

## Discussion

Update 5-5-2020 - see new informational presentation received

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**

### 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.

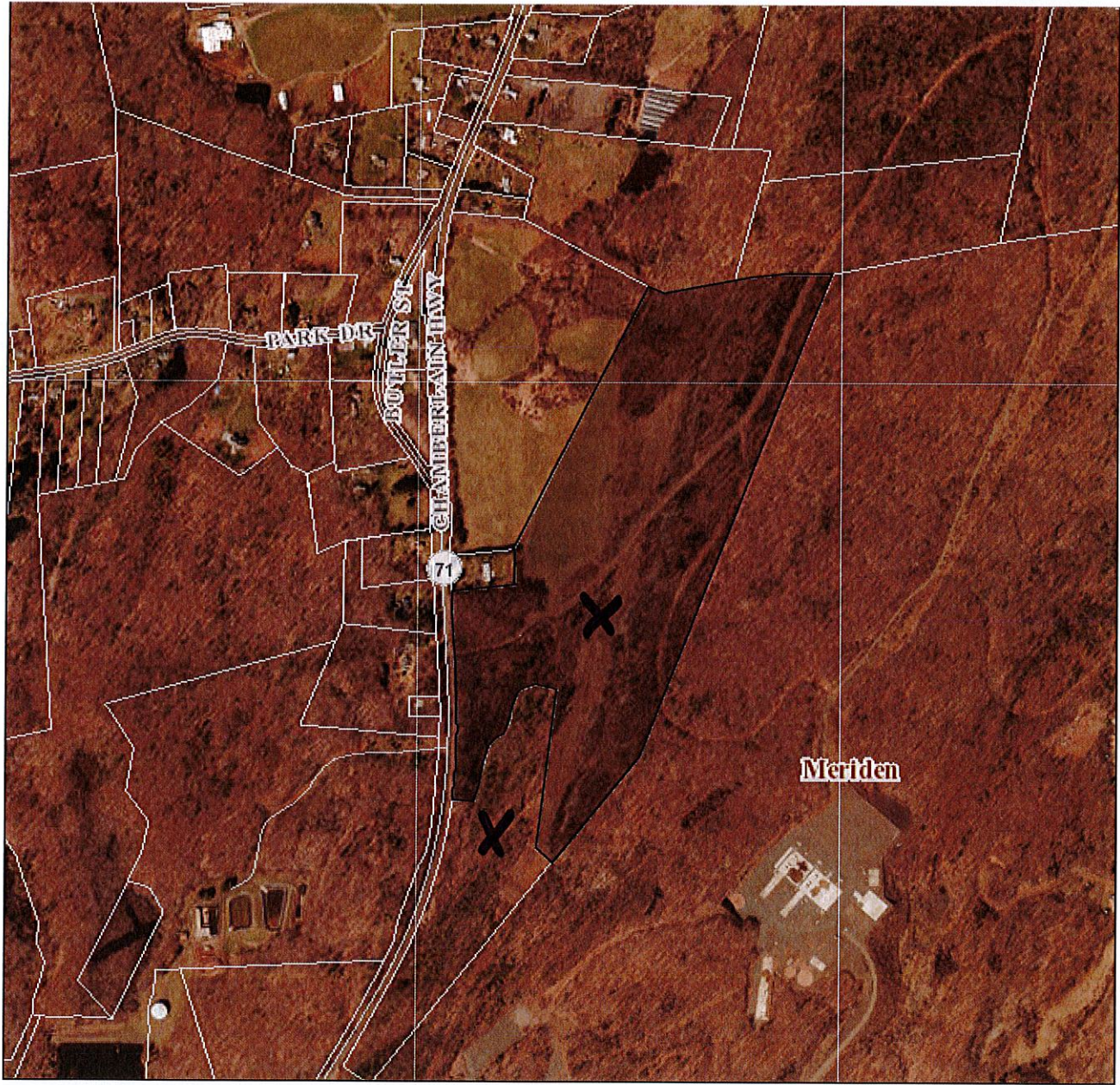


# Town of Berlin

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





# MILITARY EXPERIENCE MUSEUM INC.

## FIELD LOCATION

Outdoor Recreation field and learning center.

The goal is for the museum to have a field location that allows people to learn and get involved with history and the military through participation. An interactive / educational location that allows people to participate in military style activities including a military style obstacle course and recreations of military style bases or training facilities from different eras

Tagline: “Get off the couch and into the action”

The property will include:

Orienteering Course

Military style “O”(obstacle) Course

Different era battlefield bases (WW-2 to present)

# MILITARY EXPERIENCE MUSEUM INC.

## MISSION

The Military Experience Museum is a not-for-profit educational institution dedicated to honoring those who have served in all branches of the United States military as well as civilian history related to war efforts and support provide to the military in all eras. The Museum will also provide education and displays on foreign militaries, both allies and foe as part of the educational understanding of military actions. The Museum's main focus will be the eras from World War II through modern day, with dedicated and loaned displays and exhibits. The audio video will capture veteran stories and experiences through these time periods. The Museum will have an outreach program for military history going back to the founding of the United States.

