

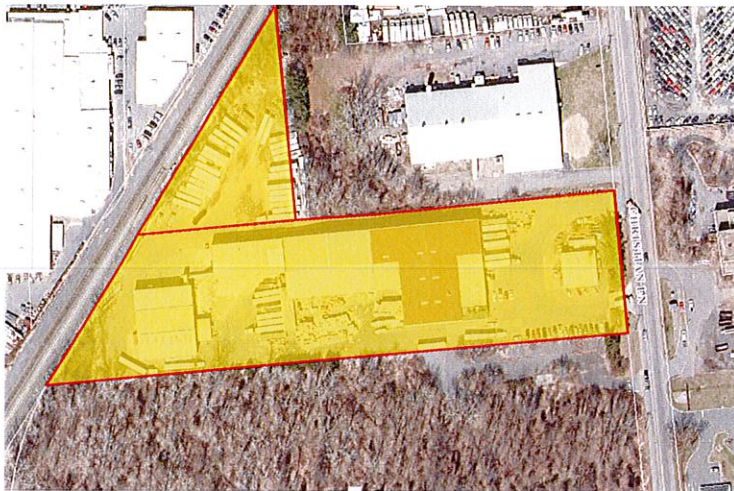
## Site Plan Amendment

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<b>Application:</b>	Site Plan Amendment
<b>Project Name:</b>	Murphy Road Recycling Building Addition
<b>Address:</b>	655 Christian Lane (3-4-76A-1C and 3-2-76A-1B-1)
<b>Zone:</b>	General Industrial (GI)
<b>Applicant:</b>	Gerald Antonacci, Principal
<b>Owner:</b>	Christian Lane Realty, LLC
<b>Proposal:</b>	36,900 S.F. building addition, truck scale house and related site improvements

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NOTE: The applicant understands that ZBA approval for a variance of building coverage is required prior to PZC approval however, has asked to be scheduled to begin the PZC site plan review process at the meeting of February 18, 2021.



### PROPOSAL

Gerald Antonacci, Principal, Christian Lane Realty, LLC is seeking a site plan amendment to allow construction of a 36,900 S.F. building addition, truck scale house and related site improvements at 655 Christian Lane in the GI zone pursuant to Berlin Zoning Regulations Sections VII. and XIII.

### STAFF COMMENTS/ RECOMMENDATIONS

1. The building coverage be resolved by issuance of a variance or a reduction in coverage for the proposal as submitted prior to a PZC decision.
2. Erosion Control and Site Bonding as required including specifically for relocated landscaping.
3. Install "Abtech Industries Ultra Urban Filters with Smart Sponge Technology" in ALL of site catch basins per Inland Wetlands comments.

4. The parcels be merged, as proposed in the application, to create a single 6.66-acre parcel.
5. Any change to signage requires applicable permits in conformance with the signage regulations.
6. Property dimensions and building distances to property lines be added to the site plan prior to permitting.
7. Signage and pavement markings be clearly updated on site to redirect traffic through the site
8. Any outstanding department comments be resolved to the satisfaction of the applicable department.

FOR THE COMMISSION TO CONSIDER:

9. If the existing parking remains adequate for the use per this application.

### **EXISTING CONDITIONS**

The existing recycling facility is comprised of two parcels with access on Christian Lane. The site is improved with several existing buildings. A stormwater detention area is at the southwest corner of Lot 1C. There is an existing trailer storage area off the northwest corner of the site on Lot 1B-1. Adjacent uses are the railroad to the west, Bodycote Thermal Processing to the North, and Copart of Connecticut to the South. Murphy Road Recycling began operating from the site approximately 2007 and obtained approval for the existing canopy addition to the western outbuilding in 2009.

### **PROPOSED CONDITIONS**

The application is to upgrade their operation with new recycling sorting equipment to be housed within the proposed addition and a new scale house. The applicant has proposed to merge the adjoining properties that are currently a unified plan for the recycling use.

### **Variance Required**

Lot 1C is substantially improved with impervious surfaces including buildings, parking, and drives. Maximum building coverage of up to 35% will be exceeded with the building addition for proposed building coverage of 38%. A variance application is pending with the ZBA and is scheduled for their February 23, 2021 meeting.

### **Parking & Driveways (XIII.A.6.d)**

Existing employee parking is shown at the front/east end of the site, along the southerly driveway and adjacent to the existing front building. The applicant proposes to reverse the existing truck traffic flow to enter through the existing southerly driveway and exit from the

existing northerly driveway where a new outbound truck scale will be installed along with a scale house accessory building. The scale further west on the north drive will be removed. The applicant is requesting to maintain the existing parking as no new employees are proposed to be required for the new equipment to be installed in the addition. Existing parking stalls are at the easterly end of the site, (near Christian Lane) with 18 stalls along the southerly drive, 5 in front of the main building and 6 adjacent to the front maintenance building for a total of 29 spaces. There is an existing truck storage area at the north of the site on lot 1B-1.

#### **Utilities (XIII.A.6.f)**

No changes to service are proposed from the Town system. Internal services will require proper permitting.

#### **Stormwater Management (XIII.A.6.g) and Grading**

Roof leaders are proposed to tie into the existing stormwater system. No additional impervious surface is proposed and stormwater will continue to flow into existing catch basins.

#### **Landscaping**

Modifications are proposed to allow for construction of the scale house and scale along the northerly drive. Existing planting will be relocated to the north to accommodate and continue to screen the area.

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#### **Notification:**

The City of New Britain and Town of Newington were notified of the site plan application by Certified Mail postmarked January 22, 2021.

#### **Interdepartmental Comments**

Inland Wetlands: Install "Abtech Industries Ultra Urban Filters with Smart Sponge Technology" in ALL of site catch basins.

Building Official: Proper structural plans including M.E.P's with approvals – approved third party inspections will be required.

