



CITY OF NEW BRITAIN

EST. 1871

CITY PLAN
CHAIRPERSON EILEEN GORCZYCA

WWW.NEWBRITAINCT.GOV

MEETING NOTICE

CITY PLAN COMMISSION REGULAR MEETING
MONDAY * JULY 6, 2020 * 6:30 P.M.
CITY HALL * ROOM 201 * 27 WEST MAIN STREET
NEW BRITAIN, CONNECTICUT

COMMISSION MEMBERS

**Eileen Gorczyca
G. Geoffrey Bray
Craig DiAngelo**

**Dominick Palmisano
Mary-Jean Wasley
Homer White**

Agenda

1. Call to Order and Roll Call
2. Public Comments
3. Minutes of May 4, 2020 – Regular Meeting
4. Minutes of May 13, 2020 – Special Meeting
5. Subdivision Approval – S-219: 393 Slater Road Subdivision
6. Subdivision Approval – S-222: Noble Subdivision, 965 Farmington Ave
7. Subdivision Approval – S-223: Brianna’s Meadow Subdivision, 50 Curtin Ave
8. Subdivision Approval – S-224: Grandview Heights, 247 Kelsey St.
9. Subdivision Approval – S-226: Belmont Heights, 20 Belmont St.
10. Zoning Board of Appeals Items
11. Staff Report
12. Other Matters
13. Adjournment

Copies to:

Mayor Erin E. Stewart
Justin Dorsey, Chief of Staff
Mark Bernacki, Town & City Clerk
Mark Moriarty, Director of Public Works
Property Management
Sergio Lupo, Director, LP&I

Common Council Liaisons:

Chris Anderson
Howard Dyson
Kristian Rosado
Daniel Salerno

MINUTES: REGULAR MEETING

City Plan Commission
Via Teleconference
27 West Main Street
New Britain, Connecticut
May 4, 2020

Members Present

G. Geoffrey Bray, Vice-Chairman
Homer White

Mary Jean Wasley
Craig DiAngelo

Others Present

Alderman Howard Dyson, Common Council Liaison
Alderman Daniel Salerno, Common Council Liaison
Steven P. Schiller, AICP Planner
Danielle Rosado, Administrative Assistant

1. Call to Order and Roll Call:

Vice-Chairman Bray called the meeting to order at 6:40 p.m. A quorum of four (4) members was present via teleconference upon roll call.

2. Public Comments:

There were no public comments.

3. Minutes of March 2, 2020 – Regular Meeting

ACTION: A motion to accept the Regular Meeting Minutes of March 2, 2020, was made by Commissioner White and seconded by Commissioner Wasley with Commissioner DiAngelo abstaining. The motion passed by 3-0 vote.

4. Subdivision Extension of Approval – S-199 Kennedy Estates Subdivision

This is a request for an extension of approval for the Kennedy Estates Subdivision (S-199) which was originally approved by the City Plan Commission in August 2007 and formally recorded on the land records on February 2, 2008. A downturn in the economy prevented the subdivision from being constructed then and it subsequently languished and changed ownership twice. In early 2019 it was purchased by the City for development as labor force housing. It was subsequently found that costs and market conditions make it cost prohibitive for the City to undertake the project and a prospective private developer is interested in purchase.

The subdivision consists of seven (7) conforming T zone building lots, three (3) fronting on South Street and the other four (4) lots at the end of the Kennedy Drive cul-de-sac, altogether totaling approximately 1.4 acres, inclusive of the extended and revised Kennedy Drive cul-de-sac.

ACTION: A motion to approve the favorable staff report was made by Commissioner White and seconded by Commissioner DiAngelo. Motion passed by unanimous vote.

MINUTES: REGULAR MEETING

City Plan Commission
Via Teleconference
27 West Main Street
New Britain, Connecticut
May 4, 2020

5. Zoning Board of Appeals Items

APPLICATION: #4880 & #4881
APPLICANT: Attorney Michael Carrier for The Jerome Home
ADDRESS: 975 Corbin Avenue
ZONE: T, Two-Family

The applicant is requesting modifications to previous variance approval (#4857) Section 230-10-20.10, which prohibits parking in the required front yard and to special exception approval (#4858) pursuant to Section 90-20-60, to allow Jerome Home's planned expansion for assisted memory care units at 975 Corbin Avenue.

Following these approvals in October of 2019, more detailed design work was done and discovered that a fairly substantive change to the planned layout was necessary. Subsequent to the approval and following more detailed engineering design and storm drainage analysis, it was determined that it would be cost prohibitive to install an underground storm water detention system, as originally planned.

Mr. Schiller summarized the favorable staff report stating the Commission is of the opinion that these changes are relatively minor; that the parking as revised, remains in compliance with the City's standards and the added landscaping will enhance the appearance of the site.

ACTION: After some discussions and concerns, a motion to postpone any official decisions until more information is presented was made by Commissioner White and seconded by Commissioner Wasley. Motion passed by unanimous vote.

APPLICATION: #4882
APPLICANT: Timothy T. Stewart for Karol Kurkowski
ADDRESS: 20 Belmont Street
ZONE: S-2, Single-Family

The applicant is requesting variances to Sections 70-40-10, minimum lot area and 70-40-50, minimum lot width, in order to subdivide a 200 foot wide 27,000 square foot parcel into four 50 foot wide, 6,750 square foot building lots at 20 Belmont Street.

Mr. Schiller summarized the favorable staff report stating the Commission notes that the re-establishment of lots from old subdivisions has generally been viewed favorably, provided they are single-family houses, consistent in character with the surrounding neighborhood, and meet all current yard setback requirements. In this case, a majority of the other properties on Belmont Street are 50 feet in width and 6,750 square feet in area. The Commission, therefore, has no objections provided that, as a condition of approval, it is agreed that the property will be utilized only for the construction of a single-family house and that applicant will proceed with appropriate subdivision approval process through the City Plan Commission.

MINUTES: REGULAR MEETING

City Plan Commission
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27 West Main Street
New Britain, Connecticut
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ACTION: A motion made by Commissioner White and seconded by Commissioner DiAngelo, to approve the favorable staff report, passed by unanimous vote.

6. Staff Report

There was no staff report.

7. Other Matters

There were no other matters to report.

