkbox"/> Gasoline Station	<u>N/A</u>	_____	_____

**SALE OF ALCOHOLIC BEVERAGES LOCATION<sup>1</sup>**

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

Type of State Liquor Permit:

☐ On -Premises Permit: Type \_\_\_\_\_

☐ Off-Premises: Type \_\_\_\_\_

☐ Other: Explain \_\_\_\_\_

**To be completed by P&Z staff only:**

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

ZBA # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Received by: \_\_\_\_\_

Scheduled on ZBA Agenda of: \_\_\_\_\_

**ZONING BOARD OF APPEALS DECISION:**

Plan Title & Date: \_\_\_\_\_



**TO:** Zoning Board of Appeals

**FROM:** Alter & Pearson, LLC

**DATE:** November 3, 2020

**RE:** Gasoline Filling Location Approval – 404 Berlin Turnpike

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The Applicant is proposing a mixed-use development at 404 Berlin Turnpike (three lots). The project consists of four phases: **Phase 1:** 3,320 s.f. convenience store with 1,000 s.f. drive-thru establishment and 10 pump gasoline fueling station; **Phase 2:** 200 residential apartment units within five buildings together with associated carports, a pool and clubhouse for residents; **Phase 3:** 7,280 s.f. retail building; and **Phase 4:** 100+/- room hotel.

The Applicant is seeking a location approval from the Zoning Board of Appeals for the 10-pump gasoline fueling station. There is no automobile dealing or repairers associated with the proposed use. *Please note that the below subsections correspond to the subsections of Section XI.R – Automotive Services.*

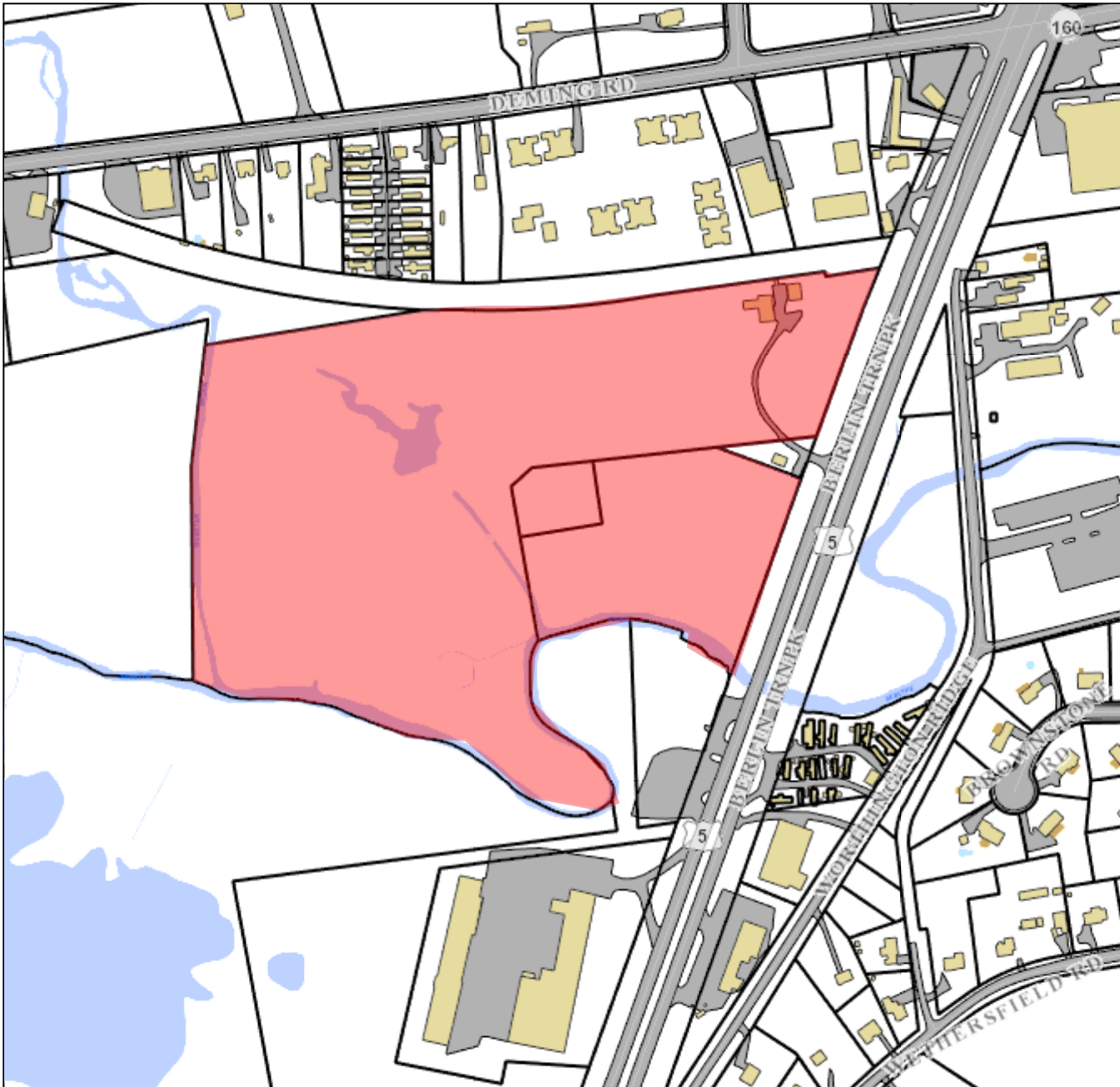
1. Not applicable as no automobile license is proposed with the gasoline filling station.
2. The Site (Lot 2) has frontage of 392 feet and a depth of 774.8 feet
3. The building is set back 107.5 feet from the street line, 25.7 feet to the closest side line and 659.3 feet from the rear line. The lot is not contiguous to a residential district.
4. Not applicable as the lot is not contiguous to a residential district
5. Maximum building coverage is 1%.
6. Two, right-in and two right-out driveways are proposed at the westerly side of the Berlin Turnpike having widths of 15 feet and 20 feet. The distance between the northerly right-out curb cut and the southerly right in-curb cut is approximately 50 feet. The driveways are not proximate to any intersections with public streets.
7. The proposed storage tanks are located underground.
8. The gasoline filling station is at least 500 feet from any place of any church, hospital, library, school, community house, playground or theater.
9. There are no proposed outdoor displays.
10. Dumpsters are shown on SP-3.
11. The Applicant acknowledges this provision.
12.
  - a. See first plan in the plan set demonstrating that the setback requirement is met.
  - b. The fuel pumps are set back from the street line by 50 feet.
  - c.
    - i. Applicant acknowledges.
    - ii. Display of retail and convenience merchandise within the convenience store will not exceed 2,000 s.f.
    - iii. Not applicable as no repairer services proposed.
    - iv. Not applicable as site will not have a motor vehicle repair license.
    - v. Parking requirements for the convenience store are met on the proposed plan.
  - d. No residence or sleeping quarters are proposed.