Fire Marshal, Police Chief, Board of Police Commissioners, Berlin Water Control: indicated "No Comment".

Engineering Comments are pending





# Town of Berlin

## Planning and Zoning Department

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

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JAN 07 2021

Planning & Zoning Department  
Berlin, Connecticut

## SITE PLAN APPLICATION

☐ Site Plan

☒ Site Plan Amendment

Project Name: Murphy Road Recycling Building Addition

Property Owner(s): Christian Lane Realty, LLC.

Project Address\*: 655 Christian Lane

Map: <u>3-4</u>	Block: <u>76A</u>	Lot: <u>1C</u>	Zone(s): <u>GI</u>	Lot Area: <u>5.4 ac</u>
<u>3-2</u>	<u>76A</u>	<u>1B</u>	<u>GI</u>	<u>1.26 ac</u>
				<u>6.66 ac total</u>

**Please select all relevant items below:**

- ☐ Special Permit – Also complete special permit application form
- ☒ Property is within 500 feet of a Municipal Boundary of New Britain
- ☐ Amendment to Zoning Regulations – Section(s) \_\_\_\_\_
- ☐ Amendment to Zoning Map – Zone(s) affected \_\_\_\_\_
- ☐ Zoning Board of Appeals review needed
- ☐ Inland Wetlands and Water Course Commission review needed

### 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 7, 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

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

JAN 07 2021

Planning & Zoning Department  
Berlin, Connecticut

**This Site Plan Involves:**

☒ Additions      ☐ Alterations      ☐ Demolition      ☐ New Construction

**Description of Project\*:** Application to construct a 36,900 sf building addition, truck 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.

\*If more space is needed, then please provide separate narrative document.

**SITE PLAN ZONING STATISTICS**

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
<b>USE(S)</b>			
<b>COMMERCIAL</b>			
Gross Floor Area			
Parking Spaces			
<b>INDUSTRIAL</b>			
Gross Floor Area	72,133 s.f.	109,033 s.f.	
Parking Spaces	29	29	see narrative
<b>RESIDENTIAL</b>			
Number of Units			
Number of Bedrooms			
Gross Floor Area			
Parking Spaces			
<b>OTHER USES</b>			
Gross Floor Area			
Parking Spaces			

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

Fee Paid \$ 310.- (Refer to current Fee Schedule) #6637

Received by: JMS

JAN 07 2021

Planning & Zoning Department  
Berlin, Connecticut **FILE COPY****STATEMENT OF USE**

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**PROJECT DESCRIPTION**

The project site is an existing recycling facility located on the west side of Christian Lane (#655). The site contains 6.6 acres and is in the General Industrial (GI) zone. The Amtrak rail line runs along the western property line of the site. The applicant is proposing site improvements to construct a 36,900 square foot building addition and install an outbound truck scale with associated scale house. The existing impervious coverage on the site is 77% and will remain the same with the proposed improvements.

**SITE ACCESS AND OFF-STREET PARKING**

This parcel's site access drives will remain unchanged and no work is proposed within the Town's ROW. Internal traffic flow will be reversed to accommodate the new outbound truck scale as part of this application therefore, internal entrance and exit signage will be revised and installed to inform drivers of these on-site modifications. The proposed building addition is to be used for recycling and processing equipment and will not increase the number of employees currently at this facility so parking will remain unchanged for this project. Since our approved use within the GI zone is not specifically listed within the parking calculations for industrial uses under Sec. IX.B.5.d of the Regulations we anticipate we fall under Sec. IX.B.5.e of the Regulations and anticipate our request to not increase the current number of on-site parking spaces will require a determination by the Commission.

**SITE DRAINAGE & STORMWATER MANAGEMENT**

The proposed building will eliminate the need for the two 8" diameter pipe connections and these will be abandoned. The existing catch basin will remain to collect any stormwater on the pavement south of the building. The stormwater from the roof of the proposed addition will be collected and roof leaders will connect to the existing storm piped systems at the north and south of the building, in the same manner as the paved area drains.

The building addition is proposed on an area that is currently 100% paved, therefore the stormwater flows and their discharge location, will be unchanged with the addition of the building. With the addition of the building, the proposed stormwater will now fall onto a roof instead of a bituminous storage/truck loading area and this will eliminate the potential introduction of pollutants that may be encountered on the paved surface and improve the quality of stormwater runoff discharged to the existing system.



Y900 3.00  
**UTILITY IMPACT NARRATIVE**

The proposed improvements will be utilizing existing utilities which are located within Christian Lane and currently service the subject property.

**Water Service**

Water service will remain connected to an existing water main located on Christian Lane. Based upon the water service location depicted on the plan there is no off-site disturbance anticipated within the Town's R.O.W. as part of this project and any modifications to the existing service will be minor in nature and addressed at the time of building permit application.

**Sanitary Sewer Service**

Sanitary Sewer service will remain connected to an existing sewer main located on Christian Lane. Based upon the sewer service location depicted on the plan there is no off-site disturbance anticipated within the Town's R.O.W. as part of this project. No increasing to sewer flow are anticipated from the site based upon the proposed building addition.

**Electric Service**

Electric service improvements and upgrades that will be required for the proposed building addition, truck scale and scale house will be connected to existing on site services. No off-site disturbance is anticipated within the Town's R.O.W. as part of this service connection.

**LANDSCAPING BUFFERS & SCREENING**

Site landscaping will be adjusted along the north side of the property where existing arborvitaes serve as a landscaping buffer along the northern access. Several of these trees will need to be relocated for the proposed scale house and will be relocated or replaced in kind to assure the same coverage and aesthetics as the existing landscape buffer. No other modifications to the existing vegetation are proposed at this time.