8. Continuation

ACTION: There being no further business to come before the Commission, Commissioner DiAngelo made a motion to continue the meeting to a date to be determined, in order to obtain further information relating to ZBA Applications #4880 and 4881, and was seconded by Commissioner Wasley. The motion passed unanimously at 7:10 p.m.

Respectfully submitted,

Subject to Approval:



Danielle Rosado, Administrative Assistant

MINUTES: SPECIAL MEETING

City Plan Commission
Via Teleconference
27 West Main Street
New Britain, Connecticut
May 13, 2020

Members Present

Eileen Gorczyca, Chairperson
G. Geoffrey Bray, Vice-Chairman
Homer White
Mary Jean Wasley
Craig DiAngelo

Others Present

Attorney Michael Carrier, Weber & Carrier, LLP
Noah Morgan, project manager for Hartford Healthcare
Jesse Widtfeldt, Milone & MacBroom, Inc.
Thomas Daly, Vice President of Milone & MacBroom, Inc.
Mike Doherty, Landscape Architect
Steven P. Schiller, AICP Planner
Danielle Rosado, Administrative Assistant

1. Call to Order and Roll Call:

Chairperson Gorczyca called the meeting to order at 7:04p.m. A quorum of four (4) members was present via teleconference upon roll call.

2. Public Comments:

There were no public comments.

3. Zoning Board of Appeals Items

APPLICATION: #4880 & #4881
APPLICANT: Attorney Michael Carrier for The Jerome Home
ADDRESS: 975 Corbin Avenue
ZONE: T, Two-Family

The applicant is requesting modifications to previous variance approval (#4857) Section 230-10-20.10, which prohibits parking in the required front yard and to special exception approval (#4858) pursuant to Section 90-20-60, to allow Jerome Home's planned expansion for assisted memory care units at 975 Corbin Avenue.

Following these approvals in October of 2019, more detailed design work was done and discovered that a fairly substantive change to the planned layout was necessary. Subsequent to the approval and following more detailed engineering design and storm drainage analysis, it was determined that it would be cost prohibitive to install an underground storm water detention system, as originally planned.

MINUTES: SPECIAL MEETING

City Plan Commission
Via Teleconference
27 West Main Street
New Britain, Connecticut
May 13, 2020

Mr. Schiller summarized the favorable staff report stating the Commission is of the opinion that these changes are relatively minor; that the parking as revised, remains in compliance with the City's standards and the added landscaping will enhance the appearance of the site.

Atty. Carrier and Mr. Morgan provided detail on the need for the project and for the changes. Mr. Widtfeldt, Mr. Daly and Mr. Doherty answered questions from the Commission regarding the engineering, landscaping and site layout design.

ACTION: A motion to approve the favorable staff report was made by Commissioner Bray and seconded by Commissioner Wasley. Motion passed by unanimous vote.

4. Adjournment

ACTION: There being no further business to come before the Commission, Commissioner White made a motion to adjourn, seconded by Commissioner Gorczyca, and passed unanimously at 7:45 p.m.

Respectfully submitted,

Subject to Approval:



Danielle Rosado, Administrative Assistant



CITY OF NEW BRITAIN

CITY PLAN

EST. 1871

CHAIRPERSON EILEEN GORCZYCA

WWW.NEWBRITAINCT.GOV

REPORT TO THE CITY PLAN COMMISSION

PENDING SUBDIVISION APPROVALS REGULAR MEETING OF JULY 6, 2020

The Commission has an unusual number of subdivision applications currently pending for consideration at the Commission's upcoming meeting. It seems a few are not fully ready for approval, a couple others may be able to be conditionally approved pending engineering review of plan revisions and updates. A brief summary for each subdivision follows.

S-219: 393 Slater Road Subdivision: This is a two (2) lot subdivision at the southeast corner of Slater and Pinehurst Ave, Zone S-2, creating a new buildable lot on Pinehurst (see map & engineering comments). It was reviewed by the Commission in 2018 and was ready for conditional approval when the applicant decided not to proceed because of the costs of public improvements, mostly sewer main extension and sidewalk improvements. He feels he's ready to proceed now. Since it has been two (2) years, we are asking for an updated survey and some revision made to the plans. Staff is recommending tabling at this time, until the updates and revisions are submitted.

S-222: Noble Subdivision, 965 Farmington Ave: This would be a four (4) lot subdivision at the corner of Farmington Ave and Alexander Road (see attached map & engineering comments). Lot 1 would be a little over an acre and contain the Noble Gas Station/Dunkin Donuts store; Lot 2 would be a prospective development pad, slightly under an acre; Lot 3, is just over a half (1/2) acre and is occupied by the Frisbee's Ice Cream restaurant; and Lot 4, the easterly lot along Alexander Rd., is nearly four (4) acres in area, originally proposed for a memory care assisted living facility. The ZBA approval for the memory care facility has lapsed and the site may be proposed for another use. We are also recommending tabling this subdivision at this time.

S-223: Brianna's Meadow Subdivision, 50 Curtin Ave: This would be a six (6) lot subdivision at the corner of Ward St. and Curtin Ave. The proposal is compliant with the T, Two-Family zone requirements. Subject to the engineering comments, this may be conditionally approved (see attached map & engineering comments).

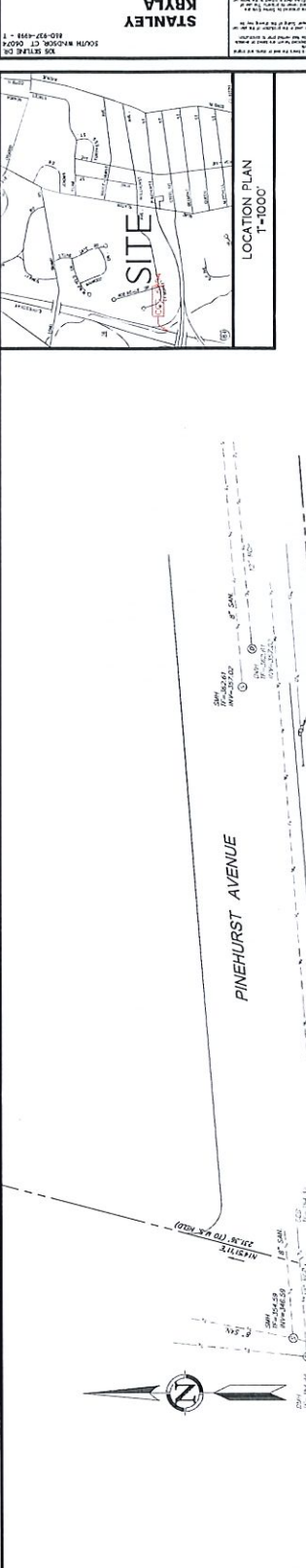
S-224: Grandview Heights, 247 Kelsey St.: This subdivision is essentially re-establishing two (2) lots from an 1893 subdivision. The location is on the south side of Kelsey Street between Whitman and Jefferson Streets. The lots conform to the T, Two-Family zone requirements. Relative minor public improvements are required and are comfortable allowing conditional approval at this time (see attached map & engineering comments).

