

833 Deming Road, LLC

TOWNBERLIN Town of Berlin

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT
6-30-20	833-SPECIA	Special Permit	280.00
CHECK DATE	7-01-20	CHECK NUMBER	216
		TOTAL >	280.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

WARNING: THIS CHECK IS PROTECTED BY SPECIAL SECURITY FEATURES

833 Deming Road, LLC
6 Executive Drive, Ste 100
Farmington, CT 06032
860-674-5620

People's United Bank
Hartford, CT 06103

51-7218/2211

216

DATE 07/01/2020

Pay: *****Two hundred eighty dollars and no cents

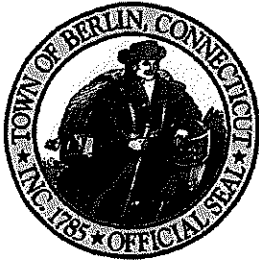
\$ ****280.00

TO THE ORDER OF
Town of Berlin
240 Kensington Rd
Berlin, CT 06037



SECURITY FEATURES INCLUDE MICROPRINTING • VOID PANTOGRAPH • ENDORSEMENT BACKER • BROWNSTAIN CHEMICAL REACTANT

⑈000000216⑈ ⑆221172186⑆6500880188⑈



Town of Berlin

Planning and Zoning Department

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

SPECIAL PERMIT APPLICATION

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

Project Name: 833 Deming Road
Property Owner(s): 833 Deming Road, LLC and Berlin Remnant Land Parcels, LLC
Project Address*: 0, 823 & 833 Deming Road
Map: 5-4 Block: 122 Lot: 10,11-1,11-2 Zone(s): R-43, OT Lot Area: 11.4 acres

Applicant Information

Name: Ben Tripp Firm Name: 833 Deming Road, LLC & Berlin Remnant Land Parcels, LLC
Street Address: 6 Executive Drive #100 City: Farmington ST: CT Zip: 06032
Email: btripp@metro-realty.com Phone: 860.674.5624
Signature: *Ben Tripp* Date: July 6, 2020

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

Name: Same Principal: _____
Street Address: _____ City: _____ ST: _____ Zip: _____
Email: _____ Phone: _____

*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: _____



Town of Berlin

Planning and Zoning Department

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

SPECIAL PERMIT APPLICATION CHECKLIST

Project Name: 833 Deming Road

Project Address: 0, 823 and 833 Deming Road

All applications shall be submitted to Planning and Zoning staff during regular office hours.

Items To Be Submitted:

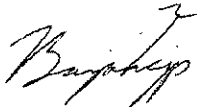
1. One original completed special permit application form with original applicant signature.
2. All items #1-12 listed on the Site Plan Application Checklist shall be submitted with the site plan application and it will be incorporated in the record of this special permit application. A duplicate submission will not be required.
3. One original written narrative, signed by the applicant and by the owner if different from the applicant describing in sufficient detail:
 - a. The nature and extent of the proposed use or occupancy
 - b. The number of persons to occupy or visit the premise on a daily basis, including the parking and loading requirements for their use, and
 - c. An estimate of the amount and type of vehicular traffic to be generated on a daily basis at peak hours.

The narrative also should include discussion addressing each special permit consideration listed in Section XII.D.1 of the Zoning Regulations.

4. A list of the names and mailing addresses of the owners of all land included within the application and of all properties 500 feet or less distant therefrom, all as shown on the most recent records on file in the town tax assessor's office.
5. Proof of mailing in the form of United States Post Office Certificates of Mailing of notification of said pending application to owners of each such property on the list no more than seven (7) days prior to submitting the application and in no case less than ten (10) days before the opening of the public hearing.
6. Acknowledgement that a posting of a sign providing notice of a public hearing will be required in compliance with Section XII.C.F of the Zoning Regulations.

- 7. Letter of Authorization to act on behalf of the certified property owner(s) for matters related to this application if required and not included with letter of authorization submitted for the site plan application. *N/A*
- 8. Three copies of a traffic study in compliance with Section XII.B.4 of the Zoning Regulations for applications involving the construction of more than 50 dwelling units, 100 parking spaces, or 25,000 square feet of gross floor area, or any development which, in the Commission's judgement, would generate high levels of traffic, if applicable.
- 9. Three copies of an environmental impact study in compliance with Section XII.B.5 of the Zoning Regulations for applications involving the construction of more than 50 dwelling units, 100 parking spaces, or 25,000 square feet of gross floor area, or any other development the Commission deems appropriate
- 10. Required fee submitted at time of application (see fee schedule).
- 11. **To be completed by Planning and Zoning staff:**
 - 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 PZC and a decision made as to whether it is complete or incomplete.

