

## Discussion

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Military Experience Museum Inc

Map 30-2 Block 74 Lots 37 and 39 Chamberlain Highway

MR-1 Zone

Total Area: 77 Acres (Lot 37 = 58.7 acres, Lot 39 = 18.3 acres)

**Discussion regarding the use category for an outdoor recreation site with potential for construction of structures**

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### PROPOSAL

Military Experience Museum, Inc. has submitted the attached description for utilizing contiguous properties to the east of the Chamberlain Highway just north of the Meriden Town line. They are looking for feedback regarding pursuing a Special Permit and site plan as a nonprofit entity for an experience camp.

### STAFF COMMENTS

1. The use category should be identified and explained by the applicant;
2. How the applicant proposes to obtain site improvements for utilities (water and bathroom facilities) should be explained.
3. If the use is determined to fall within a category listed for the zone, it would then require Site Plan and Special Permit applications and approvals by the Planning and Zoning Commission.

### EXISTING CONDITIONS

The site is accessed by a gated driveway approximately across from 2590 Chamberlain Highway. The Meriden town line runs along the southern and eastern border of the properties. Aerials and Assessor's records show wooded unimproved properties with access drives and hiking trails.

### Zoning Analysis

The MR-1 zone allows for special permit uses as allowed in BZR §V. Single-family residential zones (R-86, R-43, R-21 & R-15). The applicant should explain to the satisfaction of the Commission, into which zoning use category the proposed use would fit, and if the specific parameters for the use can be accomplished. Potential special permit categories might include; e. Camps, subject to the requirements of XI.F and f. Nonprofit civic organizations, subject to the requirements of Section XI.P. or d. Religious, charitable or eleemosynary institutions subject to XI.L.

To assist in categorizing, the applicant should address who would be utilizing the site, such as individuals or organizations, and when the property would be used: an ongoing, seasonal or special event basis. Proposed improvements to the site should be identified including facilities for water and sewage disposal and anticipated parking demand.

**FILE COPY**



Town of Berlin  
240 Kensington Road,  
Berlin, CT 06037

March 10, 2020

Ref: 76 Chamberlain Highway LLC (58.7 acres at southernmost point of Berlin on Meriden line)

The Military Experience Museum, Inc., (a 501c3 Non-Profit) is looking to set up a Military Experience field location style camp and outdoor recreation site at the above location and the adjacent property listed on the Berlin Assessment Parcel Map as 0 Chamberlain HWY (18.3 acres). The total property the museum would be renting is 77 acres.

The Berlin zoning is MR-1, which allows Camps and Non-profit organizations with Special Permit.

The access and parking area will be off Chamberlain Highway, through a gate. The current road/ driveway is gravel, with straight in parking on both sides. The parking on the right side is approx. 600+ feet and on the left side approx. 320+ feet, this allows for up to 90 parking spaces. The staging area is on the left side and is surround by a 10' high earth berm. The location is more then 140' from property line and in addition to the berm there are woods that create and addition barrier. (see page 2 map).

The proposal is for outdoor recreation that will include an Orienteering course, Military style Obstacle Course, approx. 2.5k and Military era bases / battlefield recreations from World War 2 to present day.

The layout of the property will have a very limit impact, as it is not really being developed. The museum is working with the property owners for a two-year lease with renewal options to make sure this will work and be viable. Because of this we are looking at using a staging area for this mostly weekend events option with portable restrooms and cleaning station. After the two-year lease we can look into a more permanent option.

The overall goal is to create a destination where people can become interested in military history and adventure through participation.

We feel this will bring in visitors from all over the state as well as other states as this is a unique location that is not available in any of the surround states.

Thank you for your time and consideration.