# Town of Berlin

Geographic Information System (GIS)



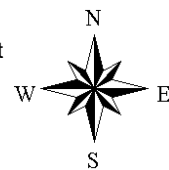
Date Printed: 1/21/2021



## **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





# Town of Berlin, CT

## Property Listing Report

Map Block Lot

10-2-83-12-7333

Building # 1

PID

7333

Account

1006650

### Property Information

Property Location	404 BERLIN TPKE
Owner	BT 2008 LLC
Co-Owner	
Mailing Address	154 NEW BRITAIN AVE ROCKY HILL CT 06067
Land Use	1310 Res Pot Dev Ln
Land Class	R
Zoning Code	BT-1
Census Tract	0000

District	0
Acreage	21.34
Utilities	UNKNOWN
Book / Page	0649/0671

### Primary Construction Details

Year Built	0
Building Desc.	Res Pot Dev Ln
Building Style	UNKNOWN
Stories	
Occupancy	
Exterior Walls	
Exterior Walls 2	
Roof Style	
Roof Cover	
Interior Walls	
Interior Walls 2	
Interior Floors 1	
Interior Floors 2	

Heating Fuel	
Heating Type	
AC Type	
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	
Kitchen Style	
Fin BSMT Area	
Fin BSMT Quality	
Fin BSMT Area 2	
Fin BSMT Qual 2	

BSMT Garages	0
Fireplaces	0
Whirlpool Tub	0
Building Use	Vacant
Building Condition	
Industrial / Commercial Details (*Residential Not Applicable)	
Heat / AC	NA
Frame Type	NA
Baths / Plumbing	NA
Ceiling / Wall	NA
Rooms / Prtns	NA
Wall Height	NA
First Floor Use	NA

### Photo



### Sketch

No Photo Available

# Town of Berlin, CT

## Property Listing Report

Map Block Lot

**10-2-83-12-7333**

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Building # **1**

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PID

7333

Account

**1006650**

**Valuation Summary** (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	0	0
Extras	0	0
Improvements		
Outbuildings	0	0
Land	247800	173400
Total	247800	173400

### Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
<b>Total Area</b>	<b>0</b>	<b>0</b>

## Outbuilding and Extra Features

[illegible]

## Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
BT 2008 LLC	0649/0671	2011-04-27	0
26 CEDAR STREET & ASSOCIATES LLC	0649/0046	2011-04-12	0
BEACH HILL ASSOCIATES+	0529/1123	2004-06-04 -----	0
BEACH HILL ASSOCIATES	0/0		0



# Town of Berlin, CT

## Property Listing Report

Map Block Lot

10-2-83-12-7334

Building # 1

PID

7334

Account

1006660

### Property Information

Property Location	404 BERLIN TPKE
Owner	BT 2008 LLC
Co-Owner	
Mailing Address	154 NEW BRITAIN AVE ROCKY HILL CT 06067
Land Use	316I Whse MDL-96
Land Class	C
Zoning Code	BT-1
Census Tract	4001

District	7
Acreage	3.96
Utilities	All Public
Book / Page	0649/0671

### Primary Construction Details

Year Built	1900
Building Desc.	Hardware MDL-96
Building Style	Warehouse
Stories	1
Occupancy	1.00
Exterior Walls	Concr/Cinder
Exterior Walls 2	
Roof Style	Flat
Roof Cover	Rolled Compos
Interior Walls	Minimum
Interior Walls 2	
Interior Floors 1	Concrete Slab
Interior Floors 2	

