



Town of Berlin

Planning and Zoning Department

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

Town of Berlin
Received

MAY 28 2021

Planning & Zoning Department
Berlin, Connecticut

SPECIAL PERMIT APPLICATION

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

Project Name: The Truck Bar
Property Owner(s): Ocean State Job Lot
Project Address*: 119 Webster Square Rd
Map: _____ Block: _____ Lot: _____ Zone(s): _____ Lot Area: _____

Applicant Information

Name: Merle McKenzie Firm Name: The Truck Bar 2 LLC
Street Address: 1183 Killington Rd City: Higganum ST: CT Zip: 06441
Email: Trainermerle@gmail.com Phone: 860-539-0657
Signature: Merle McKenzie Date: 5/28/2021

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

Name: OSJ of Berlin LLC Principal: _____
Street Address: 375 Commerce Park Rd City: Kingston ST: RI Zip: 02852
Email: d.steinberg@osj.com Phone: 401-295-2672

*Letter of Authorization Required

Special Permit required pursuant to section(s):

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

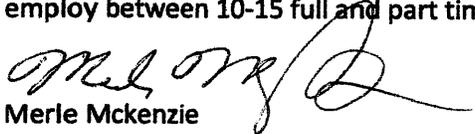
To be completed by P&Z staff only:

Fee Paid \$ _____ (Refer to current Fee Schedule)

Received by: MKG
chk #252

The Truck Bar overview

The proposed Truck Bar for 119 webster sq rd Berlin will be a family friendly recreation center. Serving all customers age 7 and up. We will have indoor cornhole lanes, a full arcade, pizza restaurant and live music. We will also have 2 private party rooms great for birthday parties and corporate events. The Truck Bar will feature a unique Truck themed atmosphere and will be a regional draw. We will ultimately employ between 10-15 full and part time employees.



Merle Mckenzie
CEO & Founder
The Truck Bar



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SITE PLAN APPLICATION

Site Plan

Site Plan Amendment

Project Name: The Truck Bar
Property Owner(s): OST of Berlin LLC
Project Address*: 119 Webster Square Rd
Map: _____ Block: _____ Lot: _____ Zone(s): _____ Lot Area: _____

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: Mesle McKenzie Firm Name: The Truck Bar 2 LLC
Street Address: 1183 Killingworth Rd City: Higganum ST: CT Zip: 06441
Email: trainermesle@catt.net Phone: 860-539-0657
Signature: [Signature] Date: 5/28/2021

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

Name: OST of Berlin LLC Principal: _____
Street Address: 375 Commerce Park Rd City: North Kingston ST: RI Zip: 02852
Email: D.Steinberge@ostj.com Phone: 401-295-2672

*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.

This Site Plan Involves:

Additions

Alterations

Demolition

New Construction

Description of Project*: Demolition of existing kitchen area.
Building new kitchen, storage rooms, stage

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

SITE PLAN ZONING STATISTICS

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
USE(S)	<u>✓</u>		
COMMERCIAL			
Gross Floor Area	<u>15,600</u>		
Parking Spaces			
INDUSTRIAL			
Gross Floor Area			
Parking Spaces			
RESIDENTIAL			
Number of Units			
Number of Bedrooms			
Gross Floor Area			
Parking Spaces			
OTHER USES			
Gross Floor Area			
Parking Spaces			

To be completed by P&Z staff only:

Fee Paid \$ _____ (Refer to current Fee Schedule)

Received by: _____

**TOWN OF BERLIN
PLANNING AND ZONING COMMISSION
PUBLIC HEARING NOTICE**

The Berlin Planning and Zoning Commission will hold a Public Hearing at its Regular Meeting on Thursday, July 15, 2021 at 7:00 P.M. in the Berlin Town Hall, 240 Kensington Road, Berlin, CT. Interested parties may join the meeting and participate in the public hearing in person or remotely by video or telephone as provided below.

