

Berlin Planning and Zoning Commission**AGENDA****June 17, 2021 7:00 p.m.**

The Town of Berlin, CT Planning and Zoning Commission will hold its regular meeting in-person and by remote video conference call on Thursday, June 17, 2021 at 7:00 p.m. This meeting may be attended in person at Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT or remotely by video or telephone as provided below.

Remote access to this meeting is available by Zoom video conference at the following link:

Join Zoom Meeting*

<https://town-berlin-ct-us.zoom.us/j/8140556035?pwd=YU0xb1J2Yyt4RDVLUkRlYFpFTFRuQT09>

Meeting ID: 814 055 6035

Passcode: PZ100

Dial by your location*

+1 929 205 6099 US (New York)

Meeting ID: 814 055 6035

Passcode: 488321

*Data and toll charges may apply.

This agenda and all meeting materials related to the agenda items which have been distributed to the Commission will be posted on the Town's website at: www.town.berlin.ct.us and will be available for viewing before, during and after the meeting as provided for by the Governor's Executive Orders. Members of the public are encouraged to submit materials relevant to the applications to the Planning and Zoning Department no later than 12:00 p.m. on Wednesday, June 2, 2021 for posting prior to, during, and after the meeting.

I. Call to Order**II. Public Hearing**

- a. Special Permit/site plan application of Doug O'Leary and Timothy Sullivan, Esq. for Full Circle Golf Academy at Deming Business Park, 170 Deming Road in the GI-2 Zone.
(postponed due to notice error)

III. Commission Business

- a. POCD consultant selection overview and update
- b. Façade application of Bill Prevalla, 1083 Farmington Avenue LLC. including siding and windows for an existing multi-tenant commercial property at 1083 Farmington Avenue in the CCD-2 Zone.
- c. Façade application of Mirsad Cecunjanin, Cecunjanin LLLC, including painting and siding at existing Portofinos Restaurant property, 246 New Britain Road in the CCD-1 Zone.

IV. Old Business

- a. Site Plan application of Sabrina Griffo-Brandao, Kev Kai Properties, LLC for construction of a 10,000 sq. ft. multi-tenant office/warehouse building and related site improvements at 239 Christian Lane, property of Occhi Children's Trust, in the General Industrial-2 (GI-2) Zone. (Continued from May 6 and June 3, 2021, must decide 6/19/21)

V. Adjournment

Façade Improvements

Blerim Prevalla
1083 Farmington Avenue
CCD-2

Façade Improvements



PROPOSAL

The applicant is seeking Planning & Zoning Commission approval for façade improvements to an existing multi-tenant commercial building located at 1083 Farmington Avenue in the CCD-2 Zone.

STAFF COMMENTS

1. The property lies within the geographic limits of the Farmington Ave. Design Standards.

BACKGROUND & ANALYSIS

The building is the former Hatfield's store, now with multiple commercial tenants. The building was built in approximately 1991. No significant updates appear to have been made to the building. The current owner purchased the property in 2020.

At their June 2021 meeting, the Economic Development Commission approved an application for the Façade Improvement Program for façade improvements to replace existing deteriorated façade finished with a sand stucco.

The intent has been represented to replicate façade improvements to the Dynasty Jewelers building across the street at 1064 Farmington Avenue.

No changes to existing signage is proposed with this application. Any (future) change to signage will require proper building permits and zoning approvals.

The estimated eligible cost of all improvements for the façade program is \$51,845.63 of which \$24, 473.36 can be covered with the grant funding.

Town of Berlin

Department of Economic Development

June 11, 2021

Joan Veley
Chairwoman
Berlin Planning & Zoning Commission
240 Kensington Road
Berlin, CT 06037

Dear Chairwoman Veley and Commission Members:

The façade application before you is for 1083 Farmington Avenue, the home of Pizza Kitchen, Drain Doctor and Academy Printing. The new owner of the building, Bill Prevalla, is planning on doing a large project where he will be giving the building a new and improved look more in line with Dynasty Jewelers and the building next to Kensington Market.

The current façade will be removed, waterproofing and insulation will be installed with the finish of a sand colored stucco. In the packet, you will see the materials to be used behind the new façade as well as a piece of cardboard which has the sand stucco on it for your review.

This building has had the same look for a very long time now and this upgrade in look will help to bring another Farmington Avenue building a new and exciting look.

There were 2 quotes for:

1. \$51,845.63 and
2. \$55,036.13

The Economic Development Commission approved a matching grant of \$24,473.36 at their special June meeting.