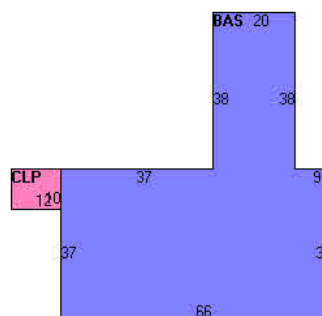
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	
Bath Style	
Kitchen Style	
Fin BSMT Area	
Fin BSMT Quality	
Fin BSMT Area 2	
Fin BSMT Qual 2	

BSMT Garages	0
Fireplaces	0
Whirlpool Tub	0
Building Use	Ind/Comm
Building Condition	F
Industrial / Commercial Details (*Residential Not Applicable)	
Heat / AC	NONE
Frame Type	MASONRY
Baths / Plumbing	NONE
Ceiling / Wall	NONE
Rooms / Prtns	AVERAGE
Wall Height	0
First Floor Use	013I

### Photo



### Sketch





**Valuation Summary** (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	27000	18900
Extras	200	100
Improvements		
Outbuildings	0	0
Land	311500	218100
Total	338700	237100

### Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	3202	3202
Loading Platform, Encl	120	0
Total Area	3322	3202

## Outbuilding and Extra Features

[illegible]

## Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
BT 2008 LLC	0649/0671	2011-04-27	0
26 CEDAR STREET & ASSOCIATES LLC	0649/0046	2011-04-12	445000
BEACH HILL ASSOCIATES+	0529/1123	2004-06-04 -----	0
BEACH HILL ASSOCIATES	0180/0123		0



# Town of Berlin, CT

## Property Listing Report

Map Block Lot

10-2-83-13C-7509

Building # 1

PID

7509

Account

1018980

### Property Information

Property Location	0 BERLIN TPKE
Owner	BT 2008 LLC
Co-Owner	C/O COMMERCIAL SERVICES REALTY
Mailing Address	154 NEW BRITAIN AVE ROCKY HILL CT 06067
Land Use	4400 Ind Develo
Land Class	I
Zoning Code	BT-1
Census Tract	4001

District	0
Acreage	2.53
Utilities	UNKNOWN
Book / Page	0687/0046

### Primary Construction Details

Year Built	0
Building Desc.	Ind Develo
Building Style	UNKNOWN
Stories	
Occupancy	
Exterior Walls	
Exterior Walls 2	
Roof Style	
Roof Cover	
Interior Walls	
Interior Walls 2	
Interior Floors 1	
Interior Floors 2	

Heating Fuel	
Heating Type	
AC Type	
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	
Kitchen Style	
Fin BSMT Area	
Fin BSMT Quality	
Fin BSMT Area 2	
Fin BSMT Qual 2	

BSMT Garages	0
Fireplaces	0
Whirlpool Tub	0
Building Use	Vacant
Building Condition	
Industrial / Commercial Details (*Residential Not Applicable)	
Heat / AC	NA
Frame Type	NA
Baths / Plumbing	NA
Ceiling / Wall	NA
Rooms / Prtns	NA
Wall Height	NA
First Floor Use	NA

### Photo



### Sketch

No Photo Available

# Town of Berlin, CT

# Property Listing Report

Map Block Lot

**10-2-83-13C-7509**

Building # **1**

**PID**

7509

Account

**1018980**

**Valuation Summary** (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	0	0
Extras	0	0
Improvements		
Outbuildings	0	0
Land	72300	50600
Total	72300	50600

### Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
<b>Total Area</b>	<b>0</b>	<b>0</b>

## Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
BT 2008 LLC	0687/0046	2013-06-18	0
GORSKI PAUL	0635/0331	2010-06-29	0
DEPOTO LUCILLE ESTATE OF +	0606/0341	2008-07-07	0
DEPOTO LUCILLE	0524/0478	2004-03-16	0
DEPOTO ERNEST N - EST OF	0490/0453	2003-01-28	0
DEPOTO,ERNEST,N,	0382/0261	1996-06-05	0



# Town of Berlin, CT

## Property Listing Report

Map Block Lot

10-2-83-13C-7510

Building # 1

PID

7510

Account

1018990

### Property Information

Property Location	0 BERLIN TPKE
Owner	BT 2008 LLC
Co-Owner	C/O COMMERCIAL SERVICES REALTY
Mailing Address	154 NEW BRITAIN AVE ROCKY HILL CT 06067
Land Use	4400 Ind Develo
Land Class	I
Zoning Code	BT-1
Census Tract	4001

District	7
Acreage	2
Utilities	UNKNOWN
Book / Page	0687/0046

### Primary Construction Details

Year Built	0
Building Desc.	Ind Develo
Building Style	UNKNOWN
Stories	
Occupancy	
Exterior Walls	
Exterior Walls 2	
Roof Style	
Roof Cover	
Interior Walls	
Interior Walls 2	
Interior Floors 1	
Interior Floors 2	

Heating Fuel	
Heating Type	
AC Type	
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	
Kitchen Style	
Fin BSMT Area	
Fin BSMT Quality	
Fin BSMT Area 2	
Fin BSMT Qual 2	

BSMT Garages	0
Fireplaces	0
Whirlpool Tub	0
Building Use	Vacant
Building Condition	
Industrial / Commercial Details (*Residential Not Applicable)	
Heat / AC	NA
Frame Type	NA
Baths / Plumbing	NA
Ceiling / Wall	NA
Rooms / Prtns	NA
Wall Height	NA
First Floor Use	NA