The Museum serves to educate the public by telling individual stories of personal experience, realities of war, and sacrifices made by Americans striving to preserve our freedoms. The Museum inspires visitors by enabling them to experience military vehicles, explore artifacts, and participate in military simulations and reenactments.



# **MILITARY EXPERIENCE MUSEUM INC.**

## **Berlin Town Zoning:**

All uses permitted in the R-86, R-43, R-21 and R-15 districts as indicated in Section V.A.2.

### **SECTION V. RESIDENTIAL ZONES**

A. Single-family residential (R-86, R-43, R-21, R-15).

B. Special permit uses. The following principal uses shall be permitted in all single-family residential districts, except as noted, subject to special permit and site plan approvals by the Commission in accordance with Section XII Special Permits and Section XIII Site Plans:

- Religious, charitable and **eleemosynary institutions**, subject to the requirements of Section XI.L.
- **Camps**, subject to the requirements of Section XI.F.
- **Nonprofit civic organizations**, subject to the requirements of Section XI.P.

# MILITARY EXPERIENCE MUSEUM INC.

## Berlin Town Zoning: Section XI.F.

**Day camps.** Day camps where permitted shall be subject to special permit and site plan approvals by the Commission in accordance with Sections XII and XIII and the following conditions:

- No campsite shall be less than **ten acres** in area, and there shall be no more than one camper for every 2,000 square feet of site area, with a maximum of 400 persons permitted in any camp.
- Improved areas, such as camping or picnic areas and playgrounds or sports areas, shall be located at least **125 feet from all property lines**. The commission may require suitable fencing and landscaping around all improved areas.
- One off-street parking space shall be provided on the site for each member of the camp staff plus one space for every 15 day campers. Parking areas shall be at least 50 feet from side and rear lot lines and 50 feet from the street line, and shall be suitably screened and permanently improved.
- No building or structure shall be located closer than 150 feet to any property line.



# MILITARY EXPERIENCE MUSEUM INC.

## Planned Days of Operation:

Year round open to public

- Weekends      Saturday- Sunday (weather permitting)
- Holidays      That don't fall on weekends, examples:
  - Memorial Day
  - 4<sup>th</sup> July
  - Labor Day
  - Columbus Day