I would ask for your support of this project as it is a very visible property where the owner is looking to make a large investment into it.

Thank you for your time this evening.

Sincerely,



Christopher D. Edge
Economic Development Director

Visit our Web Site <http://www.town.berlin.ct.us>

Project Name:	1083 FARMINGTON AVENUE	
Project Address:	1083 FARMINGTON AVENUE	
<i>Item</i>	<i>Dabrowska LLC</i>	<i>Pepaj's Constuction</i>
Demolition	\$6,500.00	\$7,500.00
Waterproofing	\$10,750.00	\$11,750.00
Exterior Insulation & Finish Systems	\$31,500.00	\$32,500.00
SUBTOTAL	\$48,750.00	\$51,750.00
Tax	\$3,095.63	\$3,286.13
TOTAL	\$51,845.63	\$55,036.13

PLANNED REMODEL OF THE PIZZA KITCHEN, DRAIN DOCTOR AND ACADEMY PRINTING
BUILDING ON FARMINGTON AVENUE

I. OWNER Information

Owner(s) Name (Titleholder): 1083 Farmington Avenue LLC _____

Owner Type: (Check One)

____ Corporation ____ Individual X LLC ____ Partnership ____ Sole Proprietorship

Mailing Address: 41 Chamberlain Highway

City: Berlin State: CT Zip Code: 06037 _____

Email: BellaPizzaCT@hotmail.com

Telephone: 860-829-0002 _____ Ext: _____ Fax: _____

II. Property Information (to be given as security for Facade Loan)

Address of Subject Property: 1083 Farmington Avenue

Name of Current Business(es) and Business Owner(s) or Merchants(s):

Drain Doctor, Academy Printing, Pizza Kitchen

IV. Type of Improvements Proposed

____ Awning ____ Canopy ____ Doors ____ Gutters ____ Landscaping ____ Lighting
____ New Sign ____ Painting ____ Paving ____ Side X Siding X Windows

Exterior \$51,845.63 * Signage _____

Other _____

TOTAL \$ 51,845.63 *

AMOUNT OF GRANT REQUEST: \$ 25,922.82 (typed by mkg) (Maximum \$50,000)

Sources of Funding for Total Project:

Owner: \$25,922.82 *

Bank: _____

Other: _____

BERLIN FACADE GRANT: \$25,922.82 *

Total Project Cost: \$ 51,845.63 *

III. PLEASE ATTACH THE FOLLOWING AS PART OF THIS APPLICATION

- a. Description of improvements (exterior, signage, landscaping) and how work will be accomplished.
- b. Brief company profile.
- c. Estimates for all renovations including itemized material and labor costs. Minimum of two quotes per proposal required.
- d. Rendition of the property or any plans showing improvements
- e. Tax Affidavit Form (signed by Tax Collector's Office)

VI. Façade Improvement(s) Request

Give a brief general description of the type of improvement(s) being requested and an explanation of how the project will meet the program objectives in the Program's Policies and Procedures: (If additional room is needed, please attached a separate sheet paper)

Bill Prevalla, owner of Bella's Pizza has purchased the property at 1083 Farmington Avenue and is looking to open a new business there (Pizza Kitchen) as well as give the building a new look similar to Dynasty Jewelry and next to Kensington Market. This investment will help the look of Farmington Avenue and continued the improvements made throughout the area.

I certify that the information in this application is true and complete and I agree to participate in the Façade Improvement Program.

The undersigned hereby authorizes the Town of Berlin to independently verify the contained in this application.



Owner(s) Signature(s)

4-5-21

Date

Lessee(s) Signature (if applicant)

Date

NOTICE:

Funds for the Façade and Landscape Grant Program are being provided through a grant from the State of Connecticut. The Applicant will be required to enter into an agreement with the Town that will include provision that the Applicant will agree not to discriminate and that the applicant will make a good faith effort to use State registered woman owned and/or minority business enterprises. This link on the State of Connecticut Department of Administrative Services web site can help you find small and minority businesses to consider as contractors or supplier for the project.

