



Town of Berlin

Planning and Zoning Department

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

Planning and Zoning Commission
Zoning Board of Appeals
Conservation Commission
Historic District Commission

BERLIN HISTORIC DISTRICT COMMISSION

June 7, 2021 7:00 p.m.

The Berlin Historic District Commission will hold a public hearing at its regular meeting of June 7, 2021 at 7:00 p.m. in Berlin Town Hall, Town Council Chambers, 240 Kensington Road, Berlin, CT. Interested parties may join and access this meeting in person or remotely by video or telephone as provided below.

The agenda and meeting materials related to the agenda items which have been distributed to the Commission will be posted on the Town's website at: <https://www.town.berlin.ct.us> and will be available for viewing twenty-four (24) hours prior, during and after the meeting.

Members of the public are encouraged to submit materials relevant to the applications no later than 9:00 am, June 4, 2021 for posting prior to, during and after the meeting.

Join Zoom Meeting

<https://town-berlin-ct-us.zoom.us/j/8140556035?pwd=YU0xb1J2Yyt4RDVLUkRlYkRFTFRuQT09>

Meeting ID: 814 055 6035 Passcode: PZ100

Join by phone

1 929 205 6099 US Meeting ID: 814 055 6035 Passcode: 488321

I. Roll Call

II. Audience of Citizens

III. Public Hearing for Certificate of Appropriateness:

- I. HDC 2021-01 request of Nicholas Niro, 100 Harding Holdings, LLC for property at 991 Worthington Ridge for demolition of barn-style building.
- II. HDC 2021-02 request of Susan Skene for property at 203 Hudson Street for replacement of roof on shed with 8-foot classic rib steel roof panels in charcoal color.

IV. Deliberation of Public Hearing

- I. HDC 2021-01 request of Nicholas Niro, 100 Harding Holdings, LLC for property at 991 Worthington Ridge for demolition of barn-style building.
- II. HDC 2021-02 request of Susan Skene for property at 203 Hudson Street for replacement of roof on shed with 8-foot classic rib steel roof panels in charcoal color.

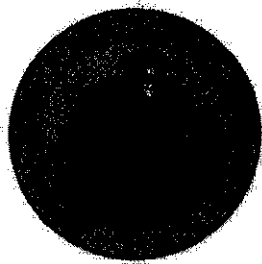
V. Review and Action of Minutes:

- I. January 4, 2021

VI. Other Business and Commission Communications

- I. Meeting House update
- II. Other matters of interest

VII. Adjournment



Town of Berlin

HDC # _____

Planning and Zoning Department

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

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Berlin, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97, Section 7-147d, as amended, of the General Statutes of Connecticut, proposed work as described below:

Property Owner(s): 100 Harding Holdings, LLC
Project Address: 991 Worthington Ridge Map: _____ Block: _____ Lot: _____

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

Applicant Information

Name*: Nicholas N'iro Firm Name: 100 Harding Holdings, LLC
Street Address: 100 Harding Street City: Berlin ST: CT Zip: 06037
Email: Nicholasn'iro@aol.com Phone: (860) 505-8798 / (860) 982-5645 (cell)
Signature: [Signature] Date: 4/19/21

*Letter of Authorization Required (If not the Property Owner)

Proposed Work Involves:

- ☐ New Construction / Addition ☐ Renovation ☒ Repair
to a: ☐ Dwelling Unit ☐ Accessory Structure ☐ Garage ☒ Other (Explain Below)

Description of Project (Please be as specific as possible):

Insurance company is requesting to demo barn building in back of yard (Due to safety concerns)

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

All municipal property taxes are paid in full at this location in accordance with Article 5, §4-40 local ordinance of the Town of Berlin.

[Signature] 4/20/21
Collector of Revenue Date

NOTE: This form is for Historic District Commission Certificate of Appropriateness review ONLY. The owner &/or applicant is responsible to obtain any other agency's authorization in relation to the proposal. Please complete Instruction Checklist and refer to HDC Regulations for all submission criteria.