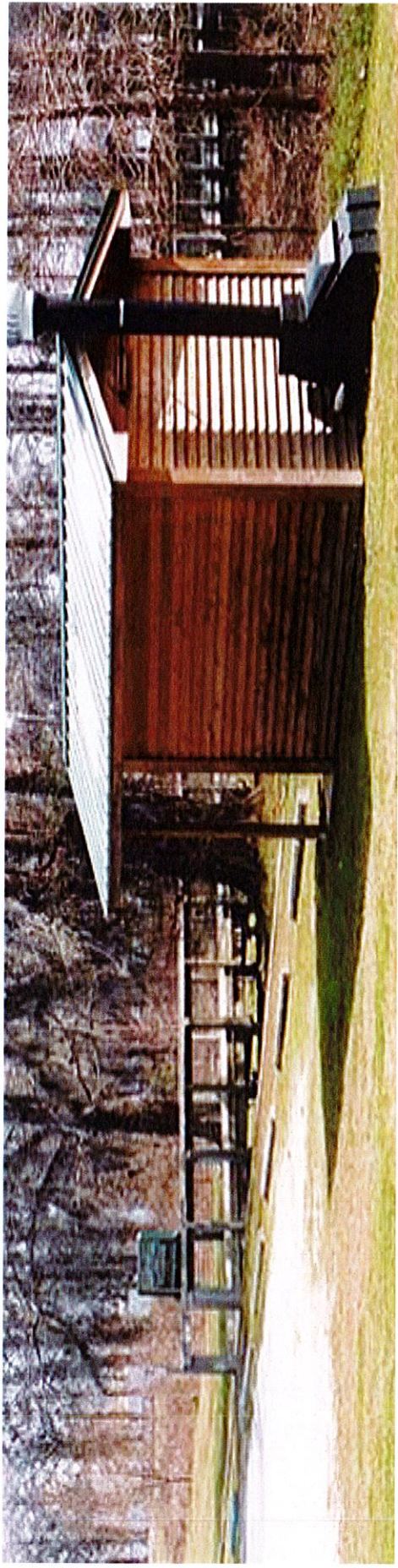
- Summer

Days to be determined but planning to allow private groups to rent areas

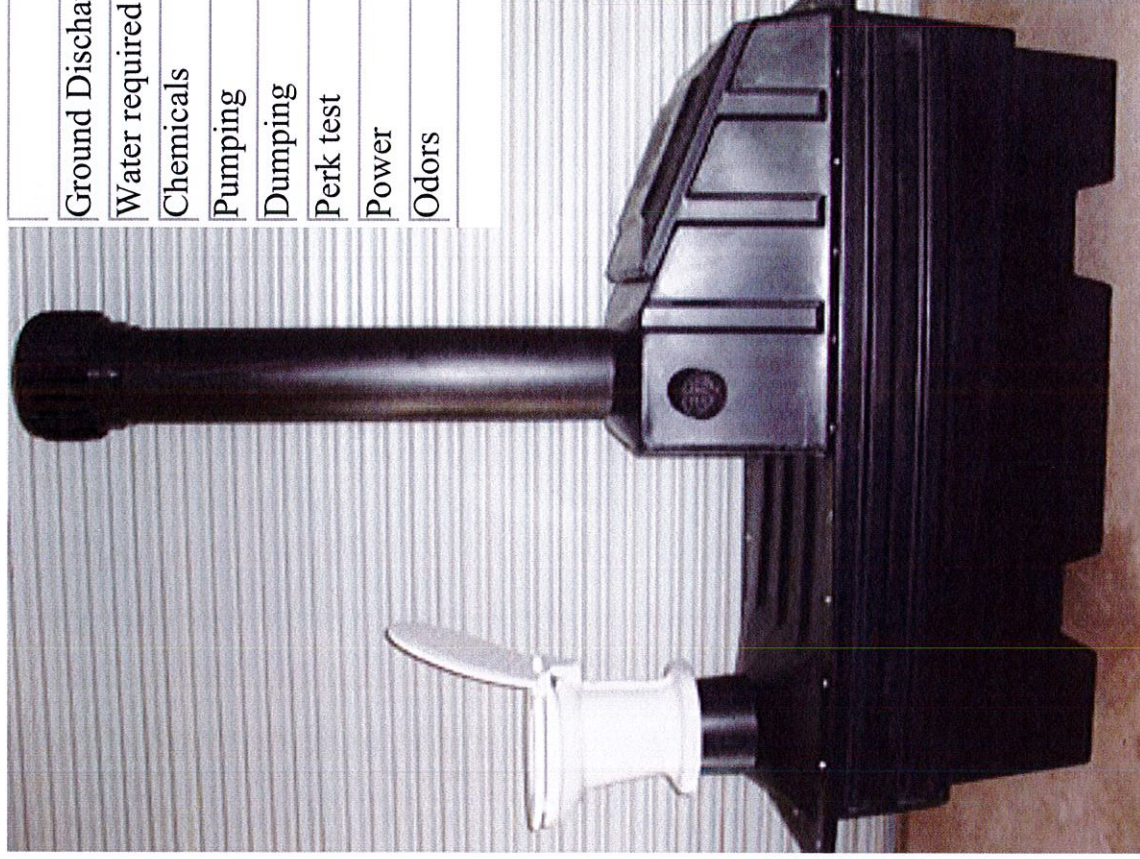
- Example, Boy Scouts camping at the Vietnam Era Base
- World War II reenactors camping at the World War II era base
- Possibility of weekday hours for Orienteering and Obstacle course.

## **The ELOO®: The ELOO® Is Odorless!**

- Uses only the Wind and the Sun
- Uses no water or chemicals
- Needs no electricity or batteries
- No odor and no flies
- Zero discharge - nothing goes on or into the ground
- Enormous capacity: 15-60 uses per day (depending on model)







**The new Eloo C-60**

	Compost	Vault	Chemical	Incendiary	Septic	Eloo
Ground Discharge	No	No	No	No	Yes	No
Water required	No	No	No	No	Yes	No
Chemicals	No	Some	Yes	No	No	No
Pumping	No	Yes	Yes	No	Yes	No
Dumping	Yes	No	No	Yes	No	Minimal
Perk test	No	No	No	No	Yes	No
Power	No	No	No	Yes	Some	No
Odors	Yes	Yes	Yes	Yes	No	No

The C-60 Commercial unit is the model that we recommend for higher traffic areas, like **National Parks, State Parks, Golf Courses, Boy Scout Camps, Girl Scout Camps, etc.**