Dabrowska LLC

A & M Home Improvement

157 Partridge Drive
Southington, CT, 06489
Phone: 860-997-2515

PROPOSAL

DATE March 24, 2021
PROPOSAL # 100
Customer ID BERLIN-1038

Bill To:

Bill
1083 Farmington Ave
Berlin, CT
860-250-4043

Project Photo:



Item #	Description	AMOUNT
1	Demolition - Removal of existing siding, signage, & accessories. Debris to be removed from site.	\$ 6,500.00
2	Waterproofing - Replace any damaged or rotten plywood. Apply waterproofing for substrate; Apply 4" & 8" sticky mesh with STO Gold Fill over all joints, corners, & cracks. Paint walls with STO Gold Coat to complete waterproofing system.	\$ 10,750.00
3	Exterior Insulation & Finish Systems (EIFS) - Install 1" Insulation for walls, 2" insulation for details, & 3" insulation for crown molding detail. Wrap all insulation & apply STO Base Coat with Mesh. Additionally, apply STO Fine Sand finish coat with color & texture for final product.	\$ 31,500.00
SUBTOTAL		\$ 48,750.00
TAX (6.35%)		\$ 3,095.63
TOTAL		\$ 51,845.63

Included: Shop drawings, equipment, overhead & profit included in price

Exclusions: Structural or non-structural framing; patching or repairing roof; coping (metal edge) for top of crown molding; electrical work for soffit lighting

Qualifications / Assumptions: Plywood behind siding

Thirty Percent (30%) Down Payment Required For Materials Prior to Start of Construction

If you have any questions concerning this quotation, contact Patrick at 860-709-8809 or Mariusz (Mario) at 860-997-2515. Please feel free to email me at patrick.dabrowski1@outlook.com as well.

THANK YOU FOR YOUR BUSINESS!

Project Address: 1083 Farmington Ave, Berlin, CT

Materials List

1. Waterproofing:
 - a. STO Corp. – Gold Fill – 5 Gallon Pail
 - b. STO Corp. – Gold Coat – 5 Gallon Pail
 - c. STO Corp. – StoGuard Mesh - 4.25" x 150' Roll
 - d. STO Corp. – StoGuard Mesh - 9.5" x 150' Roll

2. EIFS (Exterior Insulation & Finish Systems):
 - a. STO Corp. – 1" Insulation - Bundle
 - b. STO Corp. – 2" Insulation - Bundle
 - c. STO Corp. – 3" Insulation – Bundle
 - d. STO Corp. - Primer/Adhesive (Base Coat) – 50 lb Mix
 - i. STO Corp. - 80920 Mesh – 38" x 150' Roll
 - e. STO Corp. - Sto Fine Sand Finish (Finish Coat) – 5 Gallon Pail

3. Miscellaneous
 - a. Sealants / Caulking (Where Required)

Pepaj's Construction, LLC

PROPOSAL

1043 Flanders Rd
Southington, CT, 06489

DATE March 24, 2021
PROPOSAL # 100
Customer ID BERLIN-1038

Bill To:

Bill
1083 Farmington Ave
Berlin, CT
860-250-4043

Project Photo:



Item #	Description	Amount
1	Demolition – Removal of existing siding, signage, & accessories. Debris to be removed from site	\$ 7,500.00
2	Waterproofing – Replace any damaged or rotten plywood. Apply waterproofing for substrate; Apply 4" & 8" sticky mesh with STO Gold Fill over all joints, corners, & cracks. Paint walls with STO Gold Coat to complete waterproofing system.	\$ 11,750.00
3	Exterior Insulation & Finish Systems (EIFS) – Install 1" Insulation for walls, 2" insulation for details, & 3" insulation for crown molding detail. Wrap all insulation & apply STO Base Coat with Mesh. Additionally, apply STO Fine Sand finish coat with color & texture for final product.	\$ 32,500.00
SUBTOTAL		\$ 51,750.00
TAX (6.35%)		\$ 3,286.13
TOTAL		\$ 55,036.13

Included: Shop drawings, equipment, overhead & profit included in price

Exclusions: Structural or non-structural framing, patching or repairing roof; coping (metal edge) for top of crown molding; electrical work for soffit lighting

Qualifications/Assumptions: Plywood behind siding

Thirty Percent (30%) Down Payment Required For Materials Prior to Start of Construction

If you have any questions concerning this quotation, contact Tim at 860-709-88809. Please feel free to email me at pepajkujtim05@gmail.com as well.

THANK YOU FOR YOUR BUSINESS!