To be completed by P&Z staff only:

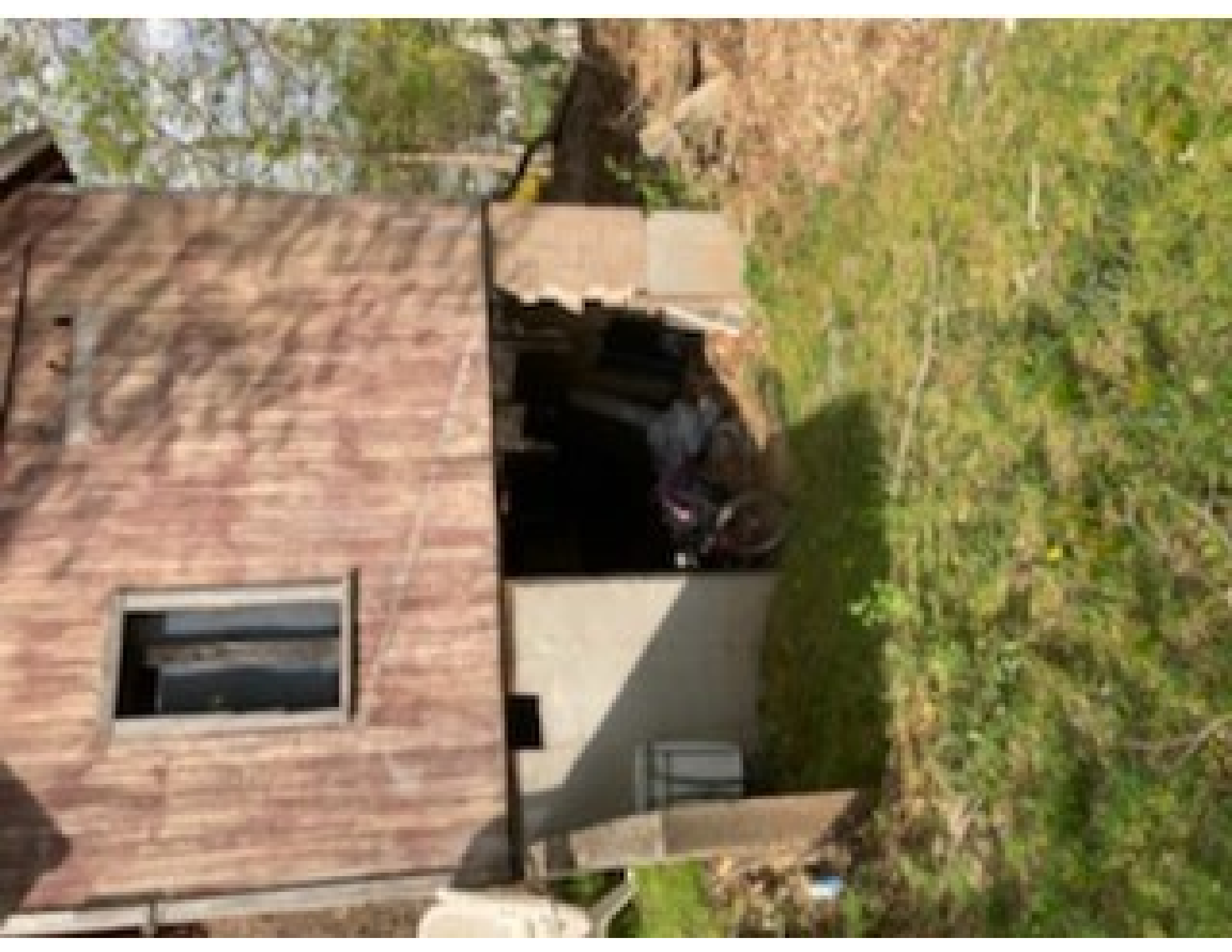
Received by: _____
HDC Application #: _____
Scheduled on HDC Agenda of: _____

HISTORIC DISTRICT COMMISSION DECISION:

Plan Title & Date: _____













Maureen Giusti

From: Arelyn Vargas, Accounts Payable Specialist <ap@thenirocompanies.com>
Sent: Thursday, April 29, 2021 9:48 AM
To: Maureen Giusti
Subject: RE: Certificate of Appropriateness Application
Attachments: IMG_1663.jpg; IMG_1658.jpg; IMG_1659.jpg; IMG_1660.jpg; IMG_1661.jpg; IMG_1662.jpg

Importance: High

Good morning Maureen,

My apologies in advance. I am awaiting description on how they will be removing and restoring the area. I was told it will be replaced with soil and grass, creating a garden area. Attached are the pictures.