Tom O'Rourke  
203-641-1943

Military Experience Museum, Inc. 4 Cooper Ave Wallingford, CT 06492

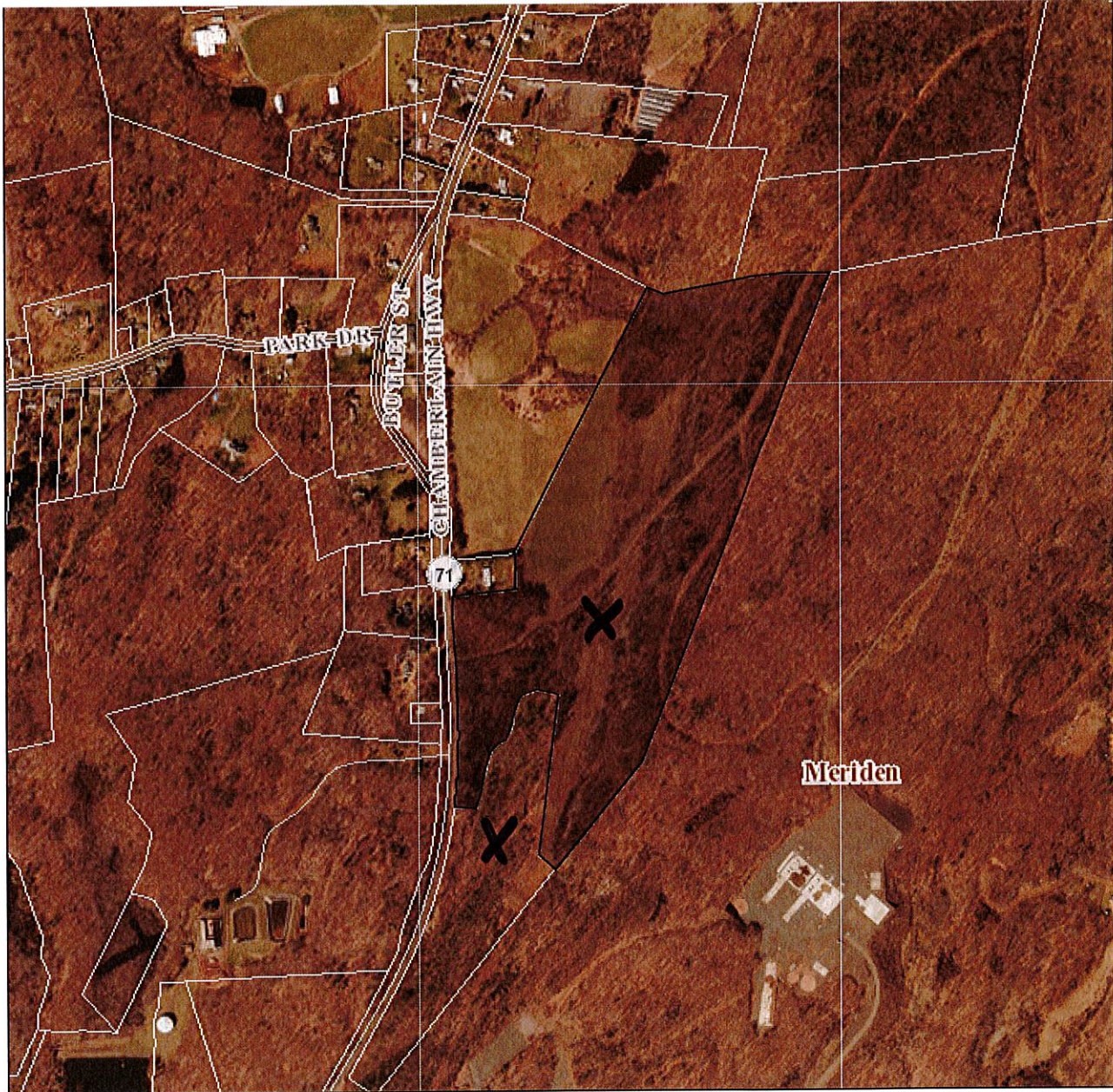


# Town of Berlin

Geographic Information System (GIS)



Date Printed: 4/15/2020



## **MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Berlin and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 800 feet

