

December 21, 2020
(Updated January 4, 2021 – Police Chief)
Updated February 4, 2021 (Town Engineer)

TOWN OF BERLIN
PLANNING & ZONING DEPARTMENT - STAFF COMMENTS

APPLICATION: Site Plan Amendment – 38,450 s.f. addition
APPLICANT: Robert Blanchette, Borghesi Building & Engineering
LOCATION: Tomz Corporation – Episcopal Road
AGENDA: January 21, 2021

To the Applicant:

- *These are the comments received to date, additional comments may be forthcoming. Please submit any written response to Maureen Giusti, Acting Town Planner/Zoning Enforcement Officer at mgiusti@town.berlin.ct.us or revised plans directly to the Planning & Zoning Department in Room 121. We will forward your comments or distribute materials to the relevant department.*

Fire Marshal

No comment

Inland Wetlands

No comment

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 next proposed addition. This could create problems for any possible future repairs.
-

Board of Police Commissioners

See Chief's Comments

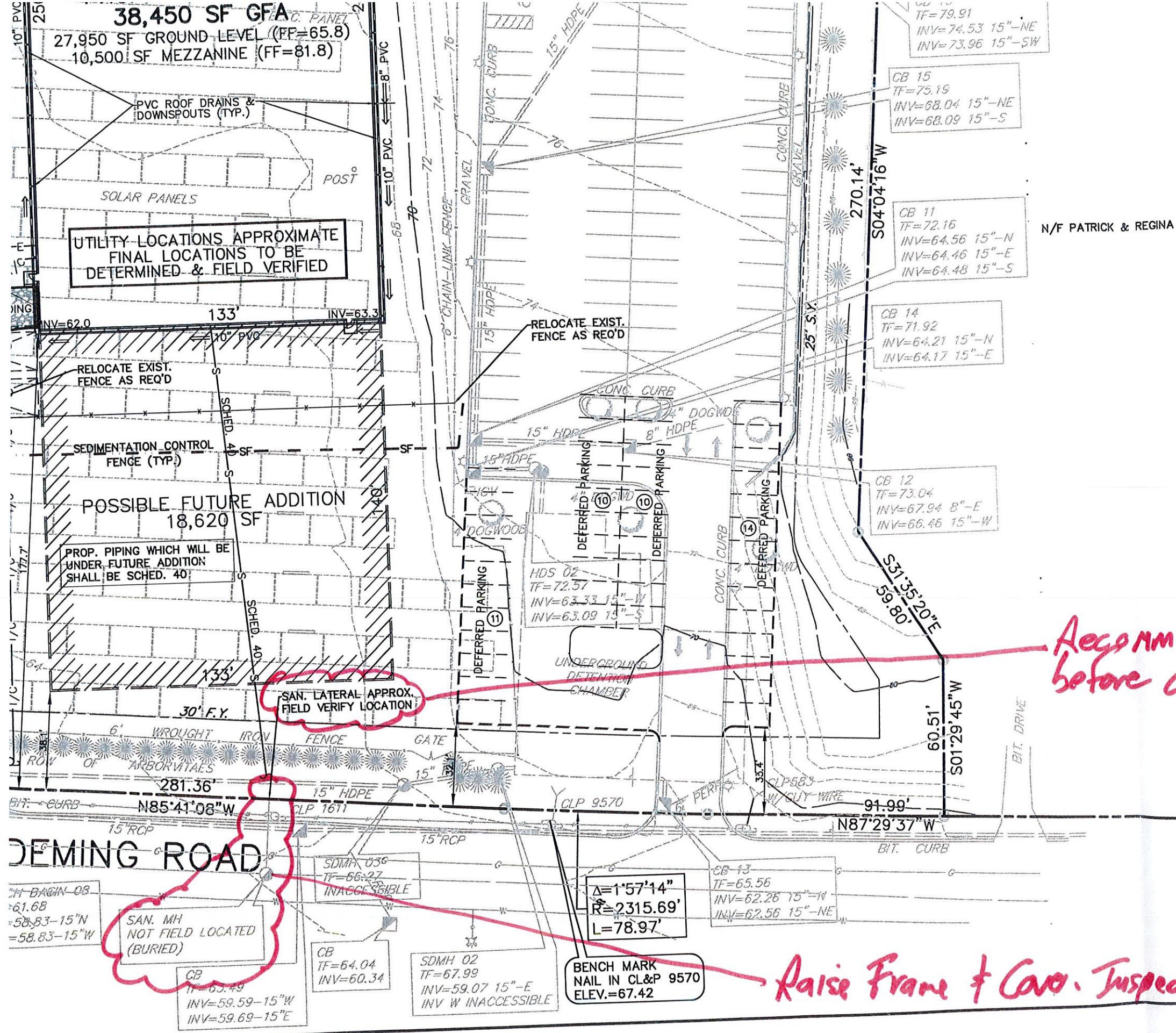
Police Chief

See attachment.

