



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


NOTICE OF DECISION

BERLIN PLANNING AND ZONING COMMISSION

APPLICATION: Site Plan Application
APPLICANT: Berlin Housing Authority
LOCATION: 143 Percival Avenue

At its Regular Meeting of June 3, 2021, the Berlin Planning and Zoning Commission voted unanimously to approve the extension of an approved Site Plan application of Berlin Housing Authority for housing for elderly persons development at 143 Percival Avenue.

This extension will expire February, 2025.



Maureen Giusti, AICP
Acting Town Planner/Zoning Enforcement Officer

Maureen K. Giusti, AICP, Acting Town Planner/ZEO. 860-828-7060. mgiusti@berlinct.gov
Carol Szymanski, Zoning Enforcement Officer, 860-828-7008, cszymanski@berlinct.gov
Frances Semnoski, Land Use Administrator. 860-828-7066. fsemnoski@berlinct.gov

LEGAL NOTICE
TOWN OF BERLIN
ACTIONS TAKEN BY THE BERLIN PLANNING AND ZONING COMMISSION

At its Regular Meeting of June 3, 2021, ^{2021 MKS} the Berlin Planning and Zoning Commission took the following actions:

- a. Voted unanimously to approve the extension of an approved Site Plan application of Berlin Housing Authority for housing for elderly persons development at 143 Percival Avenue.
- b. Voted unanimously to approve, with conditions, the Façade application of Kern Realty LLC for signage and landscaping improvements for an existing commercial property at 979 Farmington Avenue in the CCD-2 Zone.
- c. Voted unanimously to approve, with conditions, the Special Event Application of John Mangiafico, Italian Political Independent Club, for a Italian Club Craft Fair with Food Trucks at 16 Harding Street in the General Industrial (GI) Zone on August 8, 2021. (Rescheduled from May 20, 2021)
- d. Voted unanimously to approve, with conditions, the Site Plan application of 861 Farmington Avenue LLC and Cocomo Brothers Associates LLC for a unified plan for access, parking, and site improvements associated with repairs and additions to existing buildings at 861 and 873 Farmington Avenue in the CCD-2 Zone and Kensington Village Overlay Core-1 Zone.

Dated this 14th day of June, 2021 at Berlin, CT.

Brian Rogan, Secretary
Berlin Planning and Zoning Commission

Posted in the Town Clerk's Office – June 14, 2021

Extension of Approved Site Plan

Project:	Berlin Housing Authority
Location:	143 Percival Avenue, MBL 8-4-54-63
Zone:	R-11
Owners:	Town of Berlin
Applicant:	Berlin Housing Authority
Purpose:	Extension of approved Site Plan for housing for elderly persons – 50 units in 2 buildings and related site improvements.
Timeline:	Approval date of February 12, 2015. Extensions allowed by Connecticut General Statute up to 10 years (to 2/12/2025)



PROPOSAL

Request for the Site plan approval to be extended.

AUTHORITY

Site plan applications have a 5-year approval. The Planning and Zoning Commission, per Connecticut General Statute §8-3(i) may grant one or more extensions for a total additional 5 years. Therefore, this application approved on February 12, 2015 is allowed to be extended up to February 12, 2025.

BACKGROUND

In 2015 a 50-unit, 2 building complex was heard and approved with conditions by the Planning and Zoning Commission. See attached excerpt from the PZC 2-12-2015 minutes. Associated Inland Wetlands and Watercourse Commission approvals were obtained prior to the PZC decision.

Staff Comments

The Housing Authority continues to work with the Town on their plan for development options including State approvals and financing. Changes to the approved project are anticipated to result in revised site plan and new special permit applications.

1. The approval be extended with associated conditions as permitted by Statute.

EXCERPT of PZC minutes 2-12-2015

PUBLIC HEARING:

- d. Special Permit Application of the Berlin Housing Authority for housing for elderly persons, 50 units in two buildings, 143 Percival Avenue

Mr. Matt White, P.E., stated Town Engineer Simonian's comments have been addressed and Mr. Simonian has written that he is satisfied with the revisions.

Director Riggins confirmed that each of the three story buildings will be less than 40' in height, and the plan will show 150 square feet of open space per tenant. She stated Mr. Simonian did hire a consultant for the project and the response was quick. If the project is approved, she suggested the condition of adherence to all staff comments. She noted the fence on the site is wooden, instead of chain link; there is more than adequate parking; and the photometric plan for this site is good; however, there is no lighting behind the furthest building.

Mr. White responded the back of that building is not lighted as there is no entry from that side. Director Riggins suggested they consider lighting it.

Commissioner Kaczynski moved to close the hearing.

Commissioner Holtman seconded the motion which carried unanimously.

DECISION:

- e. Special Permit/Site Plan Applications of the Berlin Housing Authority for housing for elderly persons, 50 units in two buildings, 143 Percival Avenue

Mr. Joseph Bajorski, Chairman of the Berlin Housing Authority, was present.

Chairman Moore commended the Housing Authority for its ongoing involvement in the community and the importance of the proposed project which will provide a meaningful contribution to Berlin.

Commissioner Kaczynski moved to approve the application, subject to the following conditions:

- a. Show 150 s.f. of open space per unit.
- b. All fencing to be wooden, as shown on the plan.

Commissioner Pac seconded the motion which carried unanimously.

Maureen Giusti

From: Joseph Bajorski <joseph@thebajorskiteam.com>
Sent: Tuesday, May 11, 2021 10:45 PM
To: Maureen Giusti
Subject: Knights of Columbus Housing Project

Maureen:

As you are aware the Berlin Housing Authority is moving forward on the development of the former Knights of Columbus property. This project received special permit, site plan and inland wetlands approval but those approvals have since expired.

I am writing to request that the site plan and inland wetlands approvals be refreshed administratively. We do not plan any changes to what has previously been approved. We are considering changes to exterior finishes and incorporating a geothermal HVAC system however, a final decision has not been made as of the date of this letter. We plan on making a new application for a special permit and going through the special permit process. If we make a decision to change exterior finishes and incorporate the geo thermal concept we can address those changes in the special permit process.

In compliance with the existing cooperation agreement between the Town of Berlin and the Berlin Housing Authority we will be asking fees to be waived on this project. That request has been forwarded to the Town Manager for Council action.

Feel free to call me should you have any questions.

Joseph A. Bajorski
Chairman

Berlin Housing Authority
250 Kensington Road
Kensington, CT 06037

O 860.828.4500
C 860.982.1489