CHAMBERLAIN HWY

7

World War II  
Breconr Manor Inn  
De-Lay German Gun  
"Band of Brothers" 1100

Vietnam Era Firehouse  
"Green Book" 1968 movie  
"Battle of Long Vol" 4th SF

Alphons Village  
"Lone Survivor" movie

Alphons Outpost  
"Ringside" Documentary

Trop Village  
"The Last Days of Pompeii"

Approx. 40-100 cars  
Built video  
Scenic in  
Parking 110

Parking

Staging area

Parking

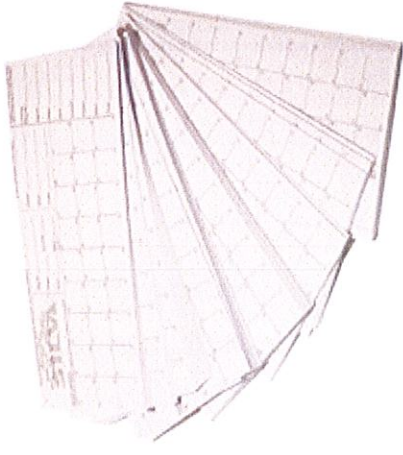
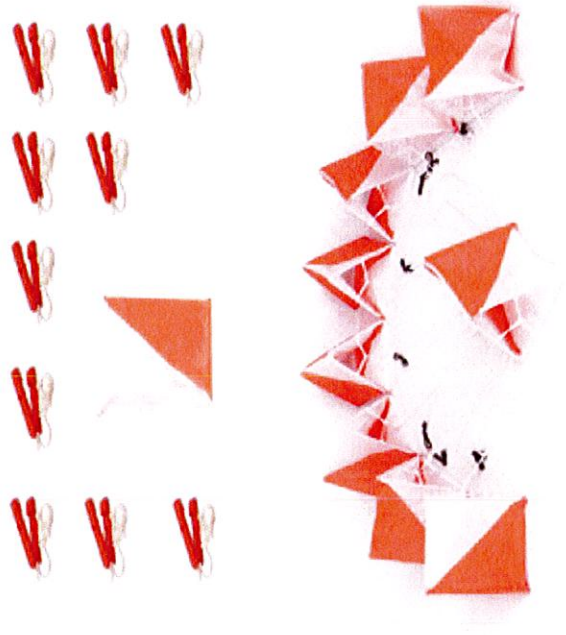
Green Book

YELLOW= Military Era bases

BLUE= Obstacle course trails (approx. 2.5K)



# ORIENTEERING COURSE



Orienteering Course can have 10+ marking flags and an individual punch

Direct link to military compass reading. This is still used for military leadership training.

Orienteering can also be done with a GPS.

The markers allow us to change the locations and course to keep people interested in coming back.

# ORIENTEERING COURSE

## **Welcome to Orienteering!**

A sport for Families, Hikers, and Runners of all ages!

### It's Recreation

Walking an orienteering course can be a lot like going for a hike, but with a twist. With map and compass in hand, find your way to each of the checkpoints on the orienteering course. You can stay on trails or short-cut through the woods.

We supply the map and course, but you decide how to get to each of the checkpoints.

### It's also a Sport

Orienteering is also a competitive sport. Those who take a competitive approach go around the course as quickly as they can. Since you must decide on your route while running or walking fast, it's a challenging sport that requires using your head as well as your legs. Whether you walk or run, it's a way of keeping fit while having fun.

### It's for People of All Ages

Orienteering is an activity you can still do as you get older. And it's for youngsters too, with their families, in groups or on their own.