### Photo



### Sketch

No Photo Available

# Town of Berlin, CT

## Property Listing Report

Map Block Lot

**10-2-83-13C-7510**

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**Building # 1**

---

PID

7510

Account

**1018990**

**Valuation Summary** (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	0	0
Extras	0	0
Improvements		
Outbuildings	0	0
Land	108800	76200
Total	108800	76200

### Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
<b>Total Area</b>	<b>0</b>	<b>0</b>

## Outbuilding and Extra Features

[illegible]

## Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
BT 2008 LLC	0687/0046	2013-06-18	100000
GORSKI PAUL	0635/0331	2010-06-29	0
DEPOTO LUCILLE ESTATE OF +	0606/0341	2008-07-07	0
DEPOTO LUCILLE	0524/0478	2004-03-16	0
DEPOTO ERNEST N - EST OF	0490/0453	2003-01-28	0
DEPOTO ERNEST N	0382/0261	1996-06-05	0





# Town of Berlin, CT

## Property Listing Report

Map Block Lot

10-2-83-13A

Building # 1

PID

7511

Account

1019000

### Property Information

Property Location	0 BERLIN TPKE
Owner	BT 2008 LLC
Co-Owner	C/O COMMERCIAL SERVICES REALTY
Mailing Address	154 NEW BRITAIN AVE ROCKY HILL CT 06067
Land Use	4420 Ind Undevp
Land Class	I
Zoning Code	BT-1
Census Tract	4001

District	0
Acreage	0.72
Utilities	UNKNOWN
Book / Page	0687/0046

### Primary Construction Details

Year Built	0
Building Desc.	Ind Undevp
Building Style	UNKNOWN
Stories	
Occupancy	
Exterior Walls	
Exterior Walls 2	
Roof Style	
Roof Cover	
Interior Walls	
Interior Walls 2	
Interior Floors 1	
Interior Floors 2	

Heating Fuel	
Heating Type	
AC Type	
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	
Kitchen Style	
Fin BSMT Area	
Fin BSMT Quality	
Fin BSMT Area 2	
Fin BSMT Qual 2	

BSMT Garages	0
Fireplaces	0
Whirlpool Tub	0
Building Use	Vacant
Building Condition	
Industrial / Commercial Details (*Residential Not Applicable)	
Heat / AC	NA
Frame Type	NA
Baths / Plumbing	NA
Ceiling / Wall	NA
Rooms / Prtns	NA
Wall Height	NA
First Floor Use	NA

### Photo



### Sketch

No Photo Available

# Town of Berlin, CT

# Property Listing Report

Map Block Lot

**10-2-83-13A**

Building #

**1**

**PID**

7511

Account

**1019000**

**Valuation Summary** (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	0	0
Extras	0	0
Improvements		
Outbuildings	0	0
Land	11900	8300
Total	11900	8300

### Sub Areas

	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
	Total Area	0	0

## Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
BT 2008 LLC	0687/0046	2013-06-18	0
GORSKI PAUL	0635/0331	2010-06-29	0
DEPOTO LUCILLE ESTATE OF +	0606/0341	2008-07-07	0
DEPOTO LUCILLE	0524/0478	2004-03-16	0
DEPOTO ERNEST N - EST OF	0490/0453	2003-01-28	0
DEPOTO,ERNEST,N,	0382/0261	1996-06-05	0