I will follow up with the owners again.

Thanks,

ARELYN VARGAS
ACCOUNTS PAYABLE

860.505.8798 Ext. 206

860.505.8906

www.TheNIROCompanies.com

Berlin, CT 06037
100 Harding Street, Suite 109 | Mailing Address: P.O.Box 96

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-----Original Message-----

From: Maureen Giusti <mgiusti@town.berlin.ct.us>
Sent: Thursday, April 29, 2021 9:35 AM
To: Arelyn Vargas, Accounts Payable Specialist <ap@thenirocompanies.com>
Subject: RE: Certificate of Appropriateness Application

Arelyn,

I have not heard back from you with requested supplemental materials for the Historic District Commission's consideration.

Please let me know the status so that we can schedule for the May 3 meeting or know to hold for June.

Thank you,

Maureen

-----Original Message-----

From: Maureen Giusti

Sent: Wednesday, April 21, 2021 10:26 AM

To: Arelyn Vargas, Accounts Payable Specialist <ap@thenirocompanies.com>

Subject: RE: Certificate of Appropriateness Application

Please send photographs of the building and a description of how it is to be removed. Describe any intention for reuse or salvage of materials. And how the site will be restored/ what will be left - is there a foundation or basement to be filled in. etc.

Thank you,

Maureen

-----Original Message-----

From: Arelyn Vargas, Accounts Payable Specialist <ap@thenirocompanies.com>

Sent: Tuesday, April 20, 2021 4:16 PM

To: Maureen Giusti <mgiusti@town.berlin.ct.us>

Subject: Certificate of Appropriateness Application

Importance: High

Good afternoon Maureen,

Attached is the Executed Certificate of Appropriateness application. I left you a voicemail, wasn't sure where to retrieve the Map, Block, Loc information. I also had a question regarding the items to be submitted being that the plan is to demo the barn/garage. Would you still require a scaled drawing?

Please advise if you need anything else.

Have a great day.

Regards,

ARELYN VARGAS

ACCOUNTS PAYABLE

860.505.8798 Ext. 206

860.505.8906

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Berlin, CT 06037

100 Harding Street, Suite 109 | Mailing Address: P.O.Box 96

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Town of Berlin HDC Regulations
Adopted Mar 3, 2008/Amended Jan 4, 2016

course of the hearing shall be recorded in like manner.

Section 5. Certificates of Appropriateness

No building or structure shall be erected, altered, restored, moved, or demolished within the Historic District until an application for a Certificate of Appropriateness as to exterior architectural features has been submitted to the Commission and approved by said Commission. A Certificate of Appropriateness shall be required whether or not a building permit is required. Nothing in these regulations shall preclude the relocation of a historic structure into or within the District; however, a Certificate of Appropriateness shall be required for such an activity. Public hearings shall be held prior to the issuance of any Certificate of Appropriateness.

As used in the above, "erected" means constructed, built or installed; "altered" means changed, modified, rebuilt, reconstructed, or enlarged; "building" means a combination of materials forming a shelter for persons, animals, or property; "structure" means any combination of materials, other than a building, which is affixed to the land, and shall include, but not be limited to, signs, fences and walls. "Exterior architectural features" shall include such portion of the exterior of a structure as is open to view from a public street, way, or place.

The style, material, size, and location of outdoor advertising signs and bill posters within the Historic District shall also be under the control of the Commission.

In addition, no area within the Historic District shall be used or expanded for industrial, commercial, business, home industry, occupational or any other than residential parking whether or not such area is zoned for such use, until after an application for a Certificate of Appropriateness as to parking has been submitted and approved by the Commission.

No Certificate is required for work certified by the Building Inspector as necessary for the immediate public safety because of a situation that is unsafe or dangerous. The Building Inspector shall notify the Commission when such work has been authorized.