S-225: 171 South Street Subdivision: This is the I-2 zone property on South Street adjoining the former New Britain Machine property, currently being excavated and processed. There are some zoning issues and ownership complications to be worked out before this is ready for consideration by the Commission.

S-226: Belmont Heights, 20 Belmont St.: The Commission reviewed this prospective subdivision for ZBA consideration in May. It is the re-establishment of four (4) lots from the Hunter Terrace Subdivision of 1916. This may or may not be acceptable for a conditional approval (see location map & engineering comments).

S-219 395 SLATER

CUTTING	DESCRIPTION
SPRING	
COMMUNICATION	BORING / TEST PIT LOCATION
	OVERHEAD POWER LINE (CABLE, TELLER)
	APPROX. UNDERGROUND COMMUNICATION LINES
CONTROL POINTS	
SPRINKLER WATER	BENCHMARK
APPROX. WATER MAIN	
APPROX. SEWER	
WATER MAIN	
FIRE HYDRANT	
LIGHTING	POLE MOUNTED LIGHT
NATURAL GAS	APPROX. GAS MAIN
	APPROX. GAS SERVICE LINE
PAVEMENT	ELECTRICAL LINES, OVERHEAD
	APPROX. ELECTRICAL LINES, UNDERGROUND
PROPERTY TO	UTILITY POLE
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	WOODEN PIPE
RAILROAD	CONCRETE
	CLAY PIPE
SITE FEATURES	EDGE OF WATER
	BRICK
	CHAIN LINK FENCE
	PAVEMENT
	STONE FENCE
	WOODEN FENCE
	STONE WALL
	WIRE
	TRAIL LINE
SANITARY ZENIP	APPROX. SANITARY ZENIP MAIN
	APPROX. SANITARY ZENIP SERVICE LINE
STONE CEMER	SANITARY ZENIP MAIN
	APPROX. STONE DRAIN PIPE
	STONE
	CONCRETE
	GRASS
	CEMENT
	SPOT ELEVATION
	SETBACK
	WETLAND LINE



MAREK BANASZCZYK
 393 SLATER ROAD
 NEW BRITAIN, CT

DAMIAN BANASZCZYK
 393 SLATER ROAD
 NEW BRITAIN, CT

STANLEY LAND SURVEY
 100 SOUTH MAIN ST.
 WEST BRITAIN, CT 06093
 TEL: 860-789-1111

REVISIONS

NO.	DATE	DESCRIPTION

SCALE
 1" = 40'

WARRANTY
 THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING AND MAPPING BOARD OF THE STATE OF CONNECTICUT. THE SURVEYOR HAS EXERCISED REASONABLE CARE AND SKILL IN THE PERFORMANCE OF THIS SERVICE. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS MADE. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY DESCRIBED IN THIS SURVEY AND HAS NO KNOWLEDGE OF ANY INTERESTS OR ENCUMBRANCES AFFECTING THE PROPERTY DESCRIBED IN THIS SURVEY.

DATE: JULY 1989

ZONING TABLE

ZONE	REQUIRED / ALLOWED	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA	8,000 SQ. FT. (MIN)	12,891 SQ. FT.	10,474 SQ. FT.
FRONTAGE	75'	302.6' COMBINED	75'
FRONT YARD	35'	31.5'	35'
SIDE YARD	7' / 15'	10.5' / 28.2'	7' / 10'
REAR YARD	25'	64.0'	25'
HEIGHT	35'	1 STORY	35'

MAP REFERENCES:

- DEVELOPMENT MAP AND ZONING MAP OF THE TOWN OF NEW BRITAIN, CONNECTICUT, JULY 1989. DATE: 08-27-89, SHEET 107 2.
- MAP AND PLAN OF PROPERTY AFFECTED BY PROPOSED LOT 2, STATE OF CONNECTICUT, AS ORDERED BY THE DEPARTMENT OF CONSTRUCTION, SUPERVISOR, ON AUGUST 26, 2019.
- LOCATION OF LAYING CONTIGUOUS ADJACENT LOTS AND PROVIDING PROPERTY LINES.
- THIS IS A REPRODUCTION BASED ON MAP REFERENCE #1.
- NEITHER THE SURVEYOR NOR HIS OR HER ASSISTANTS NOR ANY OTHER PERSONS HAVE BEEN LICENSED AS PROFESSIONAL SURVEYORS BY THE STATE OF CONNECTICUT.

STANLEY LAND SURVEY
 100 SOUTH MAIN ST.
 WEST BRITAIN, CT 06093
 TEL: 860-789-1111



CITY OF NEW BRITAIN

EST. 1871

DEPARTMENT OF PUBLIC WORKS

WWW.NEWBRITAINCT.GOV

MEMORANDUM

TO: Steve Schiller, City Planner

FROM: Robert Trottier, City Engineer

DATE: October 29, 2018

RE: 395 Slater Road – 2 – Lot Subdivision – Transmittal 10/22/2018

I have reviewed plans for the referenced Subdivision dated 8/29/2018 revised to 10/11/18, prepared by JL Surveying. The Engineering Department recommends approval of the referenced application with the following conditions:

1. All improvements shall be completed prior to filing the Subdivision Map on the land records. ?
2. Concrete monuments shall be placed at the PC and PT of the corner radius at Pinehurst Avenue and Slater Road and all lot corners shall be pinned.
3. The hedges along Pinehurst Avenue shall be removed as needed to provide required sight lines at the Pinehurst Avenue stop sign and existing and proposed driveways. Show the required sight lines and limits of hedge removal on the Site Plan.
4. A new street address shall be obtained from Public Works for the lot on Pinehurst Avenue and labeled on the plans.
5. Provide lot numbers for each lot.
6. The front yard setback is mislabeled on Pinehurst Avenue on the plan and table.
7. The side yard is incorrectly shown along Pinehurst Avenue.
8. The limits and configuration of the proposed concrete curbing, sidewalk and ramps shall be shown on the Site Plan. ?
9. Identify any damaged sidewalk flags for replacement.
10. Identify removal of the existing driveway out to Slater Road.
11. The existing sanitary manhole in Pinehurst Avenue shall be removed and a new manhole installed a minimum of 10 feet beyond the easterly property line. Provide all relevant details. ?
12. A 6" PVC gravity sewer lateral shall be installed to the streetline for the proposed lot.
13. Revise grading plan to pitch water away from the front of the proposed house.
14. A 0.5' rise should be provided from the edge of road to the street line on the proposed driveway.
15. The proposed grinder pump detail is too small to read and needs to be certified by a professional engineer. ?