The following Public Hearing will be held at which time an opportunity will be given to those who wish to be heard relative to the following applications:

- a. Special Permit/Site Plan Amendment Applications of Merle McKenzie, The Truck Bar 2 LLC, for a recreation center at 119 Webster Square Road

Applications and related meeting materials are available at the Planning and Zoning Department, Berlin Town Hall, 240 Kensington Road, Berlin, Connecticut.

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=YU0xb1J2Yyt4RDVLUkRlZFpFTFRuQT09>

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. Participants are responsible for charges incurred by their carrier. Town does not reimburse participants for toll or data charges.

Dated this 2nd day of July, 2021 at Berlin, CT.

Brian Rogan, Secretary
Berlin Planning and Zoning Commission

Filed in the Town Clerk's Office – July 2, 2021

Published in the New Britain Herald – Saturday, July 3, 2021 and Monday, July 12, 2021

Posted in the Planning and Zoning Office – July 2, 2021

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

APPLICATION: Special Permit/Site Plan Amendment
APPLICANT: Merle McKenzie/The Truck Bar 2 LLC
LOCATION: 119 Webster Square Road
AGENDA DATE: July 15, 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 departments.*
-

Health District

- Food service license is required. A plan review must be conducted. Submit application and fee, floor plan, equipment specs, and menu to Central Connecticut Historic District

Building Official

- Complete fit out plans, including M.E.P.'s with permit application – mixed occupancy?
A2 – A3

Economic Development

No comment

Fire Marshal

No comment

Police Chief

No comment

Board of Police Commissioners

No comment

Emailed to Applicant: July 8, 2021

Town of Berlin

Department of Economic Development

July 6, 2021

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

Re: The Truck Bar 2 LLC

Dear Chairwoman Veley and Commission Members:

I am on vacation this week, but I did think it important that I give this Commission some feedback on this application. I have been working with and speaking to the owner of the Truck Bar for some time. They have a successful location in Higganum and will bring a similar level of excitement and fun here.

The Truck Bar 2 LLC will bring a new energy to the area and I believe it is a great addition to Webster Square Road and the Town of Berlin. This new business will bring more vitality to the plaza as well as a new activity for our residents.

The owners of the plaza have been working hard adding new tenants including Kathy's Urgent Care and most recently, Strength in Numbers (SIN) Fitness. This will help to continue to bring more life to the plaza.

Thank you very much for your time and consideration of this application.

Sincerely,



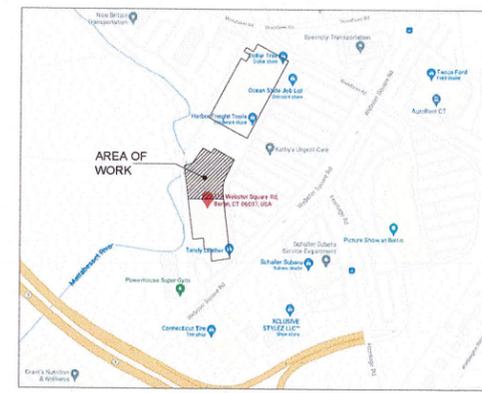
Christopher Edge
Economic Development Director

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

Town of Berlin, Connecticut • Chris Edge, Economic Development Director
240 Kensington Road • Berlin, CT 06037 • (860) 828-7005 • Fax: (860) 828-7180 • Email: cedge@town.berlin.ct.us



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



LOCATION PLAN

No.	Date	Issue Notes
Architect VINCENT BABAK ARCHITECTURE, LLC 195 Tunxis Hill Road, Suite 203 71 Whitfield Street, Suite 20D Fairfield, CT 06425 Guilford, CT 06437 Tele: 203-903-6203 Tele: 860-604-4118		
Consultant 		
Project Title The Truck Bar Webster Square Shopping Center 119 Webster Square Road		
Sheet Title PROPOSED FLOOR PLAN		
Project Manager -	Project ID -	
Drawn By SK	Scale AS NOTED	
Reviewed By ED	Sheet No. SA-1	
Date 6-10-21		
CAD File Name TRUCK_FLOOR.dwg		