# MILITARY STYLE OBSTACLE COURSE

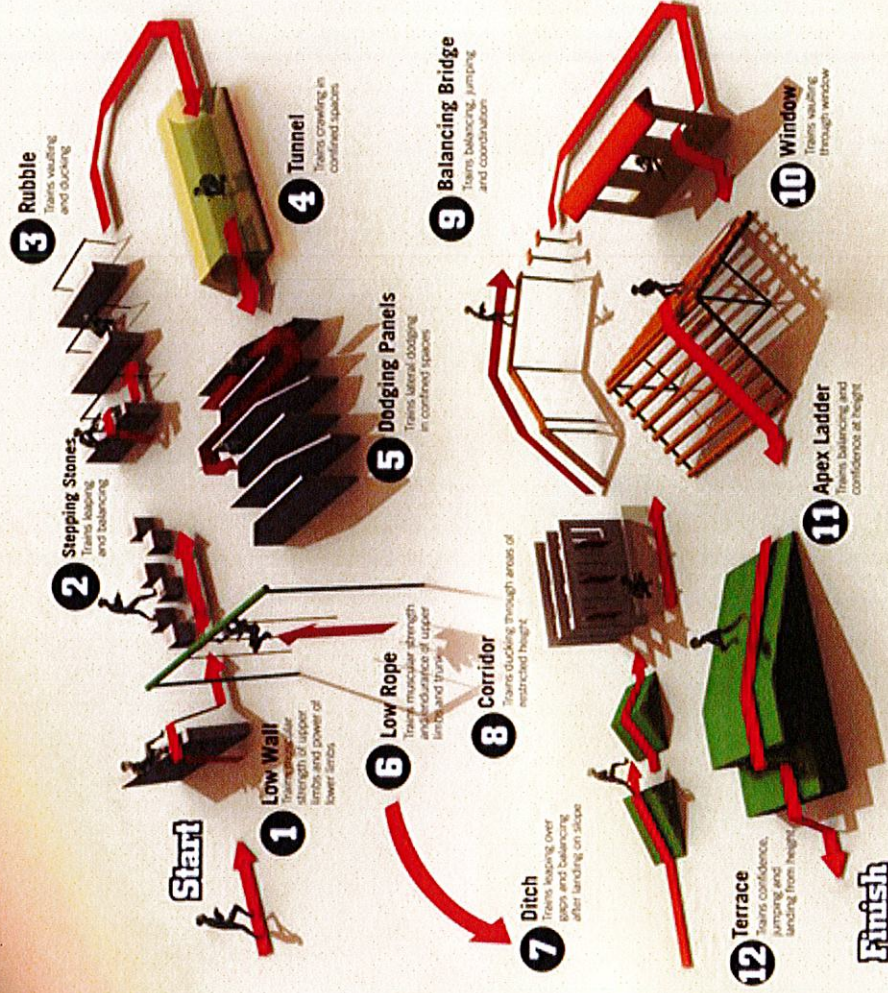
The military is one of the most well known their fitness and agility requirement the military has for their personnel.

Obstacle Course Racing (OCR) has become A sport in itself. Best known are Spartan Race and Tough Mudder. According to *Obstacle Race World*, nearly 3.4 million participated in an obstacle course race in 2013.

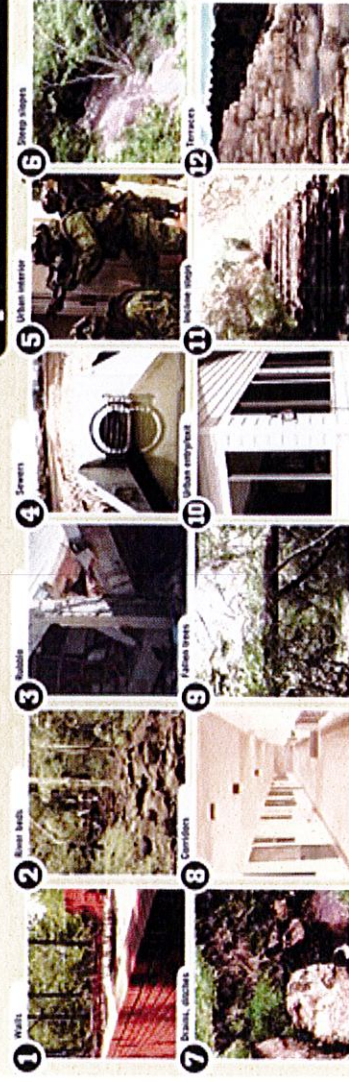
The Military Experience Field location Will have a obstacle course based off the “redesigned combat obstacles” which Are more in line with current military Operations.

This will be the only one of its kind in Connecticut open to the public. The only one of its kind between New York City and Boston.

## Redesigned Combat Obstacles



### Operational Context





**MILITARY EXPERIENCE MUSEUM INC.**

# **FIELD LOCATION MILITARY ERA BASES / TRAINING LOCATION**

The proposed field locations are based on historically significant eras in military history. The locations will be replicate different eras in military history. The locations allow people to have hands on interaction with bases similar to what military personal have dealt with in a war environment.