16. Label all existing structures.
17. The commission should determine if sidewalks are required on Pinehurst Avenue.

CC: Dave Zajac, Building Inspector/Zoning Enforcement Officer
Scott Wadowski, Building Official
Sergio Lupo, Building Department Director

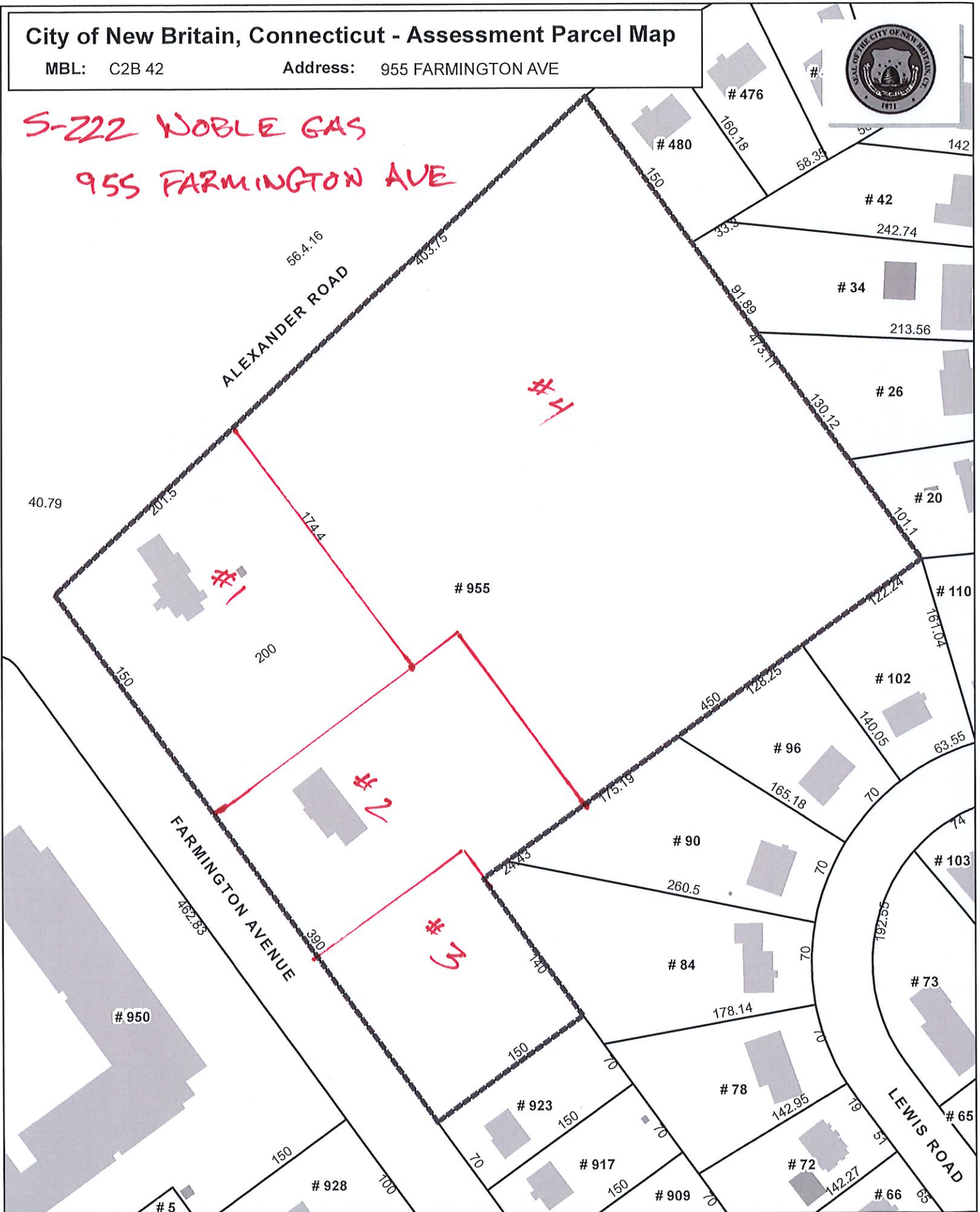
City of New Britain, Connecticut - Assessment Parcel Map

MBL: C2B 42

Address: 955 FARMINGTON AVE



S-222 NOBLE GAS
955 FARMINGTON AVE



Approximate Scale:
1 inch = 100 feet

Disclaimer:
This map is for informational purposes only.
All information is subject to verification by any user.
The City of New Britain and its mapping contractors
assume no legal responsibility for the information contained herein.

Map Produced April 2020



CITY OF NEW BRITAIN

EST. 1871

DEPARTMENT OF PUBLIC WORKS

WWW.NEWBRITAINCT.GOV

MEMORANDUM

TO: Steve Schiller, City Planner

FROM: Robert Trottier, P.E., City Engineer

DATE: March 24, 2020

RE: 955 Farmington Avenue – Noble New Britain Subdivision – Transmittal
3/10/2020

I have reviewed a "Record Subdivision Map, Improvement Location Survey..." dated 2/17/2020, scale 1"=30', prepared by Delta Surveying Services, LLC. The Engineering Department recommends the following items be addressed prior to approval of the referenced application:

1. The development of this property has created drainage issues with adjoining properties to the east along Lewis Road and Susan Road. These issues will need to be addressed and corrected.
2. Pins shall be set on all property corners, concrete monuments shall be set at the streetline PC and PT.
3. Identify the class of accuracy of the survey.
4. The proposed Site Development of Lots 2 and 4 shall be provided including but not limited to the following:
 - a. Existing and proposed contours for the entire site
 - b. Parking and driveway interconnections
 - c. Proposed buildings
 - d. Utility connections for proposed buildings
 - e. A sewer extension may be required for Lot 4
 - f. Proposed storm system
 - g. Zero increase in runoff and water quality treatment shall be addressed and a drainage report submitted
 - h. The report shall identify any existing storm water detention/water quality measures already provided on the site
 - i. Provide invert, structure, pipe size and type data on all utilities.
 - j. Show limits of existing gravel surfaces
5. The extension of concrete curb and sidewalk along Alexander Road will need to be reviewed once the development of lot 4 is addressed.
6. Final Certificates of Occupancy have not been issued for the existing buildings on this site. The applicant should address this issue with the Building Department.

