



# Town of Berlin

## Planning and Zoning Department

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

### SITE PLAN APPLICATION

☒ Site Plan

☐ Site Plan Amendment

Project Name: Proposed commerical development

Property Owner(s): Priority, LLC

Project Address\*: Orchard Road

Map: 21-4 Block: 115 Lot: 20A Zone(s): PI-2 Lot Area: 8.52 Acres

**Please select all relevant items below:**

- ☐ Special Permit – Also complete special permit application form
- ☐ Property is within 500 feet of a Municipal Boundary of \_\_\_\_\_
- ☐ 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: Priority, LLC Firm Name: N/A  
Street Address: 321 Allen Street City: New Britain ST: CT Zip: 06053  
Email: paulrpriorjr@gmail.com Phone: (860) 827-8504  
Signature: *Paul P. Prior* Date: 11/16/2021

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

Name: \_\_\_\_\_ Principal: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_

\*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.

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**This Site Plan Involves:**

☐ Additions      ☐ Alterations      ☐ Demolition      ☒ New Construction

**Description of Project\*:** Construction of two (2) new buildings with driveways and parking areas. buildings to be connected to public water and sanitary sewer.

\*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>	<u>Vacant</u>		
<b>COMMERCIAL</b>			
Gross Floor Area		<u>24,400</u>	
Parking Spaces		<u>59</u>	<u>51</u>
<b>INDUSTRIAL</b>			
Gross Floor Area			
Parking Spaces			
<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 \$ 2,000 (Refer to current Fee Schedule) CHECK 1001

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**MAR 16 2021**



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### SPECIAL PERMIT APPLICATION

(Any Special Permit Application shall be submitted simultaneously with a Site Plan Application)

Project Name: Proposed commerical development

Property Owner(s): Priority, LLC

Project Address\*: Orchard Road

Map: 21-4 Block: 115 Lot: 20A Zone(s): P1-2 Lot Area: 8.52 Acres

#### Applicant Information

Name: Priority, LLC

Firm Name: N/A

Street Address: 321 Allen Street

City: New Britain ST: CT Zip: 06053

Email: paulprior@gmail.com

Phone: (860) 827-8504

Signature: [Handwritten Signature]

Date: April - 13 - 21

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

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

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

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

City: \_\_\_\_\_

ST: \_\_\_\_\_

Zip: \_\_\_\_\_

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

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

\*Letter of Authorization Required

Special Permit required pursuant to section(s):

Section VII.E.3.m

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

To be completed by P&Z staff only:

Fee Paid \$ 280.- (Refer to current Fee Schedule)

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Berlin, Connecticut

**DISCUSSION OF PROJECT**

**Site Plan Application to the Town of Berlin Planning and Zoning Commission**

***Proposed Commercial Development for***

**PRIORITY, LLC**

Lot 20A / Block 115/Map 24-1

Orchard Road, Berlin

Date: March 8, 2021

The applicant requests site plan approval to develop its property at the end of Orchard Road. The property is near the intersection with the Berlin Turnpike (State Routes 5 & 15) and is 8.52 acres in size. The property lies within a PI-2 (Planned Industrial -2) zone. And is presently vacant. Its last use of the site was the location of temporary green houses for Sunnyborder Nursery.

The site is served by public water (along Orchard Road) and sanitary sewer (through the rear of the site) supplied by the Berlin Water Control Commission. The front portion of the site along Orchard Road is cleared of trees and is relatively flat. The far rear of the site is wooded. The site does retain a 50-foot strip that fronts onto Toll Gate Road. That access strip will not be utilized in this proposal. The property does abut property that lie with the R-43 Residential zone. A 50' landscaped buffer is required within the applicant's property from this zone and will be maintained,

The application plans to construct two (2) buildings for a total of 25,400 square feet of commercial spaces. The developed will be broken into two (2) phases.

Phase 1 will consist of a 14,000 square foot building lying to the rear of the development area. This building will be the future of Priority Electric. The first phase will include the construction of the entry and circulation driveways, a parking lot, site drainage (including the stormwater management area and stormwater infiltration swale), buffer plantings, landscaping, and utility connections.

Phase 2 will finish the project with the construction of a 11,400 square foot building, an additional parking area, storm drainage connections, landscaping, and utility connections.

The proposed drainage design will replicate the pre-development conditions. With the site being relatively level, and the existing soils being sand and sandy, fine gravels, groundwater infiltration will be utilized as part of the design. A groundwater infiltration swale will be installed to minimize surface runoff at the front of the site which that flows toward the Berlin Turnpike. The remainder of the site will flow to the rear of the site. Sections of the storm drainage will be routed through infiltration trenches with perforated pipe to provide groundwater infiltration. The stormwater outlet will provide for a net zero increase in site runoff and discharge to an existing surface drainage collection path.

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Berlin, Connecticut**

The applicant has had a previous informal discussion with the Commission late last year. At the time, questions were raised regarding the location of the driveway curb-cut along Orchard Road, add its proximity to the intersection of the Berlin Turnpike. The submitted site plan addresses this question by moving the driveway curb-cut to the southwest. This will maximize the queue length distance away from the intersection light, as well as lengthen the sight distance to view vehicles exiting the Turnpike to the north.

During construction, all proper and required erosion and sedimentation control measure will be utilized.

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