**EROSION & SEDIMENT CONTROL PLAN**

The potential impact of the project on the surrounding areas is related to the temporary transport of soils and sediments associated with the future construction phases of the project. The impact of the project on the surrounding areas will be controlled as follows:

1. Erosion and sediment control measures shall be installed at the project site prior to construction.
2. Since the site is entirely paved and the improvements are anticipated to yield minimal site disturbance related only to foundation excavation, an Anti-Tracking Apron is not proposed at this time. If the transport of sediments off the construction site by truck and construction equipment traffic become troublesome, a tracking pad will be installed at the entrance to the construction site to prevent such transport.

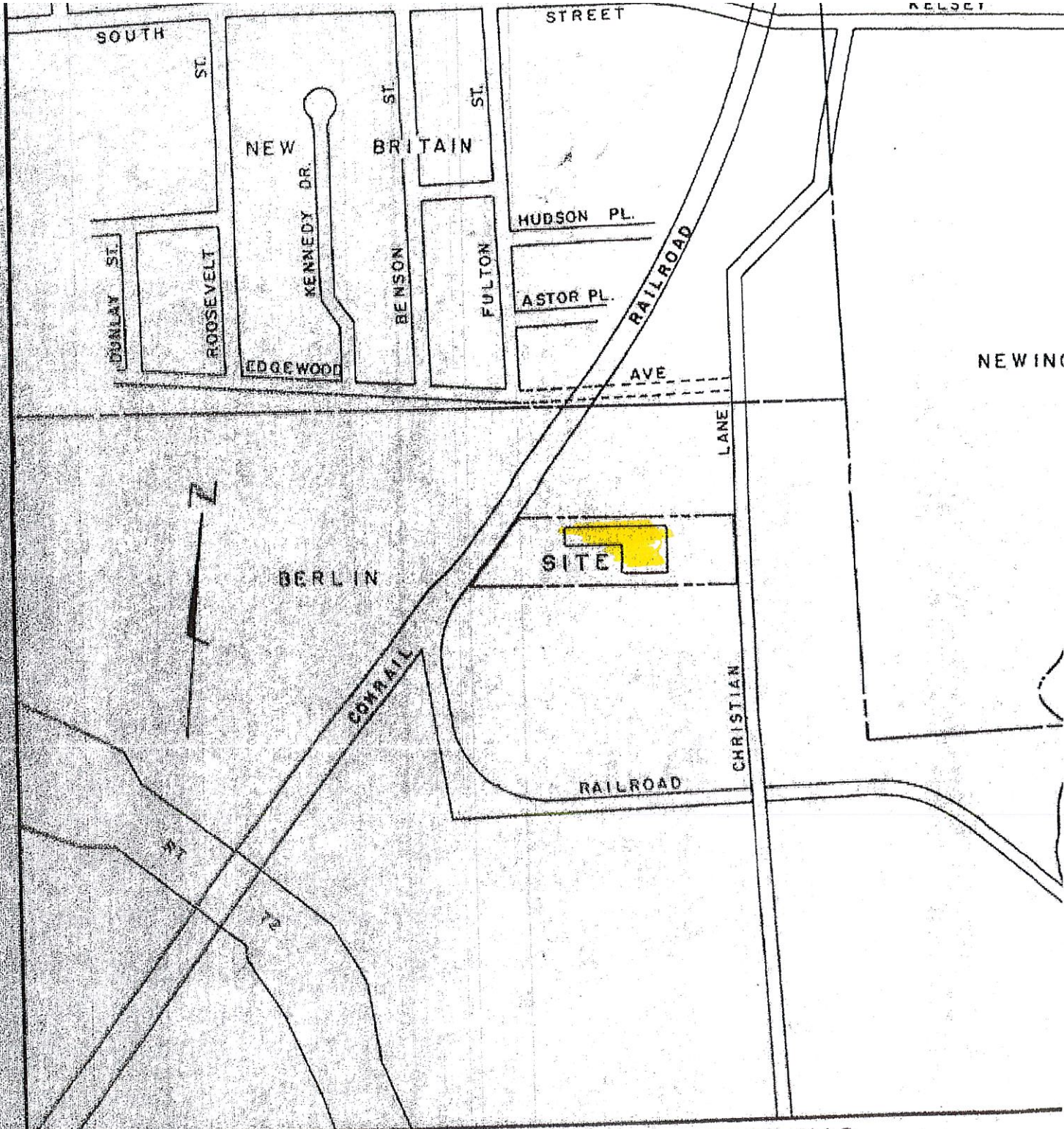
3. Existing and proposed catch basins within the project area will be protected with silt sacks throughout the construction period. These controls shall remain in place until the areas disturbed during the construction phase are stabilized.
4. An erosion control system shall be installed around all on-site stockpiles of soil.
5. Dust control measures shall be applied throughout the construction period and until all disturbed areas have been stabilized.

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Berlin, Connecticut**





LOCATION MAP  
1" = 500'