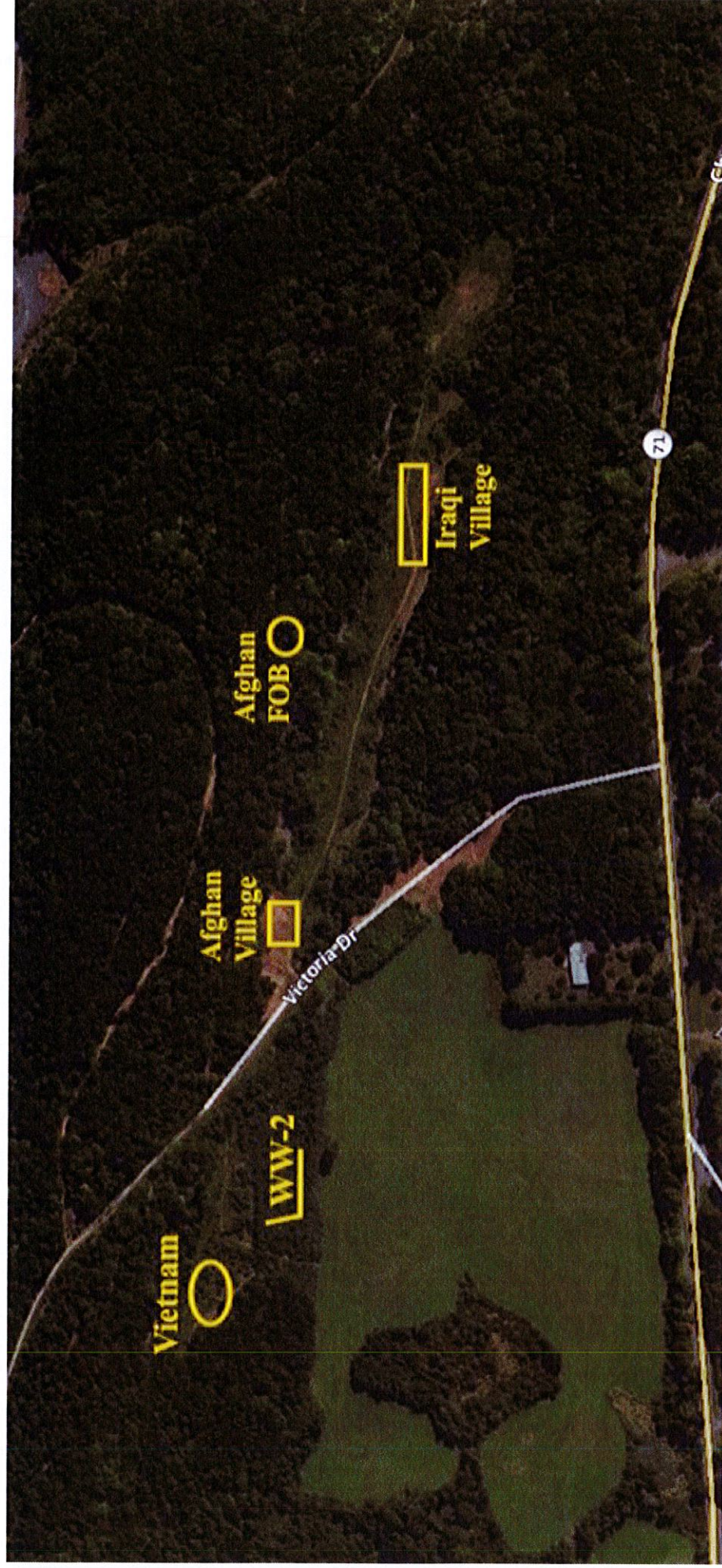
The goal is to get people interested in the different eras through participation in military simulation/ reenactment.

We are looking at creating bases or training facilities that have some significance to historical events. The other factors is trying to attract people who have only gather their knowledge of the military through movies or television shows. Having an opportunity to see a replica of something they might know about and taking it to the next level. Providing more information and actual historical information and possible first hand accounts through the museum's oral history project.



# MILITARY EXPERIENCE MUSEUM INC.

## PROPOSED FIELD LAYOUT





## **MILITARY EXPERIENCE MUSEUM INC.**

### **FIELD LOCATION MILITARY ERA BASES / TRAINING LOCATION**

The goal is to get people interested in the different eras through participation in military simulation/ reenactment.

As part of the military simulation/ reenactment we will allow participants to use airsoft replicas from the different eras. We are also hoping to be permitted a few events a year that will allow World War 2 reenactors to use blank fire weapons.

Airsoft is a competitive team shooting sport in which participants eliminate opposing players. Very similar to paintball in concept, airsoft pellets are smaller in size and weight. The museum would require Bio-Degradable pellets only.

The airsoft replica is popular for military simulation, historical reenactments, film and television. There are also professional gun safety conducted with airsoft in some fields, such as law enforcement, due to better safety and lower cost. The United States Coast Guard, for instance, has officially adopted airsoft for training in 2018.





**AN INTERACTIVE  
MILITARY EXPERIENCE  
LEARNING ABOUT  
MILITARY HISTORY  
THROUGH  
PARTICIPATION**

# ELOO WHITE PAPER

## Enviro Loo - The AIR Toilet - by SWSLoo, Inc.

US Manufacturer and Distributor of the Enviro Loo 1.866.797.ELOO (3566) or [info@swsloo.com](mailto:info@swsloo.com)

The ELOO/Enviro Loo® leads its competition with these benefits: no odor, no infrastructure, no chemicals needed, no electricity, and very low maintenance. And **NO WATER!**

Solar (passive) and Wind Power provide the catalyst for the Eloo® to operate in a wide variety of climatic conditions.