Town Engineer

See sheets SP1 and SP2

E-mailed to R. Blanchette, Borghesi Building & Engineering – February 4, 2021



N/F PATRICK & REGINA B. CHAMBRELLO

SP-1

Recommend CCTV Inspection before connection.

Raise Frame + Cover. Inspect/Confirm Satisfactory Condition.

Z01	
ZONE: GI-2 (GENERAL ASSESSOR'S INFO: 47 EXISTING USE OF PROPOSED USE OF PR GROSS FLOOR AREA (	
ITEM	
MINIMUM LOT AREA	
MINIMUM LOT WIDTH	
MINIMUM YARD SETBACK FRONT	
REAR	
SIDE (EACH)	
MINIMUM PARKING & LOADING SETBACK (FRONT YARD)	
MAXIMUM HEIGHT	
MAXIMUM BUILDING COVERAGE	

$\Delta=32^{\circ}01'14''$
 $R=100.00'$
 $L=55.89'$

HDS 01
TF=69.76
INV=58.37 24°-SW
INV=58.04 24°-N

12" PVC INTERCONNECTING PIPE
BETWEEN EXIST. UNDERGROUND
DETENTION & PROP. GALLEYS
INV=56.5

STORM MH
TF=64.27
LOCKED

STORM MH
TF=64.75
LOCKED

CB 06
TF=65.91
INV=61.15 15°-S

N/F CORBIN RUSSWIN, INC.

N05°05'24"W
321.51'

CB 07
TF=64.89
INV=59.93 15°-N
INV=59.99 15°-S

PROP. CONSTRUCTION
ENTRANCE

REVISE OUTLET STRUCTURE
REDUCE EXIST. 12" ORIFICE
TO 10"; ADD 10" ORIFICE
@ ELEV. 58.2

STORM MH
TF=63.82
LOCKED

CB
TF=58.93
INV=54.33-15°W
INV=54.53-15°SE
INV=54.53-15°E

STORM MANHOLE
TF=62.58
INV=53.06 N
INV=53.93 15° E
INV=52.98 W

SAN. MH
TF=59.69
INV=49.34

STORM MH
TF=64.29

CATCH BASIN-08
T.F.=61.68
INV=58.73 15°N

SDMH 036
TF=66.27
INACCESSIBLE

CB 13
TF=65.56
INV=62.26 15°-N

CB 12
TF=73.04
INV=67.94 8°-E
INV=66.46 15°-W

CB 14
TF=71.92
INV=64.21 15°-N
INV=64.17 15°-E

CB 11
TF=72.16
INV=64.56 15°-
INV=64.46 15°-
INV=64.48 15°-

CB 15
TF=75.19
INV=68.04 15°-
INV=68.09 15°-

CB 10
TF=79.91
INV=74.53 1
INV=73.96 1

CB 09
TF=80.95
INV=75.62 6
INV=76.80 1
INV=75.62

3/4" I.P. FOUND
0.5' NORTH
0.1' EAST

PROPOSED ADDITION
38,450 SF GFA
27,950 SF GROUND LEVEL (FF=65.8)
10,500 SF MEZZANINE (FF=81.8)