N

Conrail

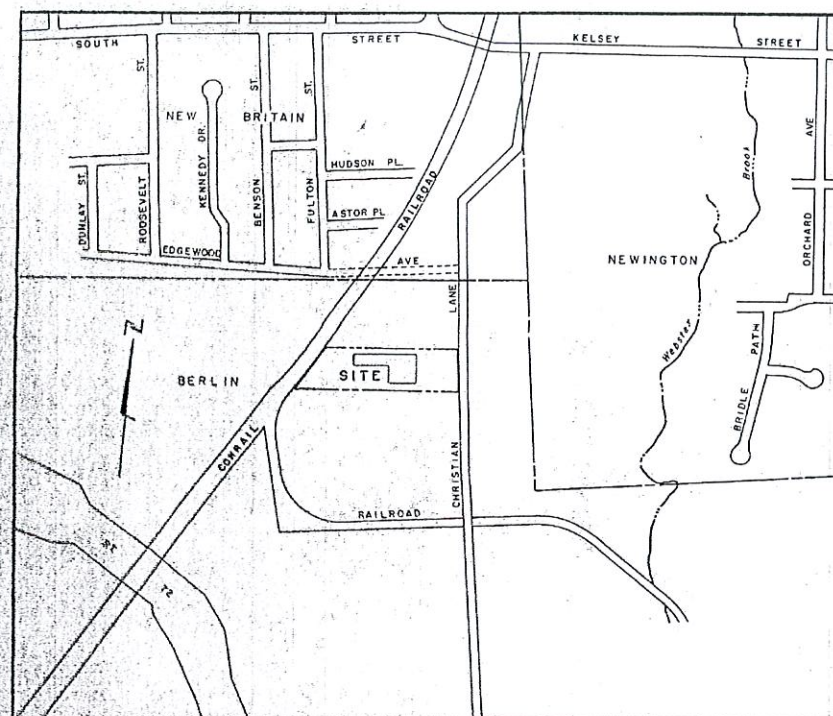
LINE



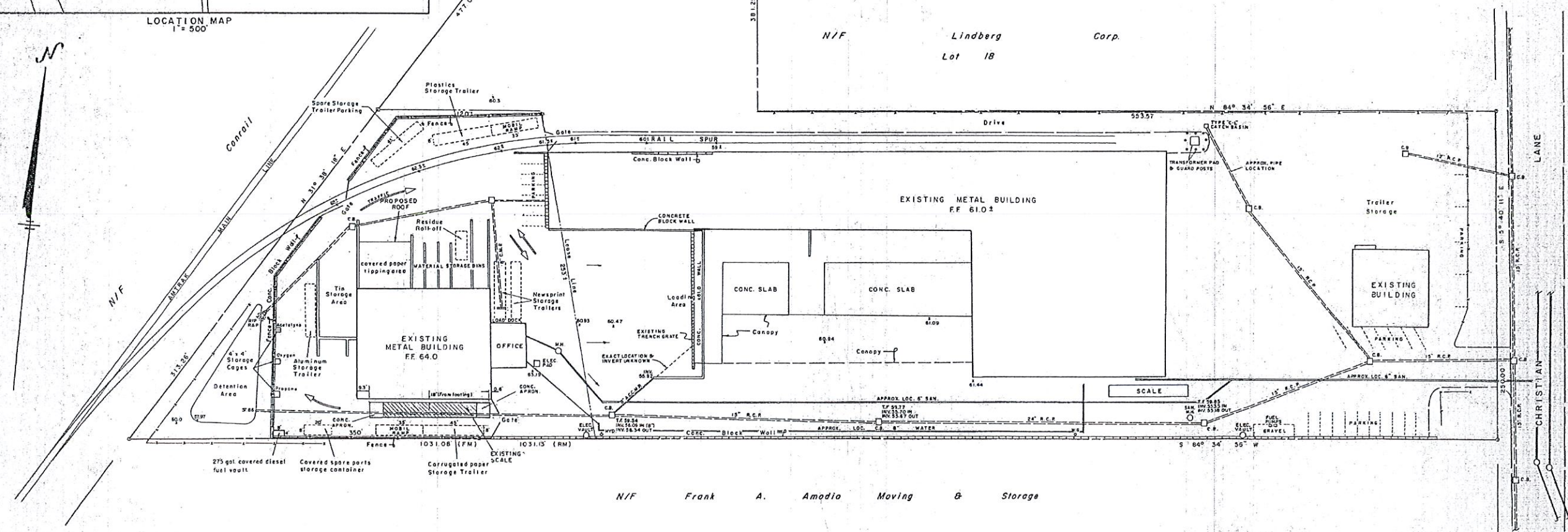
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Berlin, Connecticut



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.

Reference is made to the following maps:

1. "PROPOSED SIDETRACK TO SERVE AUTOMATED MATERIALS HANDLING CO. KENSINGTON, CT." Date: 12-4-91, Draw: 91-12-01. Prepared by Tracks Unlimited Inc. 1330 North Ave. Plainfield, NJ.
2. "AS-BUILT 655 CHRISTIAN LANE INTERMEDIATE PROCESSING CENTER BERLIN, CT." Job #: A-198-1, Sheet: 1. Scale: 1" = 40'. File #: 91623, Survey: Class A-2, prepared by Schull Associates, Inc., West Haven, CT 06512.
3. "SITE PLAN PREPARED FOR RESOURCE RECOVERY SYSTEMS, INC. KENSINGTON, CT." SCALE: 1" = 40'. Dated: 11-19-96, prepared by Robert C. Simon, Old Saybrook, CT 06475.

NOTE: THIS PLAN HAS BEEN COMPILED FROM THE REFERENCE MAPS SHOWN HEREIN. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS ESTABLISHED FROM MAP # 2 WHICH MAP IS CERTIFIED CLASS "A-2". THEREFORE THE INFORMATION SHOWN HEREIN 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 were 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

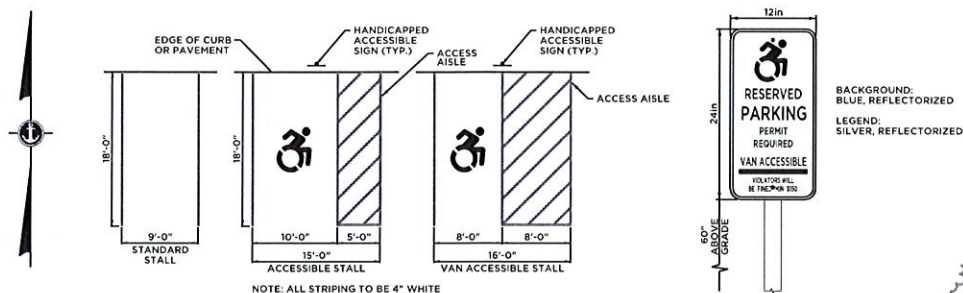


DOANE ENGINEERING COMPANY  
CIVIL ENGINEERING & LAND SURVEYING  
P.O. BOX 313 • CENTERBROOK, CT. 06409

SITE PLAN  
AUTOMATED MATERIALS HANDLING CO.  
KENSINGTON, CT.