GP
DensGlass
Sheathing

GP
DensGlass
Sheathing

GP
DensGlass
Sheathing

GP
DensGlass
Sheathing

PRIMER / ADHESIVE - B

INSULATION BOARD
08920 MESH

PRIMER / ADHESIVE - B

FINE SAND FINISH

GP
DensGlass
Sheathing

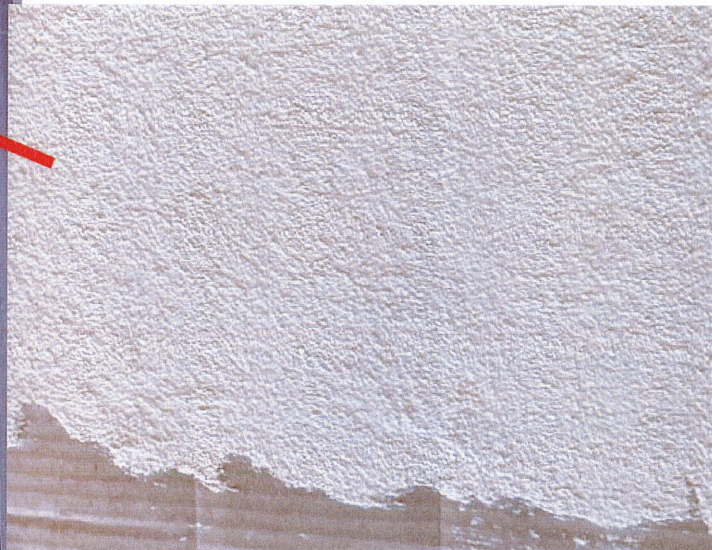
GP
DensGlass
Sheathing

GP
DensGlass
Sheathing

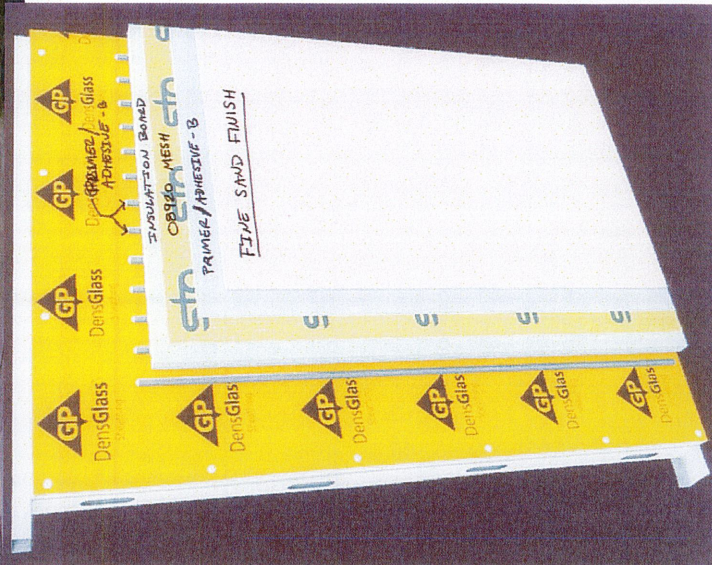
GP
DensGlass
Sheathing

GP
DensGlass
Sheathing

1083 FARMINGTON AVENUE - PROPOSED FAÇADE CHANGES

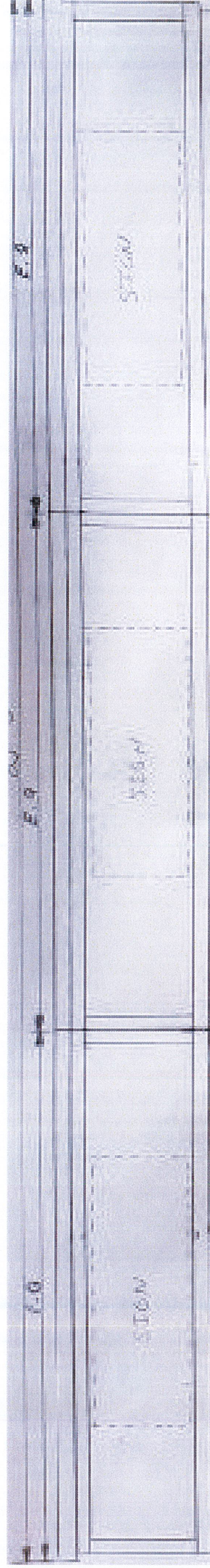
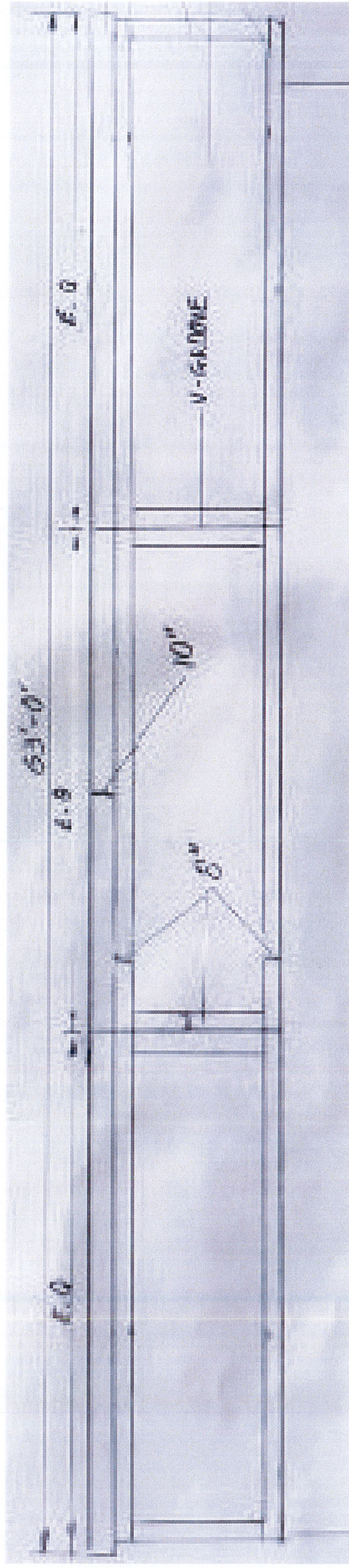