The ELOO® provides the right environment to treat and stabilize human waste using separation, dehydration and evaporation. This minimizes the total waste for disposal.

The ELOO® operates by separating the liquid and solid wastes. The liquid waste drains into the liquid trap in the bottom of the unit while a drying tray collects the solid waste. Airflow directed down through the inlet tubes across the liquid and up through the drying tray evaporates the liquid and dehydrates the solid waste. This airflow aerates the solid waste and carries moisture and odors out the exhaust. This air movement and separation of solids and liquids prevents anaerobic conditions from occurring thereby reducing odors.

Human feces consist of roughly 95% liquid. When subjected to sufficient ventilation and ambient heat to achieve the necessary dehydration and evaporation, it is converted, with its associated bacterial and biological activity, into a dried and stabilized material of roughly 5%-10% of its original mass. With the evaporation of liquid and resultant reduction in mass, there is reduced waste disposal required yet having a capability of handling up to 60 uses per day

Since the ELOO® is a natural processing of human waste, no chemical treatments are required.

Comparison with alternatives:

	Compost	Vault	Chemical	Incendiary	Septic	Eloo
Ground Discharge	No	No	No	No	Yes	No
Water required	No	No	No	No	Yes	No
Chemicals	No	Some	Yes	No	No	No
Pumping	No	Yes	Yes	No	Yes	No
Dumping	Yes	No	No	Yes	No	Minimal
Perk test	No	No	No	No	Yes	No
Power	No	No	No	Yes	Some	No
Odors	Yes	Yes	Yes	Yes	No	No



## **ELOO WHITE PAPER**

Compost toilets do not separate the solid and liquid wastes. Consequently the waste does not break down rapidly and the pathogens take longer to be devitalized. More practically, compost toilets require more handling of the waste, removal is more frequent and it can be a more odorous procedure. Compost toilets also require the addition of carbon-based materials, such as sawdust, to augment the breakdown of the organic materials. This increases the amount of material to be disposed of and substantially increases maintenance requirements.

Vault toilets do not separate the solid and liquid wastes, creating an anaerobic environment producing odors. Vault toilets totally contain the waste and require frequent pumping to remove the waste, increasing maintenance costs and the possibility of toxic spills.

Chemical toilets and outhouses smell, must be pumped and dumped and are environmentally unfriendly.

Other forms of non-water human sanitation are limited in their capacity and by the onerous procedures for emptying and maintaining them. The Eloo has a large capacity and eliminates all of this difficulty while providing our customers with lower costs and maintenance requirements.

**Contact SWSLoo at 1.866.797.3566 or [info@swsloo.com](mailto:info@swsloo.com) for additional information and purchase.**

**From:** mgjusti  
**Sent:** Wednesday, May 6, 2020 10:10 AM  
**To:** Clare Cain; jmahoney; Karl Lewis  
**Subject:** RE: Military Museum site proposal near NET

Thank you Clare. I look forward to including any additional information you may have including a map or diagram showing the trail location. And will include your comments to distribute for the meeting.

The main purpose of the discussion for this week's PZC meeting is to get an overview of how the property is proposed to be used so that it can be put into use category. Then we can determine if the use would be allowed in the zone and what the review process would include.

Maureen

Maureen K. Giusti, AICP  
Acting Town Planner / ZEO  
Town of Berlin, CT

**From:** Clare Cain <ccain@ctwoodlands.org>  
**Sent:** Wednesday, May 6, 2020 9:07 AM  
**To:** jmahoney <jmahoney@town.berlin.ct.us>; Karl Lewis <kingwhistle1967@gmail.com>  
**Cc:** mgjusti <mgjusti@town.berlin.ct.us>  
**Subject:** RE: Military Museum site proposal near NET

Hi Gang,

I am almost positive that the trail does go through this area. I will double-check today. One of the reasons we talked about relocating it was to move it off these parcels because they were private property and could potentially be developed... which I guess is what is being proposed.

I checked out the presentation which I found a bit intense. But with their focus on recreation and as a fellow non-profit, I wonder if we can't work together and co-exist on this property. It sounds like there might be the possibility of an overnight site for thru-hikers based on their "camp" options.

If the military history piece was fully in place, I could see that being a point of interest along the trail. Maybe a side trail takes you down into that area? Do you know if they are aware of the NET? They may view it as an asset.

Either way, I think P&Z should require them to reach out to CFPA. As the congressionally-designated manager of the trail it would make sense for them to approach us and involve/advise us of their planning.