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

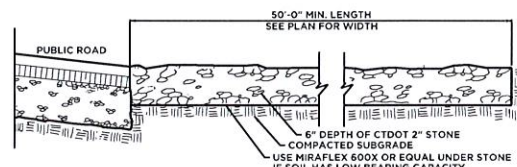




### PARKING STALL DETAILS

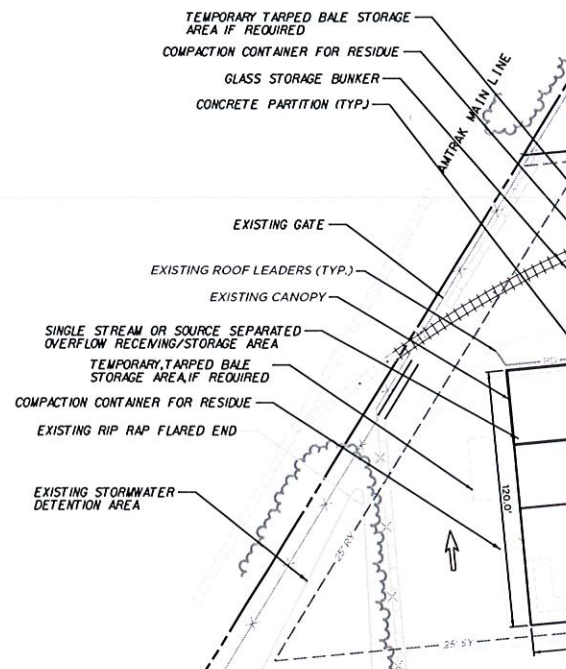
#### GENERAL NOTES:

- ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE.
- ACCESS AISLES (CROSS HATCH) SERVING CAR PARKING SPACES SHALL BE 60 INCHES (1525 mm) MINIMUM IN WIDTH. ACCESS AISLES SERVING VAN PARKING SPACES SHALL BE 96 INCHES (2440 mm) MINIMUM IN WIDTH. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE IF A CAR AND A VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH.
- PARKING SPACES MAY HAVE ACCESS AISLES PLACED ON EITHER SIDE OF THE CAR OR VAN PARKING SPACE. VAN PARKING SPACES THAT ARE ANGLED SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE.
- ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS IN ACCORDANCE WITH DETAILS.



### ANTI-TRACKING PAD DETAIL

NOT TO SCALE



### MAP REFERENCE

- RECORD SITE PLAN PREPARED FOR RAA REGIONAL PAPER & CARDBOARD RECYCLING FACILITY, 655 CHRISTIAN LANE, KENSINGTON, CT, SCALE 1"=40', 8/19/03, SHEET NUMBER 1 OF 1. PROJECT NUMBER 321-16 BY ANCHOR ENGINEERING SERVICES, INC.
- SITE PLAN PREPARED FOR RESOURCE RECOVERY SYSTEMS, INC., KENSINGTON, CT, SCALE 1"=40', NOVEMBER 19, 1996, SHEET NUMBER 1 OF 1. IDENT. NO. MS83-1A ROBERT C. SUMONI - LICENSED SURVEYOR OF OLD SAYBROOK, CT.
- SITE PLAN, AUTOMATED MATERIALS HANDLING CO., KENSINGTON, CT, SCALE 1"=40', 11/20/96, SHEET NO. 1 OF 1 IDENT. NO. MS85 BY DOANE ENGINEERING COMPANY OF CENTERBROOK, CT.
- SITE PLAN PREPARED FOR AUTOMATED MATERIALS HANDLING CO., KENSINGTON, CT, SCALE 1"=40', 3/25/98, SHEET NO. 1 OF 1 IDENT. NO. MS85-5 BY DOANE ENGINEERING COMPANY OF CENTERBROOK, CT.
- SITE PLAN, LAND OF AUTOMATED SALVAGE TRANSPORT INC. BERLIN, CT, SCALE 1"=40', 11/26/93, SHEET NO. 1 OF 1 BY DOANE ENGINEERING COMPANY OF CENTERBROOK, CT.
- SITE PLAN PREPARED FOR RESOURCE RECOVERY SYSTEMS, INC., KENSINGTON, CT, SCALE 1"=40', NOV. 19, 1996, SHEET NO. 1 OF 1 IDENT. NO. MS83-1A ROBERT C. SUMONI - LICENSED LAND SURVEYOR OF OLD SAYBROOK, CT.
- AS-BUILT 655 CHRISTIAN LANE, INTERMEDIATE PROCESSING CENTER, BERLIN, CT, SCALE 1"=40', JOB NO. A-398-1, SHEET NO. 1, FILE 91623, CLASS A-2 SURVEY BY SCHULL ASSOCIATES INC. OF WEST HAVEN, CT.
- SITE PLAN PREPARED FOR MURPHY ROAD RECYCLING, LLC., KENSINGTON, CT, SCALE 1"=40', 4/7/8, SHEET 1 OF 1 BY ANCHOR ENGINEERING SERVICES, INC., REVISED THROUGH 9/21/9