ZONING INFORMATION

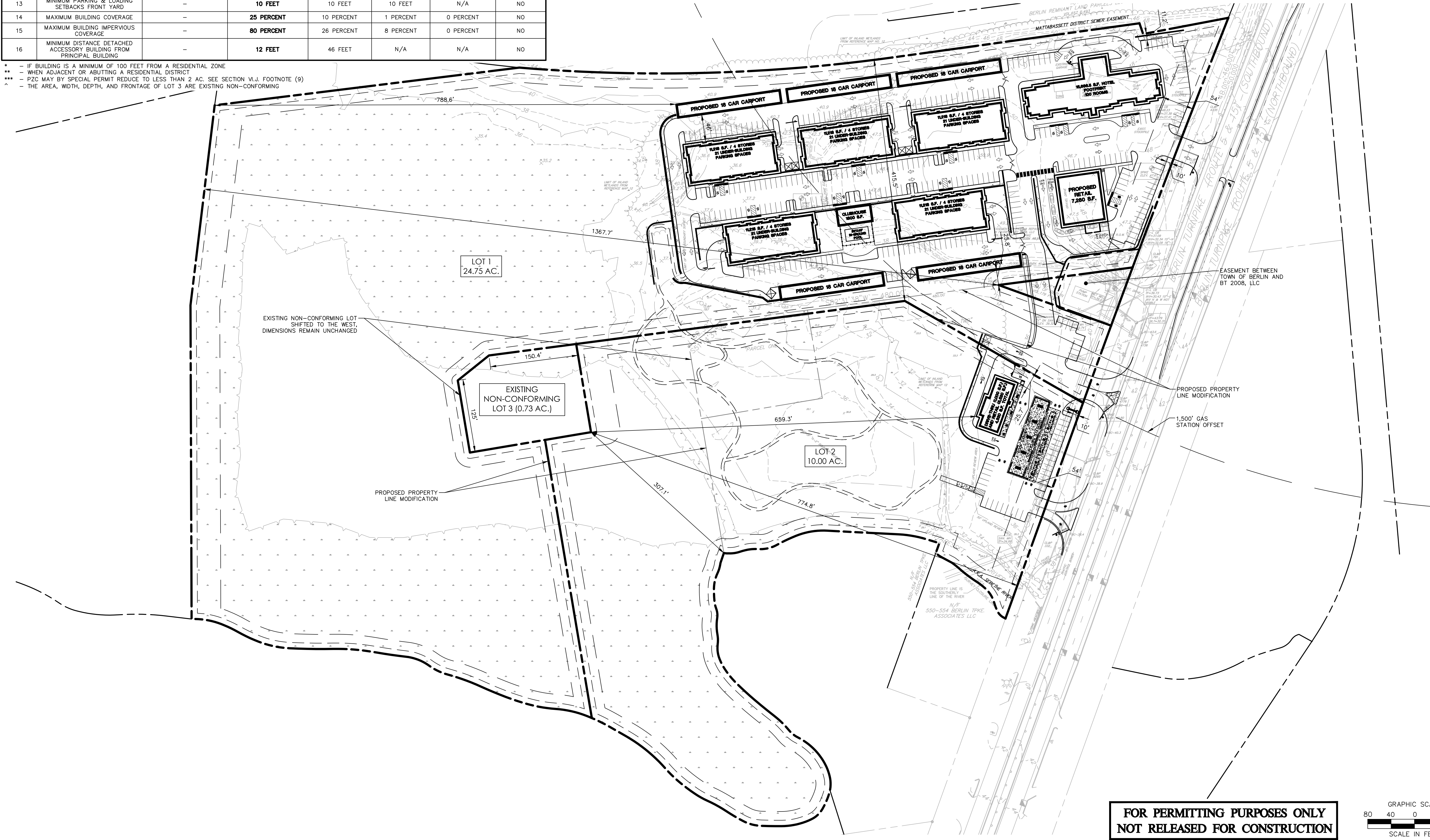
LOCATION: BERLIN, CONNECTICUT

OVERLAY ZONE: **BTD (BERLIN TURNPIKE DEVELOPMENT ZONE)** & UNDERLYING ZONE: **BT-1 (BERLIN TURNPIKE 1 ZONE)**

USE: **MIXED-USE (PERMITTED USE)**

ITEM #	ITEM	OVERLAY ZONE BTD REQUIREMENTS	UNDERLYING ZONE BT-1 REQUIREMENTS	LOT 1	LOT 2	LOT 3	VARIANCE
1	MINIMUM LOT SIZE	10 AC.	2 AC.**	24.75 AC.	10.00 AC.	0.73 AC.^	NO
2	MINIMUM LOT WIDTH	300 FEET	175 FEET	415.5 FEET	307.1 FEET	125 FEET^	NO
3	MINIMUM LOT FRONTAGE	300 FEET	—	607.1 FEET	392 FEET	152.9 FEET^	NO
4	MINIMUM LOT DEPTH	600 FEET	—	1,367.7 FEET	774.8 FEET	150.4 FEET^	NO
5	MAXIMUM F.A.R.	0.75	0.50	0.10	0.01	N/A	NO
6	MAXIMUM STORIES*	4 STORIES	2.5 STORIES	4 STORIES	1 STORY	N/A	NO
7	MAXIMUM BUILDING HEIGHT*	65 FEET	35 FEET	<65 FEET	30.5 FEET	N/A	NO
8	MINIMUM SIDE YARD	50 FEET**	25 FEET/50 FEET**	25.7 FEET	25.7 FEET	N/A	NO
9	MINIMUM FRONT YARD	—	50 FEET	54 FEET	54 FEET	N/A	NO
10	MINIMUM REAR YARD	—	50 FEET/50 FEET**	788.6 FEET	659.3 FEET	N/A	NO
11	MINIMUM PARKING & LOADING SETBACKS SIDE YARD	—	10 FEET/50 FEET**	11.2 FEET	31.5 FEET	N/A	NO
12	MINIMUM PARKING & LOADING SETBACKS REAR YARD	—	10 FEET/50 FEET**	770.4 FEET	635.1 FEET	N/A	NO
13	MINIMUM PARKING & LOADING SETBACKS FRONT YARD	—	10 FEET	10 FEET	10 FEET	N/A	NO
14	MAXIMUM BUILDING COVERAGE	—	25 PERCENT	10 PERCENT	1 PERCENT	0 PERCENT	NO
15	MAXIMUM BUILDING IMPERVIOUS COVERAGE	—	80 PERCENT	26 PERCENT	8 PERCENT	0 PERCENT	NO
16	MINIMUM DISTANCE DETACHED ACCESSORY BUILDING FROM PRINCIPAL BUILDING	—	12 FEET	46 FEET	N/A	N/A	NO

- \* — IF BUILDING IS A MINIMUM OF 100 FEET FROM A RESIDENTIAL ZONE  
\*\* — WHEN ADJACENT OR ABUTTING A RESIDENTIAL DISTRICT  
\*\*\* — PZC MAY BY SPECIAL PERMIT REDUCE TO LESS THAN 2 AC. SEE SECTION V.I.J. FOOTNOTE (9)  
^ — THE AREA, WIDTH, DEPTH, AND FRONTAGE OF LOT 3 ARE EXISTING NON-CONFORMING



PROPOSED MIXED-USE DEVELOPMENT  
(COMMERCIAL & RESIDENTIAL)  
404 BERLIN TURNPIKE  
BERLIN, CONNECTICUT

REVISIONS	No.	Date	Desc.
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Designed	C.J.L.
Drawn	C.J.L.
Reviewed	M.J.B.
Scale	1"=80'
Project No.	18C6611
Date	10/22/2020

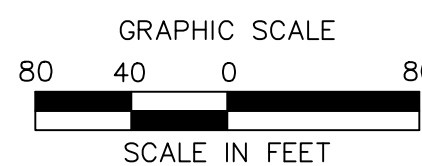
CAD File:  
LR18C661101

Title  
**LOT LINE  
REVISION PLAN**

Sheet No.