LOOK OF SAND FINISH

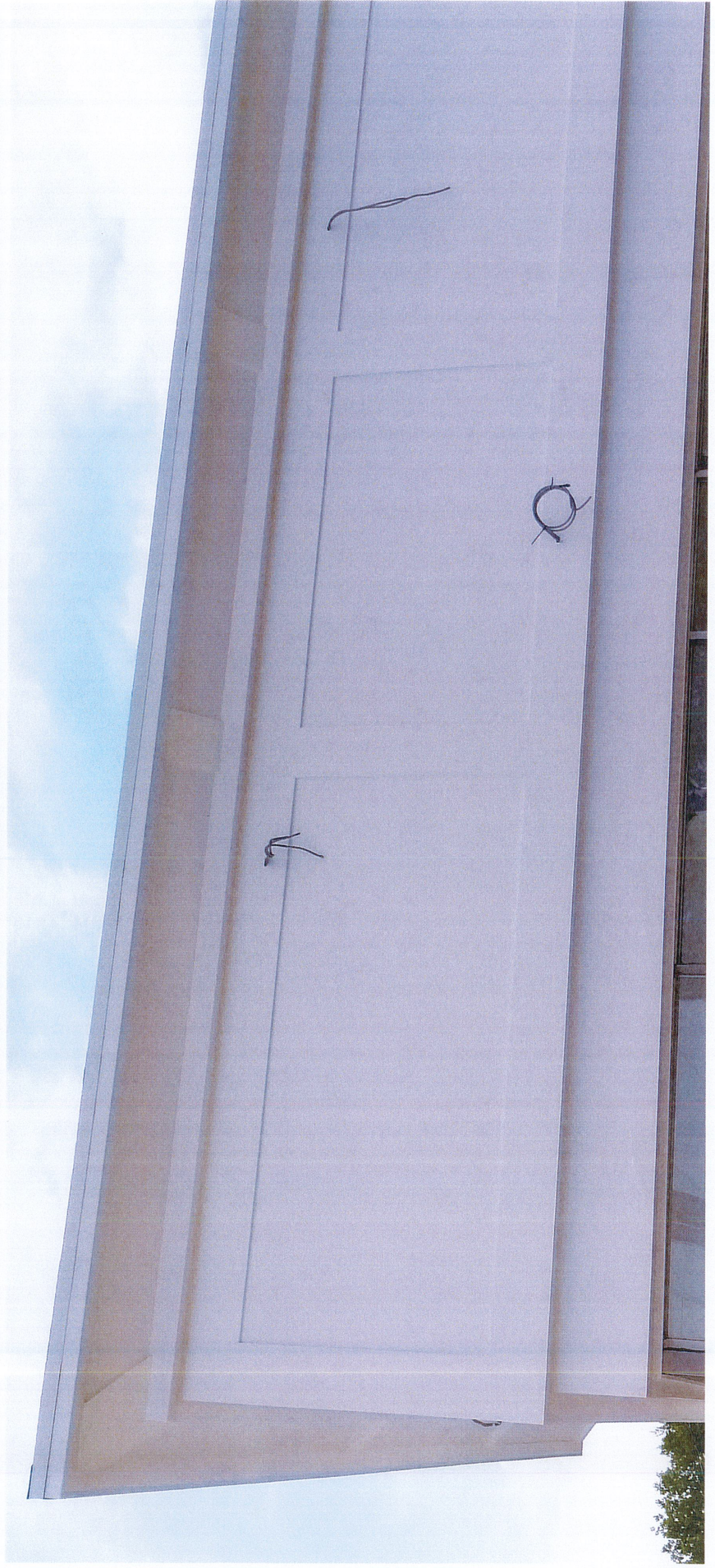
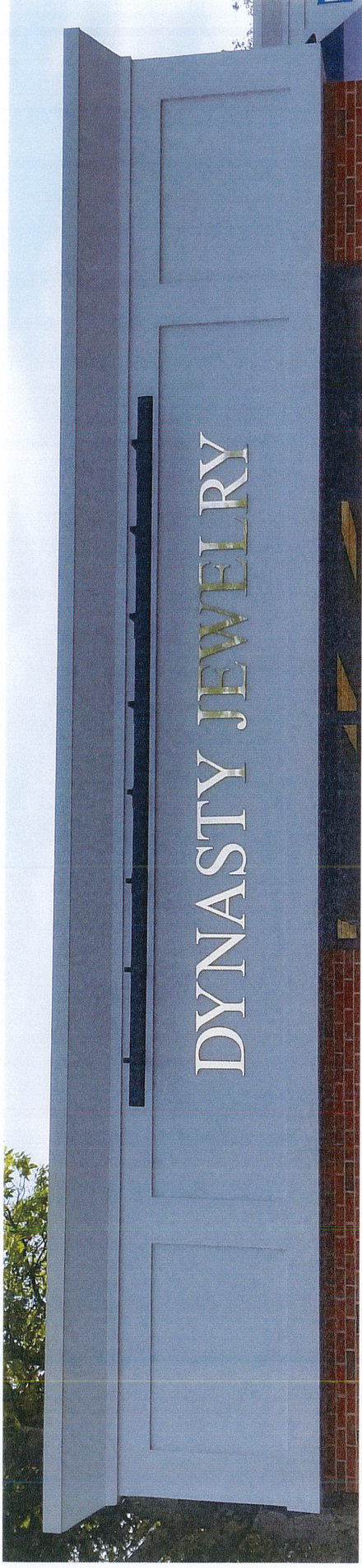