7. Coordinate with Chas from the Engineering Department at (860) 826-3373 to obtain addresses for each parcel. All addresses shall be added to the plans.
8. Provide a zoning data table with all relevant zoning information including parking requirements for each lot and total lot area of the parcel.
9. Show and label applicable zoning setback lines, zoning boundaries and transitional yard requirements.
10. Lot 3 should have right of access across lot 1 and lot 1 should have right of access across lot 3.
11. Provide nearest dimensions from the existing buildings to each property line.
12. Utility cross easements shall be addressed on the plan.
13. The 20' wide drainage easement should identify which lots it is in favor of.
14. A document which details the access, maintenance, parking, utility, etc. rights should be submitted and recorded on the land records concurrent with the subdivision map.
15. The proposed total area of disturbance shall be identified on the plans.
16. The requirement for Street Trees shall be addressed on the plans.
17. Additional comments may be forthcoming upon submission and review of documents addressing the items in this memo.

CC: Sergio Lupo, Building Department Director
Dave Zajac, Building Inspector/Zoning Enforcement Officer
Scott Wadowski, Building Official



CITY OF NEW BRITAIN

EST. 1871

DEPARTMENT OF PUBLIC WORKS

WWW.NEWBRITAINCT.GOV

MEMORANDUM

TO: Steven Schiller, City Planner

FROM: Robert Trottier, City Engineer

DATE: April 24, 2020

RE: 50 Curtain Avenue (identified as 50 Ward Street on application) – Briana's Meadow Subdivision – Transmittal 4/13/2020

I have reviewed plans for the referenced subdivision; dated 2/6/20, scale 1"=20', prepared by Jones Engineering LLC. The Engineering Department recommends the following items be addressed prior to approval:

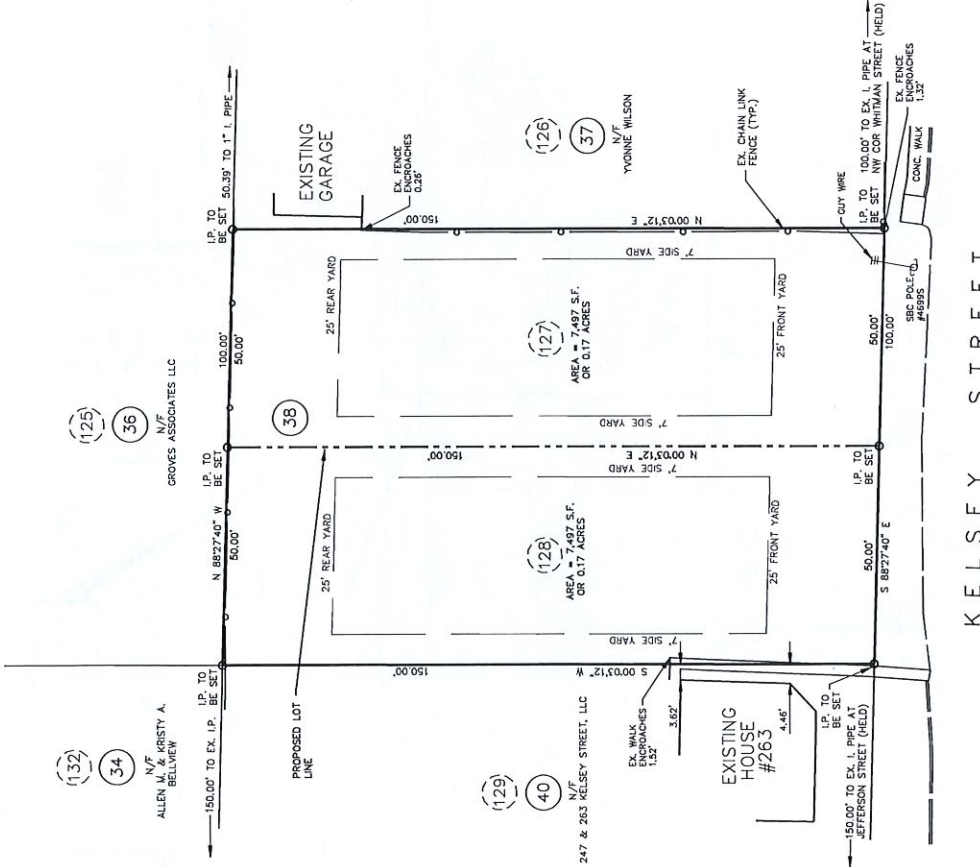
1. The parcel address is 50 Curtin Avenue. The application and plans should be updated accordingly.
2. Curbing around entire frontage is required to be full depth concrete or granite per City Standards and the curb ends shall be sloped at 4:1 to existing grade.
3. Provide a standard cross section and details of the curb, sidewalk and apron. Show dimensions from Streetline to walk and curb in cross section per city standards.
4. Back of walk grade shall be at the City standard section, 0.69' above edge of road. Provide spot elevations in road, back of walk and at garage entrance. Driveways, houses and grading shall be adjusted according.
5. The proposed 202 contour is missing behind houses.
6. Aprons are required to be concrete to City standards, add the appropriate detail.
7. Provide spot elevations every 15' along the edge of pavement around the site.
8. CB Tops will need to be replaced with Type "C" tops for concrete curb.
9. Place addresses for each lot on all maps as follows:

Lot 13	26 Ward Street
Lot 14	30 Ward Street
Lot 15	34 Ward Street
Lot 16	40 Ward Street
Lot 17	44 Ward Street
Lot 18	54 Curtain Avenue
10. Submit a drainage letter by a PE addressing increase in storm water runoff.
11. Add call out to remove guide rail.
12. Setting Pins and monuments and all improvements in the right of way including but not limited to utilities, walk, curb, CB tops shall be installed prior to filing map

or be bonded. The applicants engineer shall submit a cost estimate for these items for review.