Items missing include:

Applicant Signature:  Date July 6, 2020

Staff Signature: _____ Date _____

METROREALTY

NARRATIVE

Site Plan & Special Permit
0, 823 & 833 Deming Road

The 11.3-acre subject property that is subject to this application consists of three parcels located at 823 and 833 Deming Road in Berlin, Connecticut. Cold Spring Brook Farm abuts the property to the north, an Eversource Energy property lies to the west, and single- and multifamily residential homes are located to the south of Deming Road. The subject parcels are currently zoned R-43 and OT.

The applicant is proposing to develop the property and construct 11 residential apartment buildings totaling 88 units. Each of the proposed buildings are two stories and contain eight apartments (with four one-bedroom and four two-bedroom apartments per building). Access to the site is proposed via a single access driveway off Deming Road.

The site is proposed to be developed under the town's Workforce Housing (WFD) zone. The proposed apartment buildings will be served by municipal water and sanitary sewer. A traffic impact study was completed by Fuss & O'Neil regarding the proposed development's and is included as part of this application.

833 Deming Road, LLC and
Berlin Remnant Land Parcels, LCL



Benjamin Tripp, Director

TOWN OF BERLIN, CONNECTICUT									
500' abutters for Application at 0, 823 and 833 Deming Road									
In relation to	Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip		
0 Deming	5-4-122-10	0 DEMING RD	BERLIN REMNANT LAND PARCELS LLC	6 EXECUTIVE DR	FARMINGTON	CT	06032-0000		
823 Deming	5-4-122-10	0 DEMING RD	BERLIN REMNANT LAND PARCELS LLC	6 EXECUTIVE DR	FARMINGTON	CT	06032-0000		
833 Deming	5-4-122-10	0 DEMING RD	BERLIN REMNANT LAND PARCELS LLC	6 EXECUTIVE DR	FARMINGTON	CT	06032-0000		
0 Deming	5-4-122-9	0 DEMING RD	BERLIN TOWN OF	240 KENSINGTON RD	BERLIN	CT	06037-0000		
833 Deming	5-4-122-9	0 DEMING RD	BERLIN TOWN OF	240 KENSINGTON RD	BERLIN	CT	06037-0000		
823 Deming	5-3-123-2B	0 DEMING RD	ROCKY RIVER REALTY C	P O BOX 270	HARTFORD	CT	06141-0000		
833 Deming	5-3-123-2B	0 DEMING RD	ROCKY RIVER REALTY C	P O BOX 270	HARTFORD	CT	06141-0000		
823 Deming	5-3-127-5	0 RIVER'S EDGE	332 DEMING ROAD ASSOC LTD PARTNERSHIP	6 EXECUTIVE DRIVE	FARMINGTON	CT	06032-0000		
833 Deming	5-3-127-5	0 RIVER'S EDGE	332 DEMING ROAD ASSOC LTD PARTNERSHIP	6 EXECUTIVE DRIVE	FARMINGTON	CT	06032-0000		
0 Deming	5-4-130-4-2	0 STONEBRIDGE WAY #2	STONEBRIDGE BERLIN II ASSOC	6 EXECUTIVE DR	FARMINGTON	CT	06032-0000		
823 Deming	5-4-130-4-2	0 STONEBRIDGE WAY #2	STONEBRIDGE BERLIN II ASSOC	6 EXECUTIVE DR	FARMINGTON	CT	06032-0000		
833 Deming	5-4-130-4-2	0 STONEBRIDGE WAY #2	STONEBRIDGE BERLIN II ASSOC	6 EXECUTIVE DR	FARMINGTON	CT	06032-0000		
0 Deming	5-1-122-1-7867	107 SELDEN ST	ROCKY RIVER REALTY C	P O BOX 270	HARTFORD	CT	06141-0000		