0 800  
Feet

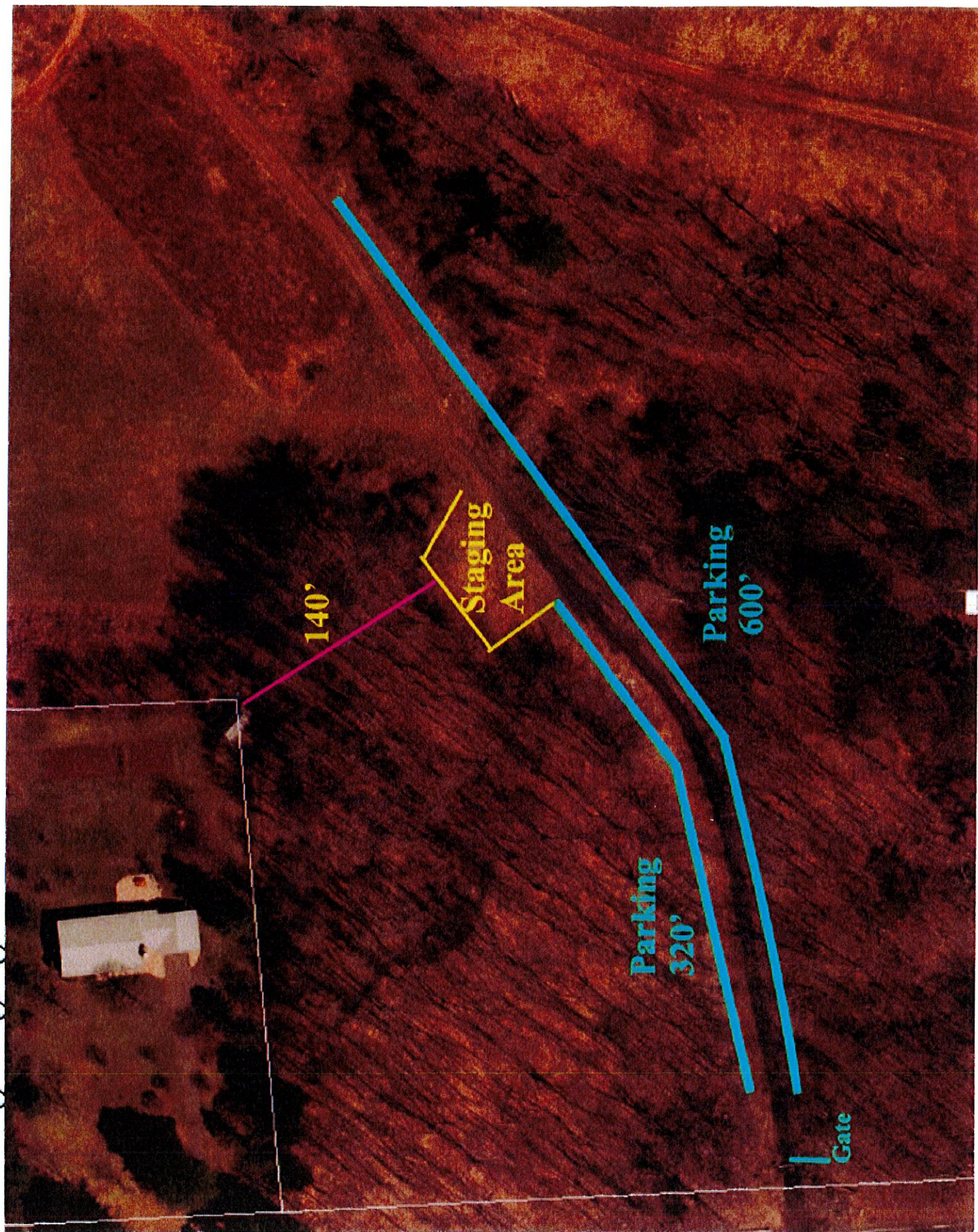








# Parking Staging Area

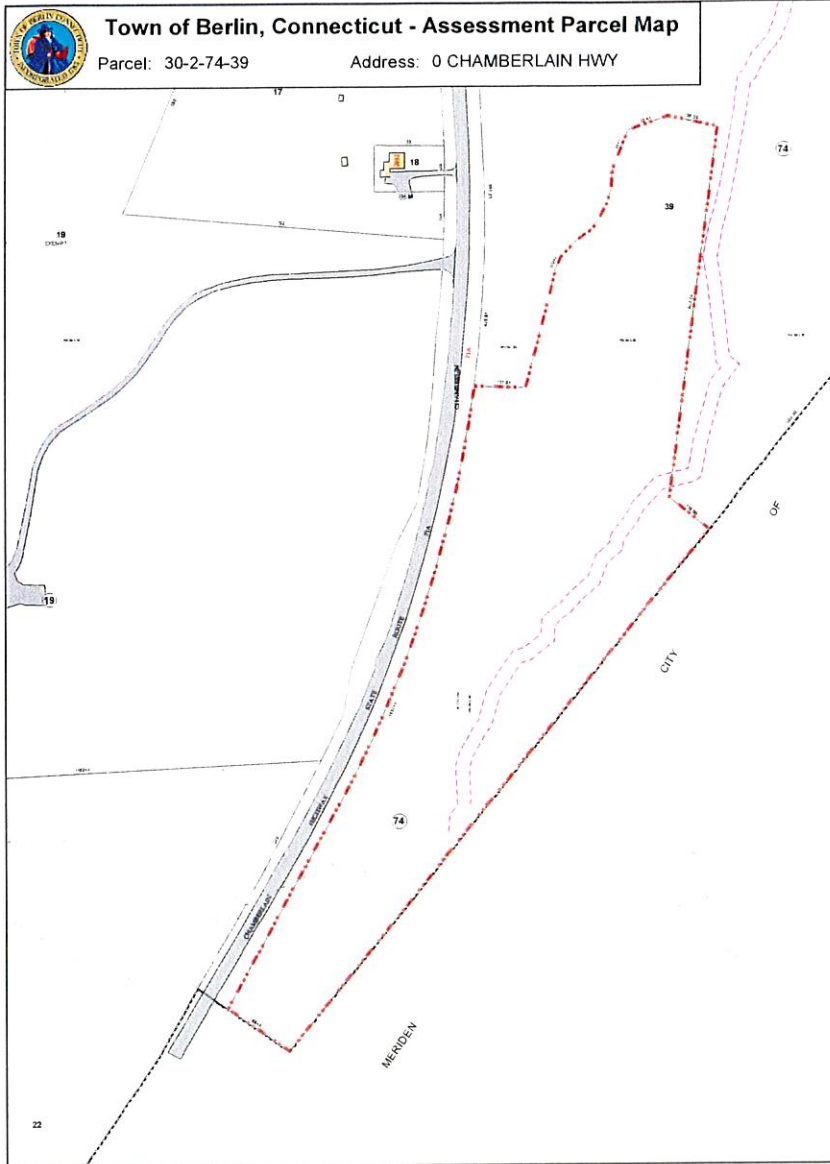






18.3 Acre site

Military Experience Museum, Inc. 4 Cooper Ave Wallingford, CT 06492



NE GEO  
 Approximate Scale: 1 inch = 250 feet  
 Map Produced: August 2019  
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