13. A concrete monument to city standards shall be set on the corner of Ward Street and Curtain Avenue.
14. Show Street Trees per subdivision requirements.
15. A sidewalk waiver is required on Curtain Avenue.
16. Existing trees overhanging Curtain Avenue in northeast corner of site and Ward Street in southwest shall be shown and called for removal.
17. The lot line geometry is missing on the west side of lot 13.
18. Add the gas main on Ward Street to the plan and show gas services if proposed.
19. Show water and sewer services for all lots.

CC: Steve Schiller, City Planner
Dave Zajac, Building Inspector/Zoning Enforcement Officer
Scott Wadowski, Building Official



MAP REFERENCES:

- 1) "MAP OF GRANDVIEW HEIGHTS PROPERTY OF ANTHONY REILLY AT NEW BRITAIN CT, JULY 1883" CHAPMAN ST. IN FILE IN MAP VOLUME 1, PAGE 30 IN THE NEW BRITAIN TOWN CLERK'S OFFICE.
- 2) "DIVISION OF LAND PROPERTY OF MICHAEL A. FAZINO FIRST PIECE LOT 247 KELSEY ST. NEW BRITAIN, CONNECTICUT" CHAPMAN ST. IN FILE IN MAP VOLUME 27, PAGE 99 IN THE NEW BRITAIN TOWN CLERK'S OFFICE.

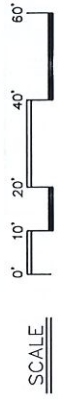
NOTES:

- 1) TOTAL AREA OF PROPERTY FOR SUBDIVISION IS 14,995 SQUARE FEET OR 0.34 ACRES.
- 2) PROPERTY IS SHOWN AS LOT 38 ON TAX ASSESSOR'S MAP ABB.
- 3) PROPERTY IS LOCATED IN AN T RESIDENTIAL DISTRICT.
- 4) HORIZONTAL DATUM IS APPROXIMATE AND BASED ON MAP REFERENCES ABOVE.
- 5) VERTICAL DATUM REFERS TO CITY OF NEW BRITAIN DATUM.
- 6) PROPERTY TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- 7) IRON PINS TO BE SET ON ALL LOT CORNERS.
- 8) (X) DENOTES LOT NUMBER AS SHOWN ON MAP REFERENCE #1 ABOVE.
- 9) (O) DENOTES LOT NUMBER AS SHOWN TAX ASSESSOR'S MAPS.
- 10) UTILITIES SHOWN ARE APPROXIMATE AND BASED UPON ACTUAL FIELD LOCATIONS WHERE VISIBLE AND MAPS OBTAINED FROM THE CITY OF NEW BRITAIN ENGINEERING DEPARTMENT. CALL BEFORE YOU DIG TO VERIFY.
- 11) LAND USES IN THIS SUBDIVISION ARE FOR TWO FAMILY RESIDENCES.
- 12) ENTIRE SITE CONSISTS OF DENSE GRASS.

SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20, 30(b)-1 AND 30(b)-2 OF THE CONSTITUTION AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY PERFORMED IS (A) SUBDIVISION MAP. BOUNDARY DETERMINATION IS BASED ON (A) DEPENDENT RESURVEY. THIS SURVEY CONFORMS TO A CLASS 4-2. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

SCOTT A. MEYERS, L.S. 4-17-20 DATE 70083 REGISTRATION NO.



OWNER:
247 AND 263 KELSEY STREET, LLC
73 WINSLOW STREET
NEWINGTON, CT 06111

APPLICANT:
MAIDEN BUILDERS, LLC
73 RUSS STREET
HARTFORD, CT 06106

LEGEND

- Existing Contour
- Existing Easement
- Existing Spot Grade
- Proposed Spot Grade
- Existing Sanitary Sewer Main
- Existing Storm Sewer Main
- Existing Sanitary Manhole
- Existing Storm Manhole
- Existing Catch Basin
- Existing Water Main
- Existing Fire Hydrant

NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455
72 HOURS PRIOR TO ANY EXCAVATION FOR
UNDERGROUND UTILITY INFORMATION.

247 KELSEY ST.

SCALE: 1"=20'
SHEET # 1 OF 4
DATE: 4-17-20
DRAWN BY: S.A.M.

SUBDIVISION PLAN
LOTS #127 AND #128 "GRANDVIEW HEIGHTS"
PREPARED FOR
MAIDEN BUILDERS, LLC
247 KELSEY STREET
NEW BRITAIN, CONNECTICUT

MEYERS ASSOCIATES P.C.
- ENGINEERS - SURVEYORS - PLANNERS
60 LINDEN STREET WATERBURY, CONNECTICUT 06702 - (203) 938-0350

S-224 GRANDVIEW



CITY OF NEW BRITAIN

EST. 1871

DEPARTMENT OF PUBLIC WORKS

WWW.NEWBRITAINCT.GOV

MEMORANDUM

TO: Steve Schiller, City Planner

FROM: Robert Trottier, City Engineer

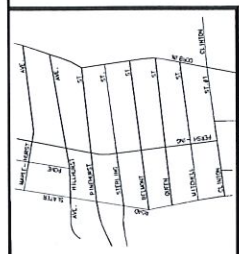
DATE: June 3, 2020

RE: 247 Kelsey Street, 2 – Lot Subdivision, Transmittal 5/18/2020

I have reviewed plans for the referenced Subdivision dated 4/17/20, scale 1"=20', prepared by Meyers Associates, P.C. The Engineering Department recommends approval of the referenced application with the following conditions:

1. The existing sidewalk to the west does not appear to be shown correctly, please update accordingly.
2. The following improvements shall be installed or bonded prior to filing of the Subdivision Plan on the land records. The Engineering Department will review the bond estimate which is to be submitted by the applicant's engineer.
 - a. Pins set on all lot corners
 - b. Sidewalk, curbing and driveway aprons
 - c. All service laterals shall be installed to the streetline
 - d. Topsoil and seed
3. Label street address on all plans as follows:
 - a. Lot 127 – 247 Kelsey Street
 - b. Lot 128 – 255 Kelsey Street
4. Service lateral connections shall be installed in a single trench for each lot with 3' separation to each lateral and the sewer lateral at least 18" below the water service in order to avoid mill and overlay requirements.
5. The proposed storm connections to lot 127 shall be made along its frontage.
6. Provide a storm water narrative for review which includes the following:
 - a. How runoff will be directed to the proposed drywells, also address on plan.
 - b. The soil conditions and ability for the drywells to percolate runoff. Were any soil tests or percolation tests performed, provide data.
 - c. Provide calculations for sizing of the drywells, what storm event were they designed for?