PAVERS TO BE INSTALLED

1083 FARMINGTON AVENUE - FAÇADE LOOK - Similar to Dynasty



1083 FARMINGTON AVENUE - FAÇADE LOOK - Similar to Dynasty



Façade Improvements

M. Cecunjanin
246 New Britain Road
CCD-1
Façade Improvements



PROPOSAL

The applicant is seeking Planning & Zoning Commission approval for façade improvements to an existing restaurant located at 246 New Britain Road in the CCD-1 Zone. Proposed improvements will repair cracks and missing pieces with installation of stone veneer.

STAFF COMMENTS

1. The property lies within the geographic limits of the Farmington Ave. Design Standards and is eligible for the program.

BACKGROUND & ANALYSIS

The building has been home to Portofino's Restaurant for many years and was built in approximately 1960.

At their June 2021 meeting, the Economic Development Commission approved an application for the Façade Improvement Program for façade improvements to the southerly façade of the building. The side faces the existing parking lot and is visible from New Britain Avenue as approaching the property from the south. This side of the building is subject to sun damage and exposure.

The estimated eligible cost of all improvements for the façade program is \$18,750.00 of which \$9,375.00 can be covered with the grant funding.

Town of Berlin

Department of Economic Development

June 11, 2021

Joan Veley
Chairwoman
Berlin Planning & Zoning Commission
240 Kensington Road
Berlin, CT 06037

Dear Chairwoman Veley and Commission Members:

The façade application before you is for 246 New Britain Road, the home of Portofinos. As part of a larger project, Mike is looking to improve the look of the portion of the building that faces the existing parking lot. This side, which faces the sun a good portion of the day, has seen some damage due to weather as well as time.

The improvements will include the repair of any cracks or missing pieces on that side as well as the installation of a stone veneer. This veneer will match what is on the front of the building and therefore bring that look around the side of the building.

There were 2 quotes for:

1. \$18,750.00 and
2. \$26,250.00

The Economic Development Commission approved a matching grant of \$9,375.00 at their June 7th, 2021 meeting.

I would ask for your support of this project as it will help to improve the look of Portofino's and is the 1st step in a multi-phase improvement project including a permanent patio.

Thank you for your time this evening.

