

**CONSERVATION COMMISSION**  
**TUESDAY JULY 11, 2023 at 6:30 P.M.**

The Town of Berlin, Conservation Commission held its regular meeting in-person and by remote video conference call on Tuesday July 11, 2023 at 6:30 p.m. This meeting was held in person in the Engineering Room, #120, Berlin Town Hall, 240 Kensington Road, Berlin, CT and remotely by ZOOM video and telephone conference as provided on the agenda.

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**MEMBERS PRESENT**

Chairman Michael DeLorenzo, Vice Chairman Guy Hoffman  
Rob Ramsey, Karen Pagliaro, Thomas Heisler, Mary Kathryn Larose, Karl Lewis

**MEMBERS ABSENT**

None

**STAFF**

Maureen Giusti, Town Planner

**CALL TO ORDER**

Chairman DeLorenzo called the meeting to order at 6:30 p.m.

**AUDIENCE OF CITIZENS**

None

**APPROVAL OF MINUTES**

Commissioner Lewis moved to approve the June 13, 2023, seconded by Commissioner Larose, passed unanimously.

**USE OF TOWN LANDS**

- I. Trails and Open Space -
  - A. Signage Replacements Update -Maureen Giusti reported the open space signs have been fabricated. There was a modification with "NOTICE" on the top of the sign. The wording was previously discussed. The sign can be placed in or outside of the Conservation Areas. QR codes are also included on the signs. Chairman Delorenzo requested a press release for the Berlin Citizen or New Britain Herald highlighting the QR Codes.
  - B. Scientific Study Requests – A student from University of Montreal is requesting to use Timberlain Park for a Leave No Trace Principal Study on Carex Lupuliformis and Putative Hybrid Plants. Vice Chairman Hoffman stated he may need a Collective Permit.

Vice Chairman Hoffman made a motion to conditionally approve the request of the sampling of plants at Timberlain Park by the requestor. The requestor will need to obtain any state or environmental permits, seconded by Commissioner Heisler, passed unanimously.

\*Pending he gets the approval from the appropriate state agencies.

Commissioner Lewis made a motion to add the relocation of the Metacomet Trail/New England National Scenic Trail, seconded by Commissioner Ramsey, passed unanimously. Commissioner Lewis recommends the commission approve the relocation of the trail off resident's properties and onto town land. He is in support of the CFPA work.

Commissioner Lewis made a motion to support the relocation of the Metacomet Trail/ New England National Scenic Trail seconded by Commissioner Pagliaro, passed unanimously. The Commission would like a press release in the local paper for the relocation of the trail.

There is a huge problem with illegal use of motorized vehicles on open space trails. Chairman Delorenzo asked Maureen Giusti to contact the police chief regarding the problem. The commission would like to see something published in the local paper about the ATV problem to give awareness to residents.

- C. Open Space Volunteer Options, continued discussions – Vice Chairman Hoffman would like to keep this discussion as an ongoing topic of the Conservation Commission. This would be a right down as they see process. The volunteers will not have any kind of authority. Maureen Giusti shared an email from a previous employee about where information and guidance can be obtained. "Report Illegal Activity "language was also added to open space signage.

#### **PZC APPLICATION COMMENTS**

- I. Amendment to Zoning Regulations – Section VIII.F.  
Anthony Valenti, Member, Newport 848 Farmington Ave, LLC  
July 20, 2023  
No Comment
- II. Applications of 1906 Berlin LLC Site Plan Application and Little House Living LLC:
  - a. Amendment to Zoning Regulations – New Subsection: "Planned Residential Infill Development – Inclusionary Multi-Family Residential Use with a Housing Opportunity or Workforce Housing Component"
  - b. 1906 Berlin LLC Site Plan Application  
Development for 52 unit multi-family re I. Amendment to Zoning Regulations – Section VIII.F.  
Anthony Valenti, Member, Newport 848 Farmington Ave, LLC  
July 20, 2023

The Conservation Commissions concern is the change in topography and having proper drainage in the properties used to avoid contamination of Belcher Brook and Storm Weather damage. The are also concerned about the significant impervious surfaces.

- II. Applications of 1906 Berlin LLC Site Plan Application and Little House Living LLC:
  - a. Amendment to Zoning Regulations – New Subsection: "Planned Residential Infill Development – Inclusionary Multi-Family Residential Use with a Housing Opportunity or Workforce Housing Component"
  - b. 1906 Berlin LLC Site Plan Application  
Development for 52 unit multi-family residential
  - c. Little House Living LLC Site Plan Application  
Development of 20 unit multi-family residential

The Conservation Commission recommends the property owner be responsible for ongoing maintenance of storm water drainage now and in the future.

III. Four Lot Subdivision  
Pistol Brook Holdings, LLC  
Map 20-4; Block 72; Lot 9  
1709 Kensington Road

The Conservation Commission concern is contamination from forming site lines at the driveways as well as soil erosion and sedimentation controls. They feel that runoff could have a negative effect on the nearby streams.

**COMMISSIONER COMMENTS**

Karen Pagliaro made a motion to cancel August 2023 meeting, seconded by Commissioner Ramsey, passed unanimously.

**ADJOURNMENT**

Commissioner Larose made a motion to adjourn the meeting at 8:28 pm. seconded by Commissioner Lewis, passed unanimously.

Submitted by,

Marlo Thomas Matassa  
Recording Secretary

RECEIVED FOR RECORD 10/6/2023, 11:18:39 AM

A handwritten signature in black ink, appearing to read "Kelly J. Gault".

BERLIN TOWN CLERK