CC: Dave Zajac, Building Inspector/Zoning Enforcement Officer
Scott Wadowski, Building Official
Sergio Lupo, Building Department Director



Zoning Information - Zone S2

ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	10,000 S.F.
MINIMUM FRONT YARD SETBACK	25'	25'
MINIMUM SIDE YARD SETBACK	5'	5'
MINIMUM REAR YARD SETBACK	5'	5'
MINIMUM FRONT SETBACK	25'	25'
MINIMUM SIDE SETBACK	5'	5'
MINIMUM REAR SETBACK	5'	5'
MINIMUM FRONT SETBACK	25'	25'
MINIMUM SIDE SETBACK	5'	5'
MINIMUM REAR SETBACK	5'	5'
MINIMUM FRONT SETBACK	25'	25'
MINIMUM SIDE SETBACK	5'	5'
MINIMUM REAR SETBACK	5'	5'

- LEGEND**
- EX. PROPERTY LINE
 - EX. EASEMENT LINE
 - EX. ENCROACHMENT
 - EX. EOP
 - EX. MET-LANDS BUTTER
 - EX. CONTOUR
 - EX. CHAIN LINK FENCE
 - EX. DRIVE PAV.
 - EX. EXISTING DRIVE
 - EX. UTILITY POLE
 - EX. LIGHT PEG. CIRCLED
 - EX. SURVEYOR CLEAN CUT
 - EX. GAS VALVE
 - EX. WATER VALVE
 - EX. ELEC. METER

Survey Notes:

- This map was prepared from a survey of the property shown. All dimensions shown are as shown on the ground. The survey was conducted on 1/14/2020.
- Spot Elevation, Property Boundary, and Easement Lines are shown as shown on the ground.
- Proposed Driveway, Class 2 DRIVEWAY 10'x10'
- As shown, "Survey Zone", New House, Old House, Property of Jones Engineering & Land Surveying, LLC, and other property shown on this map.
- Survey of "Survey" is shown. Water, Utility and Meter Lines are shown as shown on the ground.
- Proposed Easement of Underdrain Drains is shown in field.
- All measurements shown are in feet.

5-226 20 BELMONT



CITY OF NEW BRITAIN

EST. 1871

DEPARTMENT OF PUBLIC WORKS

WWW.NEWBRITAINCT.GOV

MEMORANDUM

TO: Steven Schiller, City Planner

FROM: Robert Trottier, City Engineer

DATE: July 1, 2020

RE: 20 Belmont Street – Belmont Heights Subdivision – Transmittal 6/29/2020

I have reviewed a plan entitled "Proposed Subdivision for Belmont Heights...", dated 1/14/20, revised to 6/10/20, scale 1"=10', prepared by Jones Engineering LLC. The Engineering Department recommends approval of the referenced application with the following conditions:

1. Provide lot numbers and addresses on the plan for each lot as follows from west to east:
 - Lot 1 18 Belmont
 - Lot 2 20 Belmont
 - Lot 3 22 Belmont
 - Lot 4 24 Belmont
2. Clarify the variances that were approved by ZBA on the plan.
3. Show proposed street trees per subdivision requirements.
4. Show the existing gas main in Belmont Street.
5. All utility lateral locations shall be identified on the plan.
6. Concrete curbing is required to be extended unless a waiver is granted by the City Plan Commission in accordance with Subdivision Regulations.
7. Driveway aprons are required to be concrete to City standards and shall be limited to 20' in width.
8. Submit a drainage letter by a Professional Engineer addressing any increase in storm water runoff.
9. Iron Pins shall be set on all lot corners prior to filing the Subdivision Map on the land records.
10. The encroaching driveway from 20 Belmont Street shall be removed from the adjacent lots.
11. Change the proposed front setback in the zoning chart to 35' and the maximum building height to 35'.

CC: Steve Schiller, City Planner
Dave Zajac, Building Inspector/Zoning Enforcement Officer
Scott Wadowski, Building Official

APPLICATION: #4883
APPLICANT: Select Asset Management, LLC
ADDRESS: 18 Highland Street
ZONE: OP, Office and Public

BACKGROUND: The applicant is requesting a variance to Sections 230-10-20 and 230-10-30.40, in order to allow the creation of paved off-street parking in a required front yard area. The subject property is the site of an existing two-family house located on the southern side of Highland Street, essentially surrounded on all sides by property of the Hospital of Central Connecticut, New Britain Campus. The area is zoned OP, Office and Public.