### NOTES

- BUILDINGS, SCALES, EXIT DRIVEWAY, AND SCALE HOUSE AREA ARE BASED UPON A RECORD FIELD SURVEY BY ANCHOR ENGINEERING SERVICES, INC. ON AUGUST 12 AND 13, 2003. ALL OTHER SITE FEATURES SHOWN ARE BASED UPON AND COMPILED FROM EXISTING PLANS BY OTHERS (SEE MAP REFERENCE) AND SITE OBSERVATIONS BY BARTON & LOGUIDICE, LLC. ON DECEMBER, 2020.
- SITE LANDSCAPING WILL BE ADJUSTED ALONG THE NORTH SIDE OF THE PROPERTY WHERE EXISTING ARBORVITAE SERVE AS A LANDSCAPING BUFFER ALONG THE NORTHERN ACCESS. SEVERAL OF THESE TREES WILL NEED TO BE RELOCATED FOR THE PROPOSED SCALE HOUSE AND WILL BE RELOCATED OR REPLACED IN KIND TO ASSURE THE SAME COVERAGE AND AESTHETICS AS THE EXISTING LANDSCAPE BUFFER.
- SINCE OUR APPROVED USE WITHIN THE G1 ZONE IS NOT SPECIFICALLY LISTED WITHIN THE PARKING CALCULATIONS FOR INDUSTRIAL USES UNDER SEC. IX.B.5.D OF THE REGULATIONS WE ANTICIPATE WE FALL UNDER SEC. IX.B.5.E OF THE REGULATIONS AND ANTICIPATE OUR REQUEST TO NOT INCREASE THE CURRENT NUMBER OF ON-SITE PARKING SPACES WILL REQUIRE A DETERMINATION BY THE COMMISSION.

### HANDICAP SIGN

NOT TO SCALE

### INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE

- NOTES:
- INSTALL PER MANUFACTURER SPECIFICATIONS.
  - INSPECT PER EROSION/CONTROL NOTES OR AS DIRECTED.
  - REMOVE SEDIMENT WHEN BAG IS HALF FULL AND DEPOSIT PER EROSION CONTROL NOTES.
  - REPAIR OR REPLACE WITHIN 24 HOURS OF OBSERVED FAILURE.

### ZONING COMPLIANCE TABLE

ZONE: GENERAL INDUSTRIAL (G1)			
SEC. VII.H AREA & BULK REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS	
LOT SIZE	0.5 ACRES	288,532 SF (6.62 AC)	---
FRONT YARD	30'	51'	51'
SIDE YARD	25'	30'	30'
REAR YARD	25'	67'	46'
PARKING/LOADING SETBACK	5'	5'	5'
MAX. BLDG HGT.	3 STORIES	2 STORIES	3 STORIES (MAX.)
MAX. BLDG COVERAGE	45'	30% +/-	45' (MAX.)
MAX. IMPERVIOUS COVERAGE	35% (100,986 SF)	25% (72,133 SF)	38% (109,033 SF)
MIN. LOT WIDTH	80'	77'	77'
MAX. FLOOR AREA RATIO	100'	250'	250'
	0.40	0.25	0.38
DETACHED ACCESSORY BLDG.			
FRONT YARD	30'	-	>100'
SIDE YARD	5'	-	5.5'
REAR YARD	15'	-	>700'

- PROPOSED BUILDING ADDITION EXCEEDS THE ALLOWABLE BUILDING AREA SET FORTH IN THE ZONING REGULATIONS BY APPROXIMATELY 8,000 SQ. FT.
- FLOOR AREA RATIO (F.A.R.) CALCULATIONS BASED UPON PROPERTY CARD FLOOR AREAS INCLUDING A 2ND FLOOR AREA OF 1,104 SF.



### SITE LOCATION MAP

SCALE= 1"= 1000'

Town of Berlin  
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JAN 07 2021

### Planning & Zoning Department

Berlin, Connecticut

(16 ARBORVITAE)

EXISTING LIMIT OF BIT. PAVEMENT

EXISTING LANDSCAPE SCREENING (6 ARBORVITAE)

EXISTING SWING GATE

EXISTING ENTRANCE ONLY ACCESS DRIVE TO BE CONVERTED TO EXIT ONLY ACCESS DRIVE

EXISTING FACILITY SIGN WITH LANDSCAPED PLANTING BEDS CONTAINING ANNUALS, PERENNIALS, 3 AZALEAS, 2 FALSE CYPRESS AND 1 JAPANESE MAPLE

EXISTING CATCH BASIN

EXISTING WHITE PINES

EXISTING CHAIN LINK FENCE WITH PRIVACY SLATS ALONG CHRISTIAN LANE ROAD FRONTAGE

EXISTING WHITE PINE EVERGREEN SPECIES

EXISTING LANDSCAPE PLANTING BED CONTAINING ANNUALS, PERENNIALS AND WOODY FLOWERING SHRUBS

EXISTING WEeping CHERRY WITH 3 AZALEAS AND 3 RHODODENDRONS

EXIT ONLY ACCESS DRIVE TO BE CONVERTED TO ENTRANCE ONLY ACCESS DRIVE

EXISTING SWING GATE

EXISTING WEeping CHERRY

EXISTING DWARF ALBERTA SPRUCE

EXISTING FIRE HYDRANT

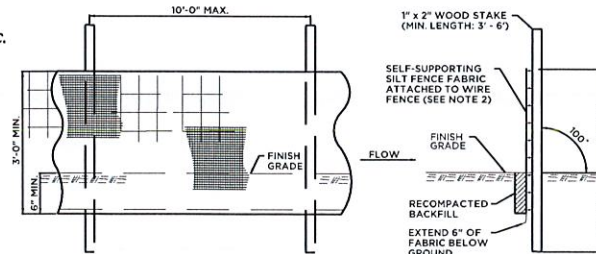
CATCH BASIN (TYP.)

PLACEMENT OF MATERIAL STOCKPILE PER EROSION & SEDIMENTATION PLAN

EROSION CONTROL SYSTEM TO BE PLACED ON DOWN GRADIENT SIDE OF MATERIAL STOCKPILE (TYP.)