**LR-1**

FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION







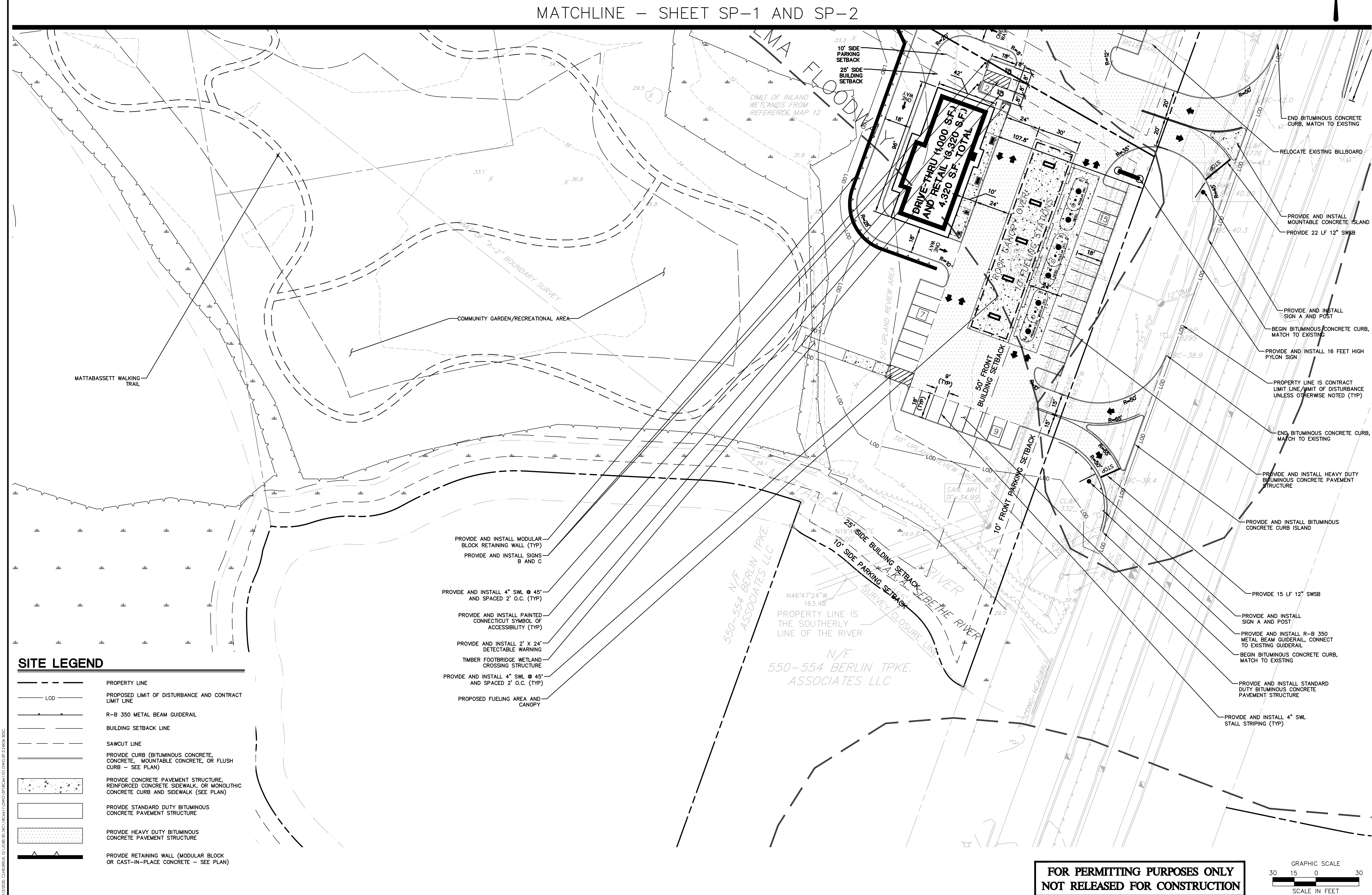
PROPOSED MIXED-USE DEVELOPMENT  
(COMMERCIAL & RESIDENTIAL)  
404 BERLIN TURNPIKE  
BERLIN, CONNECTICUT

No.	Date	Desc.
		Designed
		Drawn
		Reviewed
		Scale
		Project No.
		Date
		AD File:
		SP18C661101