Sincerely,



Christopher D. Edge
Economic Development Director

Visit our Web Site <http://www.town.berlin.ct.us>

I. OWNER Information

Owner(s) Name (Titleholder): C'ECUNJANIN

Owner Type: (Check One)

☐ Corporation ☐ Individual ☒ LLC ☐ Partnership ☐ Sole Proprietorship

Mailing Address: 246 NEW BRITAIN RD

City: KENSINGTON State: CT Zip Code: 06037

Email: CTACRIFINDS03@GMAIL.COM

Telephone: 860-807-5495 Ext: _____ Fax: _____

II. Property Information (to be given as security for Facade Loan)

Address of Subject Property: _____ Name
of Current Business(es) and Business Owner(s) or Merchants(s):

IV. Type of Improvements Proposed

☐ Awning ☐ Canopy ☐ Doors ☐ Gutters ☐ Landscaping ☐ Lighting
☐ New Sign ☒ Painting ☐ Paving ☐ Side ☒ Siding ☐ Windows

Exterior \$18,750.00 Signage _____

Other _____

TOTAL \$18,750.00

AMOUNT OF GRANT REQUEST: \$9,375.00 (Maximum \$50,000)

Sources of Funding for Total Project:

Owner: CT - \$9,375.00

Bank: _____

Other: _____

BERLIN FACADE GRANT: \$9,375.00

Total Project Cost: \$18,750.00

III. PLEASE ATTACH THE FOLLOWING AS PART OF THIS APPLICATION

- a. Description of improvements (exterior, signage, landscaping) and how work will be accomplished.
- b. Brief company profile.
- c. If the property owner and business owner are not the same, a letter of support from the property owner is required.
- d. Estimates for all renovations including itemized material and labor costs. Minimum of two quotes per proposal required.
- e. Rendition of the property or any plans showing improvements
- f. Tax Affidavit Form (signed by Tax Collector's Office)

VI. Façade Improvement(s) Request

Give a brief general description of the type of improvement(s) being requested and an explanation of how the project will meet the program objectives in the Program's Policies and Procedures: (If additional room is needed, please attached a separate sheet paper)

REPAIR SIDE AND ADD STONE VENEER TO MATCH FRONT OF BUILDING

I certify that the information in this application is true and complete and I agree to participate in the Façade Improvement Program.

The undersigned hereby authorizes the Town of Berlin to independently verify the contained in this application.

Owner(s) Signature(s)

Date

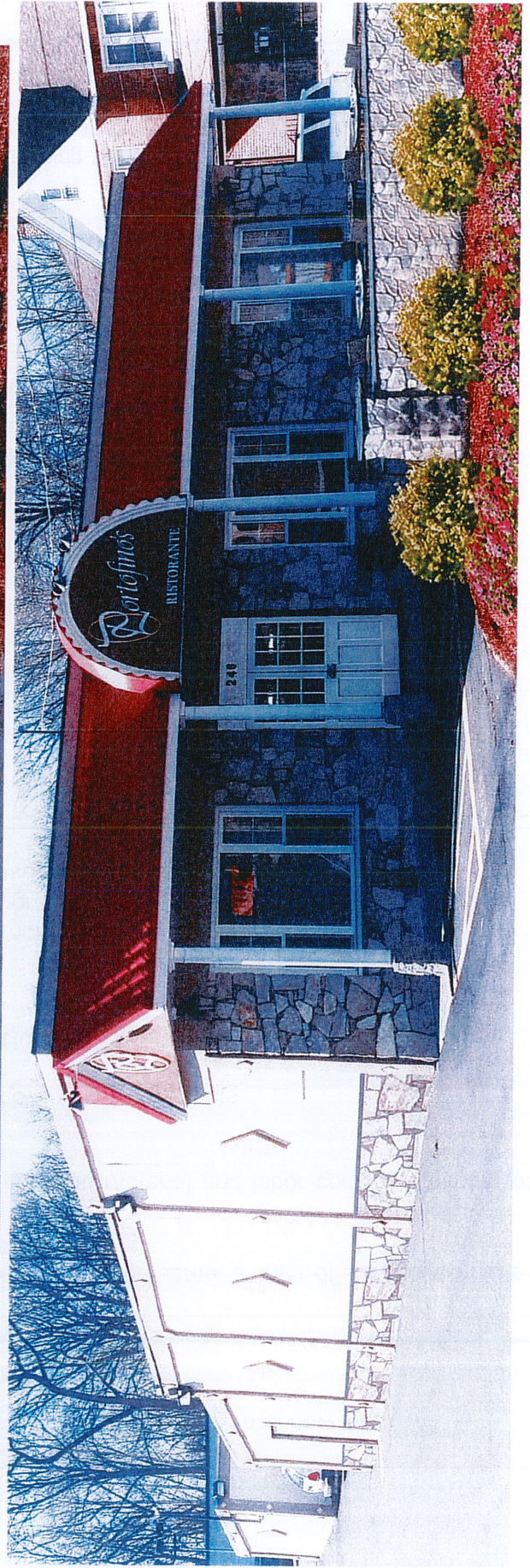
Lessee(s) Signature (if applicant)

