

Site Plan Amendment – UPDATE 2-1-2021

O T Partnership
Robert Blanchette, Borghesi Building & Eng.
47 Episcopal Road
GI-2 Zone
Phase 1 - 38,450 S.F. Building Addition
Phase 2 – 18,620 S.F. Building Addition
and related site work and deferred parking



PROPOSAL

Borghesi Building and Engineering on behalf of OT Partnership (TOMZ Corp.) is seeking a site plan amendment approval to construct additions in two-phases. The Phase I addition will result in 38,450 S.F. which is an addition of a 133 ft x 250 ft footprint and mezzanine area to the previously approved 12,235 s.f. and Phase 2 future addition of 18,620 s.f. extending toward Deming Road, all at 47 Episcopal Road in the GI-2 zone.

The proposal includes the existing parking number of 210 spaces remain as no extra spaces will be needed for their use and are requesting that additional parking as required by the Regulations be deferred as shown on the plan.

STAFF COMMENTS

1. Town Engineer comments are pending; any concerns are to be addressed prior to permitting.
2. Landscaping and parking islands in conformance with the Regulations and to the satisfaction of the Commission should be demonstrated.
3. The applicant outline a phasing plan for construction and associated erosion and sedimentation controls with the permit plans to demonstrate how the impact of construction and sedimentation and drainage onto Deming Road and adjacent properties will be mitigated.
4. The plans modified to relocate the sewer line from under the addition to the satisfaction of Water Control prior to permitting.
5. Any other outstanding department comments be resolved to their satisfaction prior to permitting.
6. The handicap parking shall be installed to meet code.
7. Deferred parking be installed in accordance with the approved plan or as modified at the time should a deficiency in parking be found for the use/occupant by the Zoning Enforcement Officer.
8. A site bond be submitted as necessary in an amount to be determined by Engineering.

EXISTING CONDITIONS

The property comprises of 9.06 acres in the GI-2 zone. It has conforming lot area, and width and has frontage on both Episcopal Road and Deming Road. It slopes down from northeast to southwest and is mostly improved upon to support the existing manufacturing use.

The site is improved with a manufacturing building and obtained approval for additions and related improvements in 2018. All improvements related to that approval have not been completed, including a 12,235 s.f. addition which is included in this proposed plan. There are installed ground mounted solar panels that are in the area of the proposed improvements. 210 parking spaces are shown as existing with 2 driveway curb cuts on Deming Road and two on Episcopal Road and other associated improvements including curbing, landscaping and ground mounted solar panels.

The site is conforming with respect to required front yard, south side yard, rear yard, parking and loading setbacks, stories, height, building coverage, impervious coverage and floor area ratio. The submitted site plan shows the north building wall conforming with a 25.2 feet setback, the loading dock retaining wall appears to have a nonconforming north side setback.

ANALYSIS

Further modification to the approved parking and grounds is proposed to accommodate the proposed addition including expansion and restriping of parking, ~~removal of approved parking islands~~, removal of ground mounted solar panels and relocation of handicap parking and the employee picnic area.

Additions are proposed to be constructed extending from the existing building to the south toward Deming Road. Installed ground mounted solar panels in the area of the additions are proposed to be reinstalled on the roof as the additions are constructed. The applicant should indicate if any rows of solar panels closest to Deming Road are expected to stay on the ground. The 2018 site plan amendment included approval of 12,235 s.f. which has not been built. The 38,450 s.f. Phase 1, with mezzanine will include that unbuilt addition. The phase 2 addition of 18,620 s.f. extends further toward Deming Road south of the phase 1 addition. The zoning table has been provided showing compliance for the phases of buildout except as requested for deferred parking.

Additions

The architecture is shown to blend with the existing building design. Elevation drawings and material spec sheets for Phase 1 addition was distributed for the January 21 meeting. At that meeting the Commission requested the applicant provide additional information including the elevation/street view for the 2nd phase, the applicant is expected to provide a response at the meeting. (New information received prior to distribution will be included in the packet)

Parking

Reconfigured parking adjacent to the new building corner at the center of the site is shown, Proposed deferred parking is shown as an extension to the existing parking areas with 33 of the 78 proposed deferred new spaces proposed along the westerly driveway off of Deming Road.

The applicant has shown the ability to install parking in accordance with the Regulations, however, due to their operations and equipment does not currently have need for all the spaces and therefore has requested the Commission consider allowing deferral of installation until needed. Staff recommends that at the time need is identified by inspection of the Zoning Enforcement Officer, that parking be installed at that future time.

Site Disturbance

Most of the site disturbance will occur in the areas of the additions, and the areas of the new parking if or when required. Appropriate silt fencing will be required in accordance with the Regulations.

Drainage

The applicant proposes to expand the existing underground detention system to accommodate the additions. Updates to the drainage were proposed with the 2018 approved additions. Comments from the Town Engineer are pending (any additional staff comments will be provided at the meeting).

Landscaping

~~It appears previously approved landscaping has been modified and/or removed, including parking landscape islands.~~ The applicant is expected to provide a modified plan at or before the meeting to show parking landscape islands in accordance with the Regulations, any modifications to the 2018 approved plan to accommodate the new additions and site work, are expected to be explained at the meeting.

Interdepartmental Comments

Building Official: Will require complete architectural plans with engineering, M.E.P.'s, third party verification of soils, concrete, rebar, welds, bolting.

Berlin Water Control: Project generally OK w/Berlin Water Control Commission. Technical recommendation sewer line from new addition should NOT be located under the proposed addition. This could create problems for any future repairs.

Police Chief and Board of Police Commissioners: See Chief's comments, attached.

Fire Marshall, Inland Wetlands: provided "no comment"

Town of Berlin

Department of Economic Development

January 27, 2021

Joan Veley
Chairman
Planning and Zoning Commission
Town of Berlin
240 Kensington Road
Berlin, CT 06037

**Town of Berlin
Received**

JAN 27 2021

**Planning & Zoning Department
Berlin, Connecticut**

Dear Chairman Veley and Commission Members:

I am writing to ask for your support of the proposed expansion of Phase 1 and Phase 2 for TOMZ Corporation. This firm, which has called Berlin home for almost 30 years, is looking to do their 8th and 9th expansions at their Episcopal Road location.

The Phase 1 expansion of 38,000 square feet will allow them to meet the immediate space needs of their growing medical device manufacturing firm. The 2nd phase of about 12,000 square feet will allow them to expand without having to come back to this body.

This expansion will help TOMZ, but will also provide opportunities for Berlin residents as they will be adding jobs as well as have a larger footprint. This is the type of growth that I and the Economic Development Commission love to see.

The TOMZ team has been wonderful to work with and was instrumental in the Eat Local, Win Local and Local Lunchtime Challenge which has helped our restaurants to survive the challenges of COVID.

I am in full support of their application for a Site Plan Amendment and wish them continued success.

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>