### SOIL STOCKPILE DETAIL

NOT TO SCALE



### EROSION & SEDIMENTATION CONTROL PLAN:

- ALL EROSION AND CONTROL MEASURES WILL BE INSTALLED AT THE PROJECT SITE PRIOR TO CONSTRUCTION WHEREVER POSSIBLE.
- INSTALL SILT SACKS IN CATCH BASINS AS SHOWN ON PLANS.
- AN EROSION CONTROL SYSTEM SHALL BE INSTALLED AROUND ALL ON-SITE STOCKPILES OF SOIL.
- DUST CONTROL MEASURES SHALL BE APPLIED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.

### SEQUENCE OF CONSTRUCTION

- INSTALL EROSION & SEDIMENT CONTROL MEASURES AS INDICATED. SEE DETAILS.
- REMOVE EXISTING PAVEMENT, WALLS, DRAINAGE, SHRUBS AND BUILDINGS. EXCAVATE FOR FOOTINGS AND FOUNDATION WALLS, AND INSTALL.
- BACKFILL TRENCHES AND FOUNDATION WALLS.
- INSTALL UNDERGROUND UTILITIES AND CONSTRUCT BUILDINGS AND SCALE.
- MAINTAIN ALL SEDIMENT AND EROSION CONTROL MEASURES THROUGHOUT PROJECT DURATION.
- CONSTRUCTION SHALL START IN THE SPRING OF 2021 AND FINISH IN THE FALL OF 2021.

### ELEVATION

### SECTION

#### NOTES:

- INSTALL SILT FENCE & WOOD STAKES AS RECOMMENDED BY MANUFACTURER.
- SILT FENCE SUBJECT TO HEAVY LOADS SHALL BE REINFORCED WITH FARM FENCING & STEEL POSTS (0.5" STEEL/L.F.). THE MINIMUM POST LENGTH SHALL BE 5'-0".
- SILT FENCE FABRIC SHALL BE A PREVIOUS SHEET OF WOVEN PROPYLENE, NYLON, POLYESTER OR POLYETHYLENE FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER.

### SILT FENCE

NOT TO SCALE



41 Sequim Drive  
Glastonbury, CT 06033  
Phone: (860) 633-8770  
Fax: (860) 633-5971  
www.anchorct.com

PROJ. ENGINEER KRC  
PROJ. MANAGER MMZ  
OFFICE REVIEW MMZ

REVISIONS

SITE PLAN

PREPARED FOR

CHRISTIAN LANE REALTY/MURPHY ROAD RECYCLING

REGIONAL RECYCLING FACILITY

655 CHRISTIAN LANE KENSINGTON, CT

PROJECT DATE SHEET NO. 1 OF 1

285-115 01/07/21

SCALE: 1"= 40'



JAN 07 2021

FILE COPY

**Drainage Summary Report**  
**Christian Lane Realty/Murphy Road Recycling – Proposed Building Addition**  
**655 Christian Lane, Kensington, CT**  
**January 6, 2021**

Planning & Zoning Department  
Berlin, Connecticut

## PROJECT DESCRIPTION

The project site is an existing recycling facility located on the west side of Christian Lane (#655). The site contains 6.6 acres and is in the General Industrial (GI) zone. The Amtrak rail line runs along the western property line of the site. The applicant is proposing site improvements to construct a 36,900 square foot building addition and install an outbound truck scale with associated scale house. The existing impervious coverage on the site is 77% and will remain the same with the proposed improvements. Stormwater on the site is collected by a series of catch basins which drain to an existing detention area in the southwest corner of the parcel.

## EXISTING CONDITIONS

The area of the site where the building addition is proposed is currently paved with bituminous concrete, or existing canopy or portion of the existing buildings that will be demolished and removed. This area currently includes a truck loading area, material storage areas and residue containers and compactor. The proposed addition will allow these activities to be in an enclosed building rather than in an open outdoor area.

This paved area currently drains overland to an existing catch basin on the south side of the property which is piped to the west and outlets into the existing detention area. There are also two 8" diameter pipes that collect stormwater from this area and they also outlet to the detention area.

## PROPOSED CONDITIONS

The proposed building will eliminate the need for the two 8" diameter pipe connections and these will be abandoned. The existing catch basin will remain to collect any stormwater on the pavement south of the building. The stormwater from the roof of the proposed addition will be collected and roof leaders will connect to the existing storm piped systems at the north and south of the building, in the same manner as the paved area drains.

The building addition is proposed on an area that is currently 100% paved, therefore the stormwater flows and their discharge location, will be unchanged with the addition of the building. With the addition of the building, the proposed stormwater will now fall onto a roof instead of a bituminous storage/truck loading area and this will eliminate the potential introduction of pollutants that may be encountered on the paved surface and improve the quality of stormwater runoff discharged to the existing system.

The area of the proposed building roof (and the existing bituminous pavement) = 36,900 SF. The 10 Year Peak Flow is:

Area= 0.847 acres;

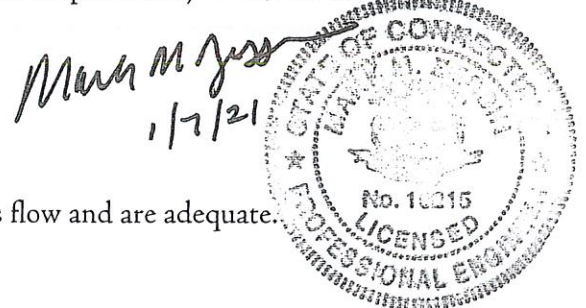
C= 0.9;

TC= 5 min.;