## SITE PLAN

Sheet No. \_\_\_\_\_

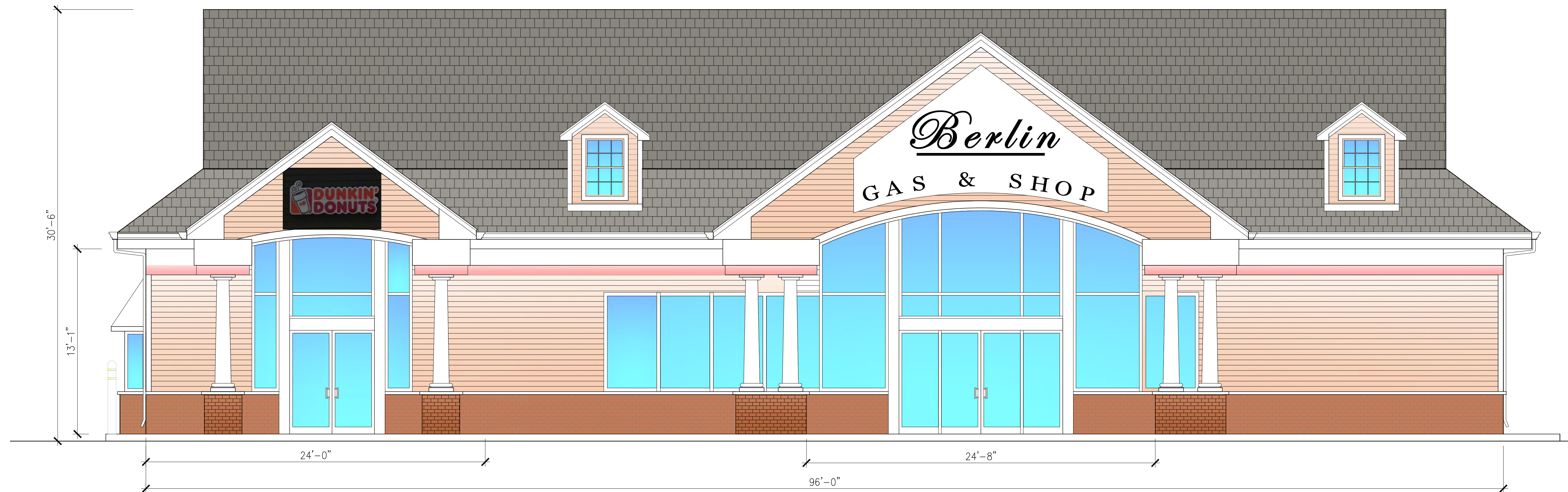
**SP-3**



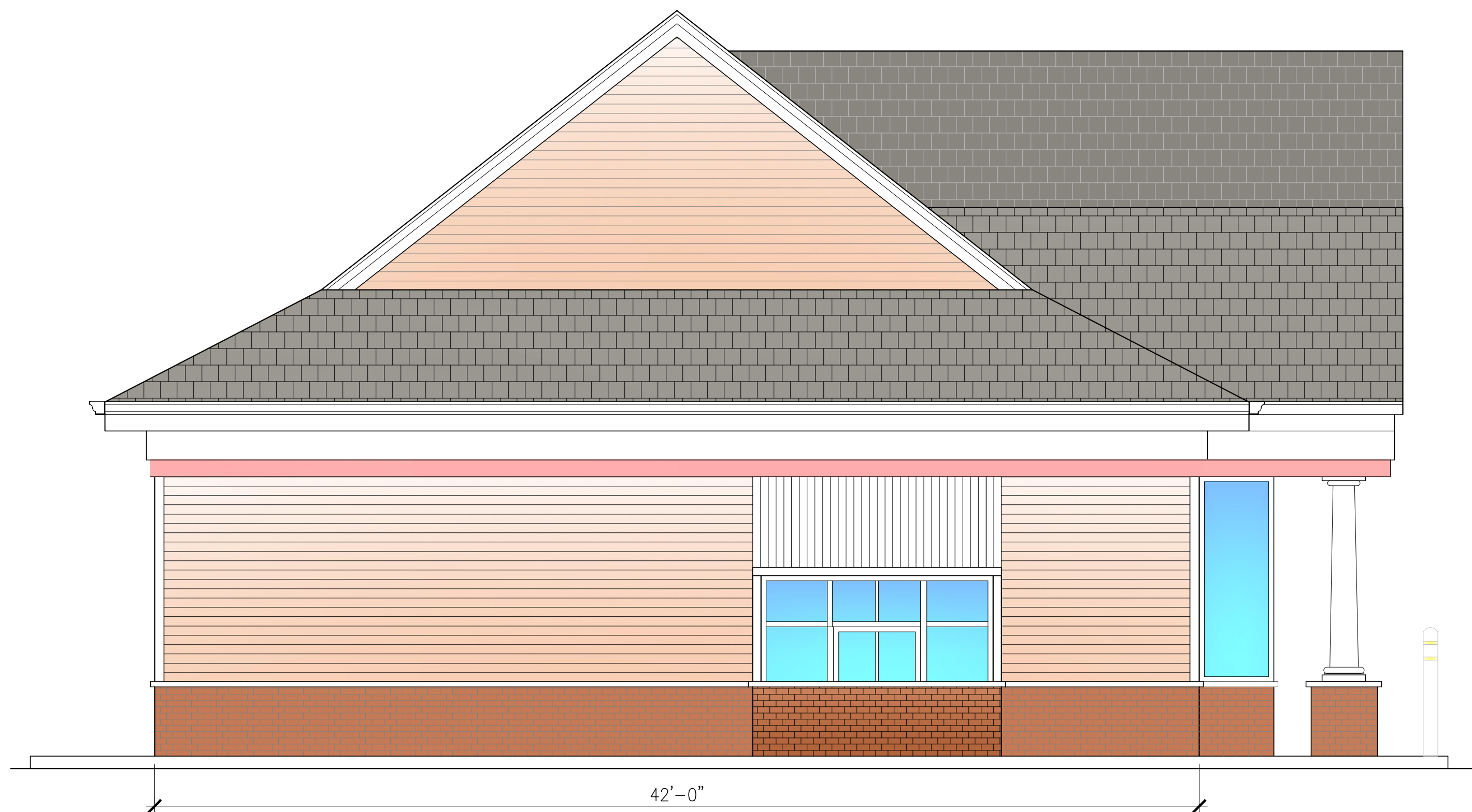




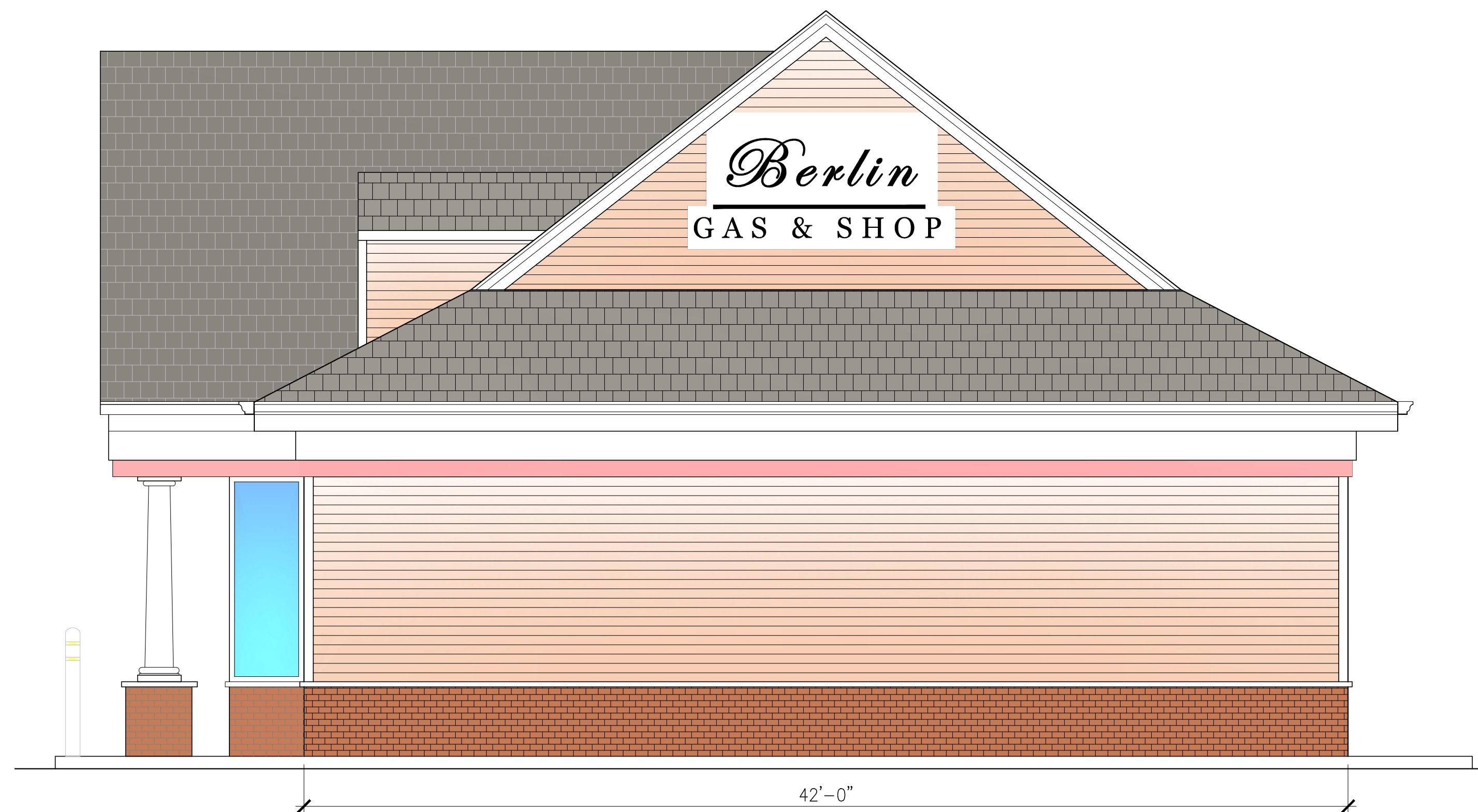




Proposed Front Elevation  
Scale: 1/4"=1'-0"



Proposed East Side Elevation  
Scale: 1/4"=1'-0"



Proposed West Side Elevation  
Scale: 1/4"=1'-0"

OWNER:

**CSR**  
COMMERCIAL SERVICES REALTY

156 New Britain Ave.  
Rocky Hil, CT 06067  
Phone: (860) 721-0005  
Fax: (860) 563-3315  
www.commercialservicesrealty.com

CLIENT:

PROJECT NAME:

New Convenience  
Store  
  
Gas Station

FC ADDRESS:

404 Berlin Turnpike,  
Berlin, CT

DRAWN BY:

R. Abramov

DATE:

12-19-2019

REVISIONS:

#	DATE	COMMENTS

SHEET:

A-01

DRAWING NUMBER:

1

OF:

2

DRAWING NAME:

Elevations