If a building or structure is to be demolished, no demolition shall occur for 90 calendar days from issuance of a demolition permit if during such time the Commission or the Connecticut Historical Commission is attempting to find a purchaser who will retain or remove such building or who will present some other reasonable alternative to demolition. At the conclusion of such 90-day period, the demolition permit shall become effective and the demolition may occur. Nothing in this paragraph shall be construed to mandate that the owner of such property sell such property, building, or structure.

5.1 APPLICATION

5.1.1 Application forms for a Certificate of Appropriateness shall be available to the public at the Planning and Building Department at Town Hall.



Town of Berlin

Planning and Zoning Department

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

HISTORIC DISTRICT COMMISSION

HDC # 2021-02

Town of Berlin
Received

MAY 18 2021

CERTIFICATE OF APPROPRIATENESS APPLICATION

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Berlin, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97, Section 7-147d, as amended, of the General Statutes of Connecticut, proposed work as described below:

Property Owner(s): LAVIANA SKENE TRUST

Project Address: 203 HUDSON ST Map: _____ Block: _____ Lot: _____

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

Applicant Information

Name*: SUSAN SKENE / JEFFREY LAVIANA Firm Name: _____

Street Address: 203 HUDSON ST City: BERLIN ST: CT Zip: 06037

Email: skene203@gmail.com Phone: 860-416-5464

Signature: _____ Date: 5/17/21

*Letter of Authorization Required (If not the Property Owner)

Proposed Work Involves:

☐ New Construction / Addition ☐ Renovation ☒ Repair

to a:

☐ Dwelling Unit ☒ Accessory Structure ☐ Garage ☐ Other (Explain Below)

Description of Project (Please be as specific as possible):

REPLACE DETERIORATED ROOF OF SHED WITH
8 FT CLASSIC RIB STEEL ROOF PANELS IN CHARCOAL

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

All municipal property taxes are paid in full at this location in accordance with Article 5, §4-40 local ordinance of the Town of Berlin.

Collector of Revenue

Date

NOTE: This form is for Historic District Commission Certificate of Appropriateness review ONLY. The owner &/or applicant is responsible to obtain any other agency's authorization in relation to the proposal. Please complete Instruction Checklist and refer to HDC Regulations for all submission criteria.

To be completed by P&Z staff only:

Received by: _____

HDC Application #: _____ - _____

Scheduled on HDC Agenda of: _____

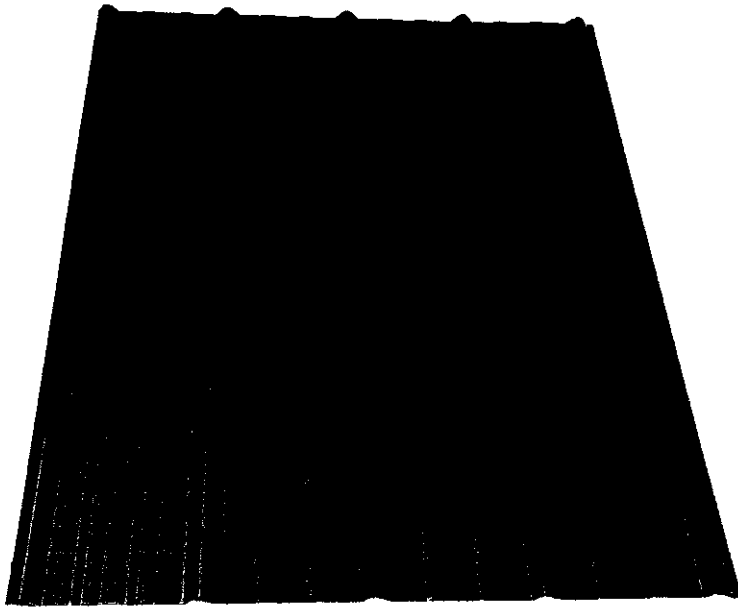
HISTORIC DISTRICT COMMISSION DECISION:

Plan Title & Date: _____

Close X

8 ft. Classic Rib Steel Roof Panel in Charcoal

by **Metal Sales**



Related Videos & 360° View



Live Chat

Feedback

Hover Image to Zoom

Product Images





homedepot.com



13



TOP

8 ft. Classic Rib Steel Roof Panel in Charcoal

by Metal Sales ★★★★★ (439) ❤️ 669

\$36⁷⁷

Product Overview

Specifications

Questions & Answers

Customer Reviews

variety of structures including pole barns, equipment storage, stables, garages, sheds and houses. This lightweight metal panel is easy to install to protect your investment beautifully and affordably. Classic Rib has a low profile rib height of $\frac{3}{4}$ " and is designed for attachment to the roof substrate with fasteners that penetrate the face of the panel. Fastener heads are exposed to view and feature a gasket that prevents leaking. Classic Rib comes standard with ColorFit40, a superior four-layer coating system that has undergone rigorous real-world weathering tests to prove its long-term ability to stand up to the elements. All color options are listed with ENERGY STAR and improve energy efficiency by reflecting sunlight before it can be absorbed as heat. This reduces the amount of energy needed for cooling your building. Classic Rib also provides you with decades of worry-free service with low maintenance requirements.

- 29-Gauge thickness, 36 in. panel coverage and $\frac{3}{4}$ in. rib height; features bell top trapezoidal rib on 9 in. centers
- Designed to be installed on roofs with a 3:12 or greater slope over open framing or solid substrate
- ColorFit40 coating system guards against corrosion, fading, chalking and chipping
- Carries a 40-year finish warranty for durability and aesthetics
- Withstands severe weather conditions including high winds and fire - advantages that may lower insurance premiums
- Environmentally responsible choice containing a minimum 30% recycled content and is 100% recyclable
- Virtually maintenance free and resistant to mildew, rot and pests. Occasional cleaning will maintain its appearance

- [Product Label in Spanish](#)
- [Instructions / Assembly](#)
- [Installation Guide](#)
- [Specification](#)
- [Use and Care Manual](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.



Town of Berlin

HDC # _____ - _____

Planning and Zoning Department

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

HISTORIC DISTRICT COMMISSION CERTIFICATE OF APPROPRIATENESS

Application Instructions And Checklist

Project Address: 203 HUDSON ST, BERLIN CT 06037

All applications shall be submitted to Planning and Zoning Office during regular office hours.
Applications must be submitted a minimum of 14 days prior to the meeting per the adopted calendar.

Items To Be Submitted:

- ☒ 1. One original completed Historic District Commission Certificate of Appropriateness Application form with original applicant signature. (Make sure to obtain Tax Collector Office sign off.)
- ☐ 2. Notarized Letter of Authorization to act on behalf of the certified property owner(s) for matters related to this application, if required.
- ☐ 3. Scaled drawings showing the nature of the work to be performed, as well as a list of materials to be used. With respect to signs, the application shall state the size, materials and proposed location(s).
- ☐ 4. Applications for rehabilitation, new additions, and accessory structures shall include the following materials:
 - ☐ A. Written specifications, with measurements.
 - ☒ B. Photographs of building or lot.
 - ☐ C. Plot plan when necessary (for additions or new structures).
 - ☐ D. Historical photographs and statement including physical and/or documentary evidence or depictions of proposed changes.
 - ☐ E. Description of existing materials and their condition, particularly if replacement is proposed. *Be aware that the Commission may require or suggest material samples or color samples for either rehabilitation or new construction.*
- ☐ 5. Additional requirements for construction of new buildings or structures:
 - Per §5.1.4.1 All new buildings or structures are to be designed by a licensed architect.*
 - Per §5.1.4.5 Plans are to be specific as to the architectural style, design, arrangement, texture, and material of architectural features; and also as to their relationship to the style and features of other buildings and structures in the immediate neighborhood.*
 - ☐ F. Working drawings at a scale of no less than 1/4 inch = one foot, with elevations of facades, site plans, and indications of materials.
 - ☐ G. Streetscape elevation or architectural rendering of the new design in context of neighboring buildings or structures.

To be completed by Planning and Zoning staff:

- ☐ 6. It is the belief of staff that this application is incomplete because of the failure of the applicant to provide the materials referred to above. This application will be reviewed by the HDC and a decision made as to whether it is complete or incomplete.

Items missing include item numbers: _____

Applicant Signature: _____ Date: _____

Staff Signature: _____ Date: _____