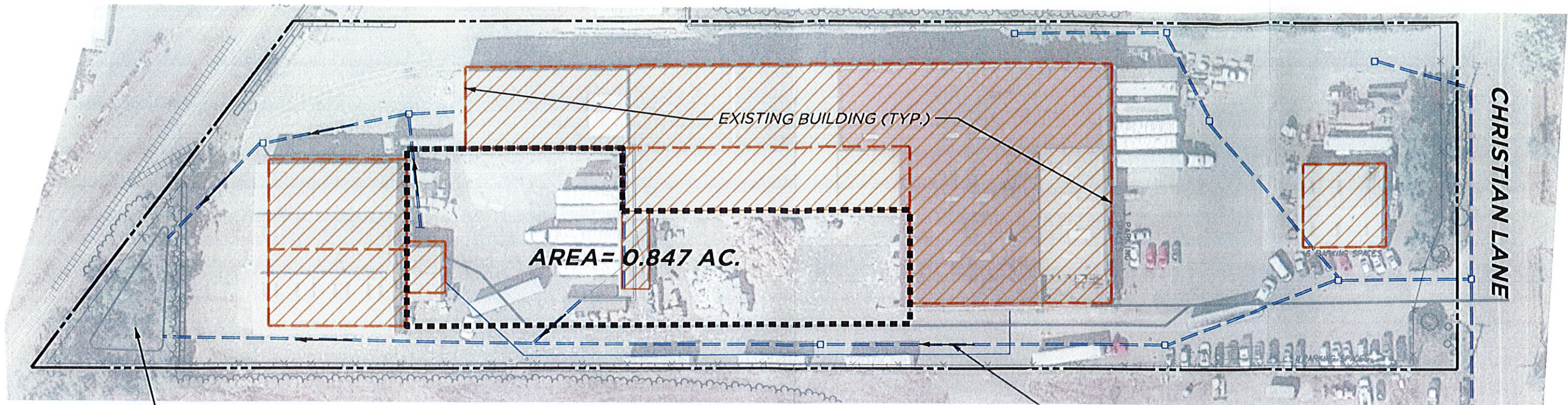
I10 (NOAA)= 7.50

Q10= 0.847 x 0.90 x 7.50 = 5.7 CFS

The existing storm drainage pipes on the site currently carry this flow and are adequate.

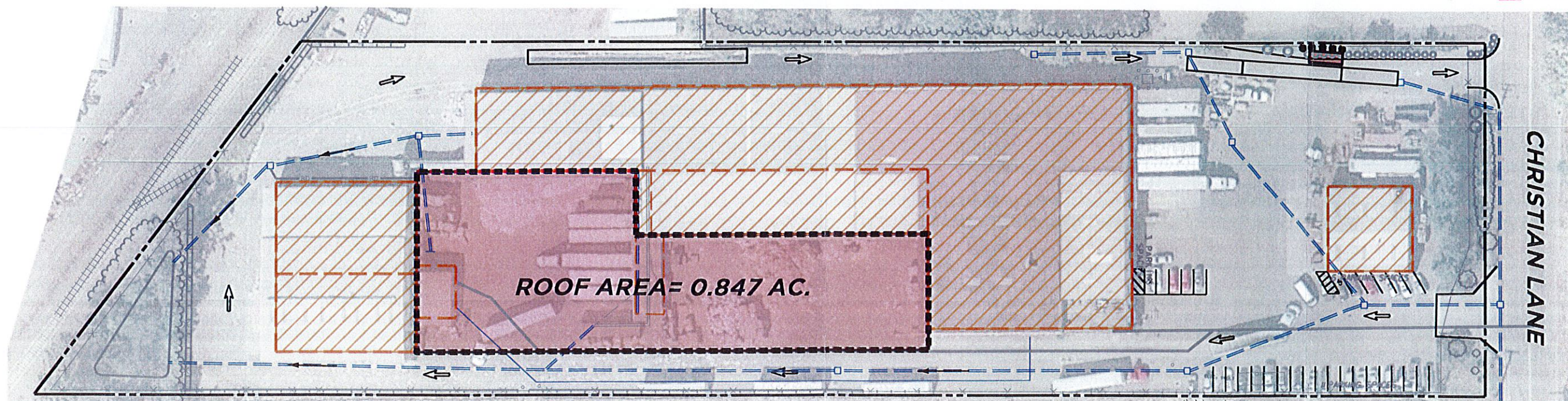






## EXISTING CONDITIONS

**FILE COPY**



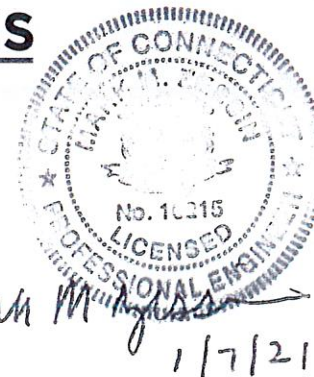
## PROPOSED CONDITIONS

Town of Berlin  
Received

JAN 07 2021

Planning & Zoning Department  
Berlin, Connecticut

80 0 80 160  
SCALE: 1" = 80'



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REVISIONS

SCALE: 1" = 80'

### WATERSHED PLAN

PREPARED FOR  
CHRISTIAN LANE REALTY/MURPHY ROAD RECYCLING  
REGIONAL RECYCLING FACILITY

655 CHRISTIAN LANE KENSINGTON, CT

PROJECT	DATE	SHEET NO.	1	OF	1
285-115	01/06/21				



February 3, 2021  
Updated February 4, 2021 (Fire Marshal)  
**Updated February 9, 2021 (Health District)**

**TOWN OF BERLIN  
PLANNING & ZONING DEPARTMENT - STAFF COMMENTS**

**APPLICATION:** Site Plan Amendment  
**APPLICANT:** Murphy Road Recycling  
**LOCATION:** 655 Christian Lane  
**AGENDA:** February 18, 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 [mggiusti@town.berlin.ct.us](mailto:mggiusti@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.*
- 

Inland Wetlands

- Install “Abtech Industries Ultra Urban Filters with Smart Sponge Technology” in ALL of site catch basins.

Board of Police Commissioners

- No comment

Police Chief

- No comment

Building Official

- Proper structural plans including M.E.P’s with approvals – approved third party inspections will be required.

Berlin Water Control

- No comment

Fire Marshal

- No comment

Health District

- No comment

*E-mailed to Applicant: February 9, 2021*