UTILITY LOCATIONS APPROXIMATE
FINAL LOCATIONS TO BE
DETERMINED & FIELD VERIFIED

POSSIBLE FUTURE ADDITION
18,620 SF

PROP. PIPING WHICH WILL BE
UNDER FUTURE ADDITION
SHALL BE SCHED. 40

SAN. LATERAL APPROX.
FIELD VERIFY LOCATION

SP-1

DEMING ROAD

$\Delta=1^{\circ}57'14''$
 $R=2315.60'$

SP-2

PROP. UNDERGROUND DETENTION
(5 ROWS OF 4x4' CONC. GALLEYS,
@ 60' LONG, BTM ELEV.=56.5)
SEE DETAIL, SHT. SPD1

$\Delta=32^{\circ}01'14"$
 $R=100.00'$
 $L=55.89'$

HDS 01
TF=69.76
INV=58.37 24"-SW
INV=58.04 24"-N

CD 00
TF=75.19
INV=63.28 24"-N
INV=63.34 24"-S

SDMH 04
TF=71.35
INACCESSIBLE

CB 04
TF=71.11
INV=64.51 15"-E

STORM MH
TF=64.27
LOCKED

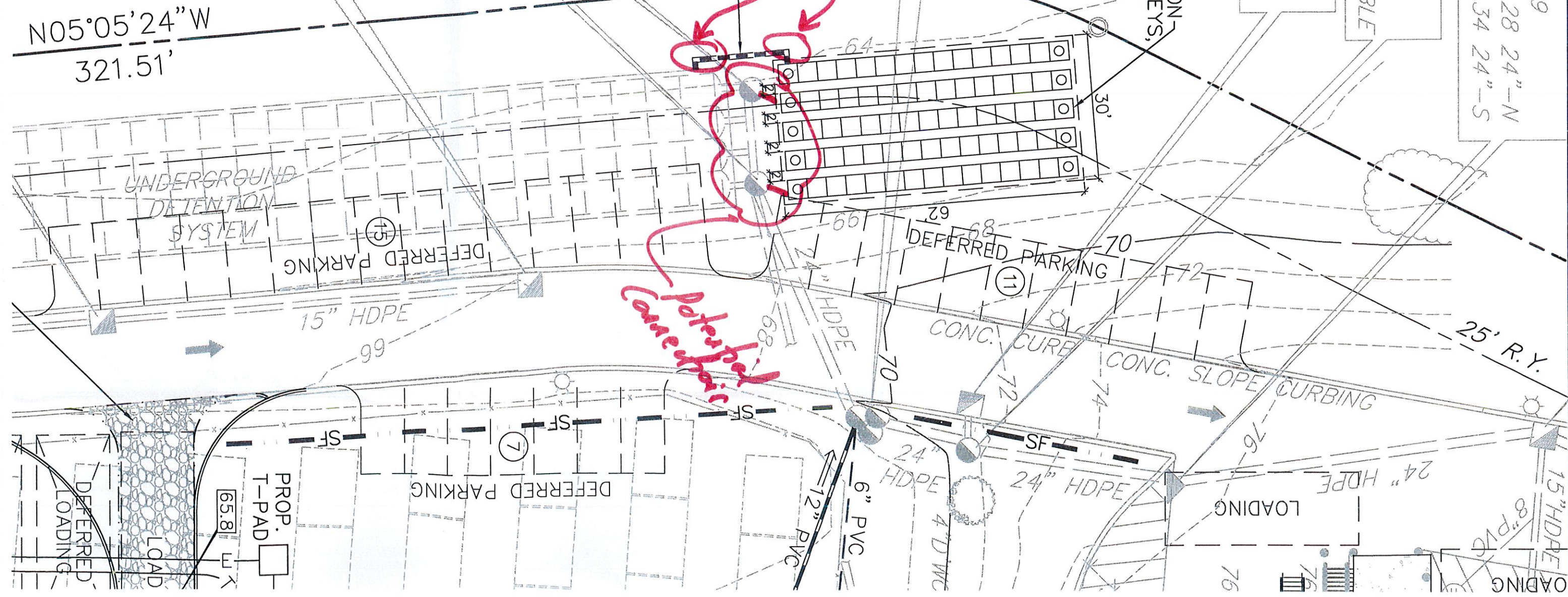
STORM MH
TF=64.75
LOCKED

CB 06
TF=65.91
INV=60.41 15"-S

12" PVC INTERCONNECTING PIPE
BETWEEN EXIST. UNDERGROUND
DETENTION & PROP. GALLEYS
INV=56.5

N05°05'24"W
321.51'

Handwritten red notes:
"Fire-hydrant" (with arrows pointing to a hydrant symbol)
"Potential lane closure" (with a wavy line indicating a road narrowing)



N/F CORBIN RUSSWIN, INC.