Date

NOTICE:

Funds for the Facade and Landscape Grant Program are being provided through a grant from the State of Connecticut. The Applicant will be required to enter into an agreement with the Town that will include provision that the Applicant will agree not to discriminate and that the applicant will make a good faith effort to use State registered woman owned and/or minority business enterprises. This link on the State of Connecticut Department of Administrative Services web site can help you find small and minority businesses to consider as contractors or supplier for the project.

246 NEW BRITAIN ROAD - PORTOFINOS FAÇADE - BEFORE AND AFTER VIEWS





P.O. Box 310298 • Newington, CT 06131 • P: (860) 665-7275

Rubinoent@yahoo.com

June 7, 2021

Portofino's Restaurant
246 New Britain Road
Berlin, CT. 06037

Rubino Enterprises, LLC, proposes to supply the labor and material needed for building improvements at 246 New Britain Road Berlin, CT. 06037. The price will include the following:

- Repair existing stucco
- Install 500 square feet of stone veneer
- Paint

Exclusions:

- Structural repairs
- Framing repairs

All material is property of Rubino Enterprises LLC, until payment is made in full. Customer is responsible for all collection costs including legal fees.

The total price for the above will be **\$18,750.00** Prices are subject to Connecticut sales tax. A 50% deposit is required. Balance due upon completion.

Accepted By: _____

Thank you,
Robert Rubino

CONNECTICUT CONSTRUCTION – Waterbury, Connecticut

Option 1 :

Patio addition for Restaurant front with stone veneer to match existing design as closely as possible. Stone color will vary. Concrete patio/or paver patio with smooth hand or broom finish approximately 800 SF. Paver option for easier removal for future utility work if needed. Pavers included in cost to be Nicolock Holland Stone selection with two color choices, field & border for an aesthetic finish. Colors TBD. Free standing retaining wall to be less than 4 FT in height. Cinder block built with stone veneer finish to match existing design as closely as possible. Color of the stone will vary.

Scope of work :

1. Installation of concrete footing on existing asphalt at front entrance for free standing aesthetic veneer wall. Footing length to be appx 100 LF, 18" in width & 12" in depth with stone base & rebar. Concrete ready mix to be at a minimum 3500 PSI & a maximum of 5000 PSI. Wall veneer to closely match & finished with a 12" granite cap around the perimeter.

Block wall to have rebar drilled and epoxied at each corner & every 5 feet with cells filled solid at each rebar location. Rebar length to extend at height of the wall & drilled the entire depth of footing or tied prior to footing installation.

2. Concrete or Paver patio installation. Area to be filled and compacted with 3/4 " process stone up to desired elevation. If the patio is built in concrete, 5'x5' alteration with rebar & mesh to be installed prior to concrete pour. Concrete ready mix at min 3500 PSI & a maximum of 4" thick slab with hand or broom finish. If paver option considered : Area of work to be filled with process stone. Compacted at each layer. Stone dust layer at finished grade for paver install prep. Patio to be finished with polymeric sand to satisfy for complete finish between paver joints.

Side Wall Veneer

Installation of stone veneer over existing stucco structure. Damaged areas to be patched accordingly before work commences. Approximate area to be built in stone veneer to closely match existing & front addition will be 720 SF. Stone veneer to be installed no more than 4' in height at highest elevation.

\$26,250.00

12 Months warranty included in the proposal after completion of work.

Total cost includes appropriate taxes, deliveries, materials & labor charges. Any additions will be processed by PO's with agreements & 50% down payments upon signature.

A 50% Down deposit will be required upon agreement.

Total cost for option 1 : \$81,578.73

Option 2 :

Please refer to the information above. Option two refers to the installation of wall & patio retaining base with 2'x4' pre-cast concrete blocks (also known as mafia blocks) rated at 2 ton total weight per block, in lieu of concrete footing. Block base to be built with stone dust and placed with proper equipment for full installation. Installation of above mentioned project options to remain the same. Total includes all work for front addition & veneer on existing building side wall (parking lot side).

Total cost for option 2 : \$84,698.00