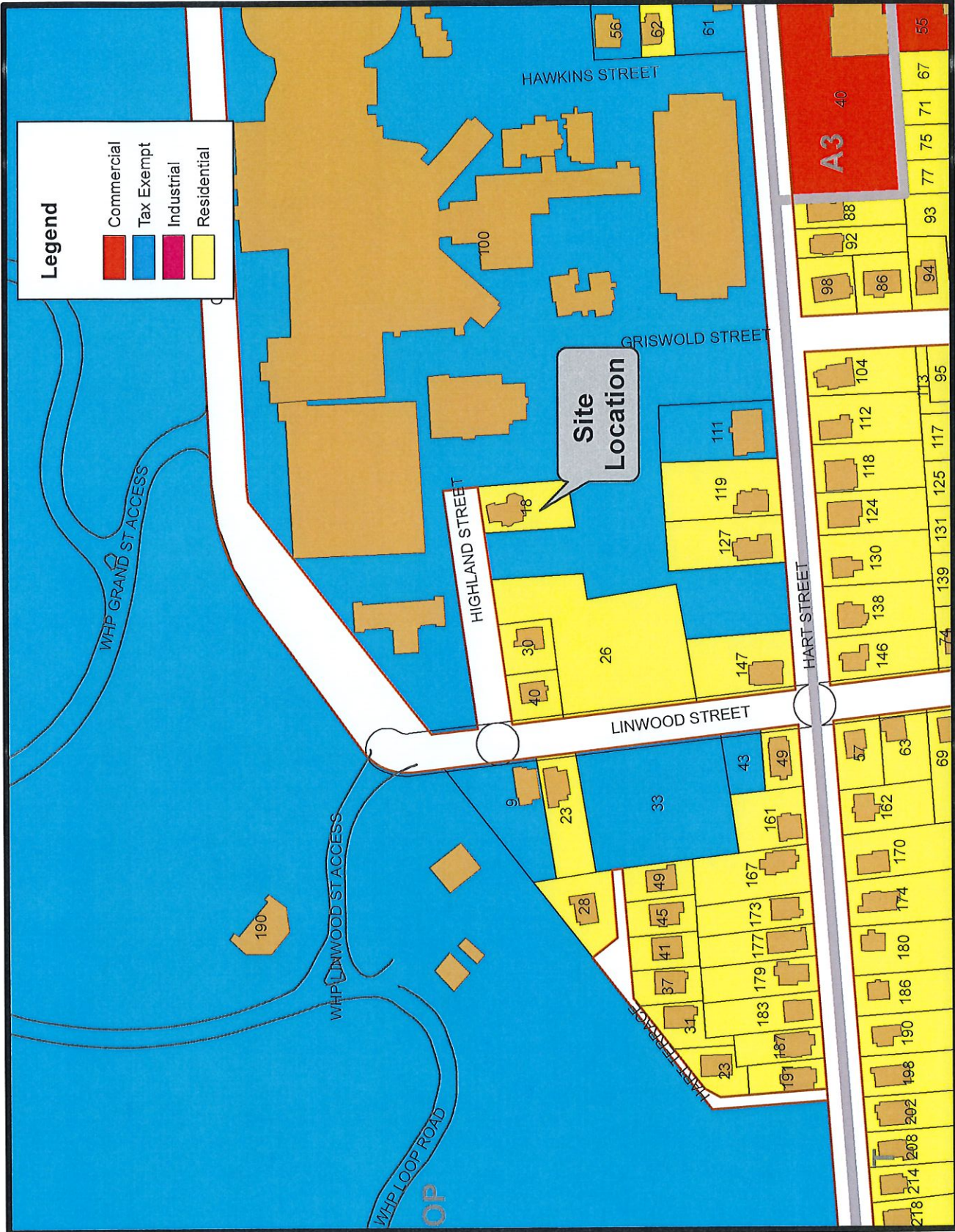
FINDINGS: The applicant's submitted plan shows the conforming lot and two-family house, which was constructed around 1890. The house is set on the lot at a slight angle, with a nonconforming front yard setback of about 10 feet. It appears that the house has never had any off-street parking, at least within the past 50 years or so, when it appears part of the property was sold for expansion of the New Britain General Hospital Highland Street parking lots. Apparently the residents have either not owned vehicles or have gotten by parking in the adjacent hospital lot.

Section 230-10-30.40 prohibits residential parking within the required front yard in the OP zoning district and Section 230-10-20 prohibits parking within 5 feet of a property line or residential structure.

The applicant's plans show the proposed 20 foot wide driveway on the eastern side of the house, half of it near the house approximately 38 feet in length, and the other half 23 feet in length. As proposed, the driveway could park at least two (2) vehicles stacked one behind the other nearer to the house and at least one vehicle on the left hand side of the driveway. At least two-thirds of the parking would technically be within the 25 foot front yard setback, though in a practical sense nearly all of it behind the actual 10 foot front yard line. There would be no setback from the paving along the side of the house, but a 5 foot setback would be retained, along with existing shrubs, along eastern property line.

CONCLUSION: While the property has gotten by with no off-street parking for many years, it is not a good or reasonable arrangement to maintain going forward. The nonconforming front yard, the angle of the house on the lot, narrowness of the side yards and the general topography of the property all limit the potential for on-site parking being located in any conforming location. As previously mentioned, the property is surrounded on three sides by hospital parking lots or facilities.

RECOMMENDATION: Recognizing the limitations of the site, the character of the surrounding area and the desire to have all residential properties be self-sufficient in providing off-street parking, the City Plan Commission has no objections to the granting of the requested variances.



Date : June 30, 2020
 Drawn By : CTL
 Checked By : SPS/DR

18 Highland St
Application # 4883

City of New Britain
 Department of Public Works
 Director - Mark E. Moriarty P.E.



APPLICATION: #4884
APPLICANT: Gary Bourgoin
ADDRESS: 211 Buell Street
ZONE: T, Two-Family

BACKGROUND: The applicant is requesting a variance to Section 230-120-10, which prohibits placement of a swimming pool within any required minimum yard setback. The subject property is located on the north side of Buell Street between Farmington Avenue and Greenwood Streets. The area is zoned T, Two-Family. This applicant would like to install a 12 by 16 foot above-ground pool in the rear yard of the property, but has insufficient space to do so without encroaching into the minimum required 25-foot setback.

FINDINGS: The applicant's plans show the house with a driveway to the east side accessing a detached garage in the rear yard. The applicant would like to place the pool in the rear yard area to the west of the garage. The area is approximately 34 feet wide from the garage to the western property line and 36 feet from the rear lot line to the house. The pool would be placed so as to maintain a 7 foot side yard toward the neighboring property on the west side, 12 feet towards the property to the rear and approximately 8 feet from the rear of the house. The applicant indicates that appropriate fencing will be installed for safety and to screen the view of the pool from the street.

The property is nonconforming in area and the applicant claims that the relatively small rear yard space is a hardship in that it effectively prevents him from placing a pool in any conforming location.

CONCLUSION: The purpose of the residential rear yard requirements is to ensure a reasonable setback of structures and activities from neighboring yards and adequate open green space to preserve privacy and residential character. This type of variance to allow pools located within the rear yard setback is usually found to be innocuous and approval is usually granted, provided the pool is at least some reasonable distance from the neighbor's property line, and provided the necessary screening and fencing is provided. In this case, the pool is setback feet from the lot lines and will be enclosed with a 6-foot privacy fence.

RECOMMENDATION: The City Plan Commission has no objections to the granting of this variance, provided that all required safety measures such as appropriate fencing, self-latching gates, etc. are installed and found to be in compliance to the satisfaction of the Department of Licenses, Permits, and Inspections.



City of New Britain
Department of Public Works
Director - Mark E. Moriarty P.E.

211 Buell St
Application # 4884

Date : June 30, 2020
Drawn By : CTL
Checked By : SPS/DR