823 Deming	5-1-122-1-7867	107 SELDEN ST	ROCKY RIVER REALTY C	P O BOX 270	HARTFORD	CT	06141-0000		
833 Deming	5-1-122-1-7867	107 SELDEN ST	ROCKY RIVER REALTY C	P O BOX 270	HARTFORD	CT	06141-0000		
823 Deming	5-3-122-13	31 ELM ST	ROCKY RIVER REALTY CORP	P O BOX 270	HARTFORD	CT	06141-0000		
0 Deming	5-3-124-1	37 BACON LN	FICARA STEVEN M	37 BACON LN	BERLIN	CT	06037-0000		
823 Deming	5-3-124-1	37 BACON LN	FICARA STEVEN M	37 BACON LN	BERLIN	CT	06037-0000		
833 Deming	5-3-124-1	37 BACON LN	FICARA STEVEN M	37 BACON LN	BERLIN	CT	06037-0000		
823 Deming	5-3-127-6	643 WETHERSFIELD RD	WINALSKI AGNES	643 WETHERSFIELD RD	BERLIN	CT	06037-0000		
833 Deming	5-3-127-6	643 WETHERSFIELD RD	WINALSKI AGNES	643 WETHERSFIELD RD	BERLIN	CT	06037-0000		
0 Deming	5-4-124-4	675 WETHERSFIELD RD	LAMONTAGNE RONALD M & STEPHANIE A	675 WETHERSFIELD RD	BERLIN	CT	06037-0000		
823 Deming	5-4-124-4	675 WETHERSFIELD RD	LAMONTAGNE RONALD M & STEPHANIE A	675 WETHERSFIELD RD	BERLIN	CT	06037-0000		
833 Deming	5-4-124-4	675 WETHERSFIELD RD	LAMONTAGNE RONALD M & STEPHANIE A	675 WETHERSFIELD RD	BERLIN	CT	06037-0000		
0 Deming	5-4-124-3	687 WETHERSFIELD RD	GULICK SUSAN	687 WETHERSFIELD ROAD	BERLIN	CT	06037-0000		
823 Deming	5-4-124-3	687 WETHERSFIELD RD	GULICK SUSAN	687 WETHERSFIELD ROAD	BERLIN	CT	06037-0000		
833 Deming	5-4-124-3	687 WETHERSFIELD RD	GULICK SUSAN	687 WETHERSFIELD ROAD	BERLIN	CT	06037-0000		
0 Deming	5-3-122-12A	773 DEMING RD	ROCKY RIVER REALTY CO	PO BOX 270	HARTFORD	CT	06141-0000		
823 Deming	5-3-122-12A	773 DEMING RD	ROCKY RIVER REALTY CO	PO BOX 270	HARTFORD	CT	06141-0000		
833 Deming	5-3-122-12A	773 DEMING RD	ROCKY RIVER REALTY CO	PO BOX 270	HARTFORD	CT	06141-0000		
0 Deming	5-4-122-11-1	823 DEMING RD	833 DEMING ROAD LLC	6 EXECUTIVE DRIVE SUITE 100	FARMINGTON	CT	06032-0000		
823 Deming	5-4-122-11-1	823 DEMING RD	833 DEMING ROAD LLC	6 EXECUTIVE DRIVE SUITE 100	FARMINGTON	CT	06032-0000		
833 Deming	5-4-122-11-1	823 DEMING RD	833 DEMING ROAD LLC	6 EXECUTIVE DRIVE SUITE 100	FARMINGTON	CT	06032-0000		
0 Deming	5-4-122-11-2	833 DEMING RD	833 DEMING ROAD LLC	6 EXECUTIVE DRIVE SUITE 100	FARMINGTON	CT	06032-0000		
823 Deming	5-4-122-11-2	833 DEMING RD	833 DEMING ROAD LLC	6 EXECUTIVE DRIVE SUITE 100	FARMINGTON	CT	06032-0000		
833 Deming	5-4-122-11-2	833 DEMING RD	833 DEMING ROAD LLC	6 EXECUTIVE DRIVE SUITE 100	FARMINGTON	CT	06032-0000		
0 Deming	5-4-122-8A	925 DEMING RD	OLSON FILLMORE & SHIRLEY	925 DEMING RD	BERLIN	CT	06037-0000		
0 Deming	5-4-122-8	937 DEMING RD	TARDIF DEBORAH J & PAUL	937 DEMING RD	BERLIN	CT	06037-0000		
0 Deming	5-4-122-7	963 DEMING RD	CHRISTENSEN MICHAEL	963 DEMING RD	BERLIN	CT	06037-0000		
0 Deming	5-2-122-6-4435	979 DEMING RD	CSBF LLC	979 DEMING ROAD	BERLIN	CT	06037-0000		
0 Deming	5-2-122-6-4436	979 DEMING RD	CSBF LLC	979 DEMING ROAD	BERLIN	CT	06037-0000		