One thing I was unclear about... and maybe I just missed it, was if there will be gunfire, or simulated gunfire, at the site.

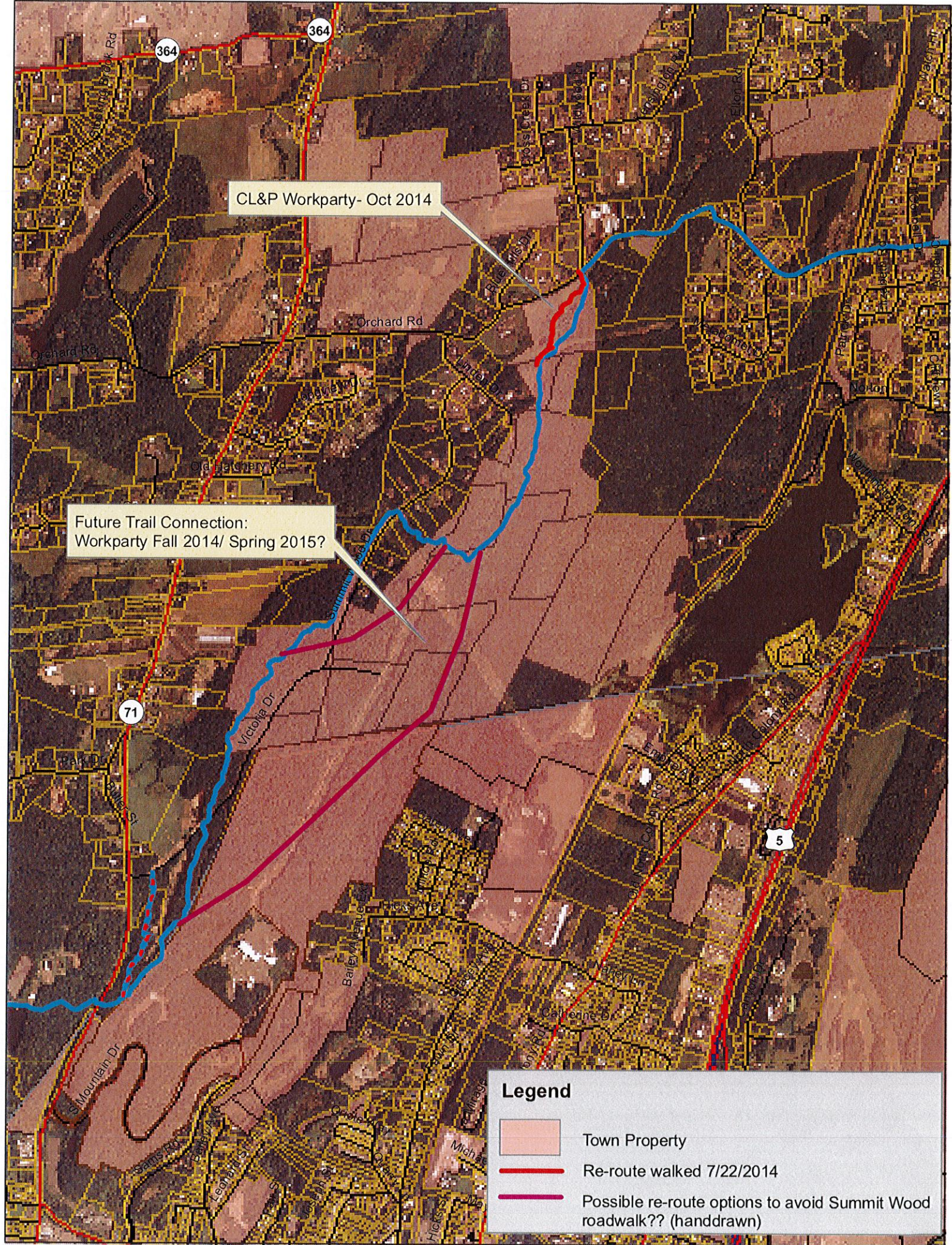
I'll try to have a map back to you by the end of the day.

Thanks for the heads-up.

Clare

Clare Cain, Trails Stewardship Director  
Connecticut Forest & Park Association

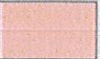






CL&P Workparty - Oct 2014

Future Trail Connection:  
Workparty Fall 2014/ Spring 2015?

### Legend

-  Town Property
-  Re-route walked 7/22/2014
-  Possible re-route options to avoid Summit Wood roadwalk?? (handdrawn)



**From:** Thomas O'Rourke <torourke@milexpmuseum.org>  
**Sent:** Wednesday, May 6, 2020 9:56 AM  
**To:** cedge  
**Subject:** Re: FW: 2 things

Hi Chris,

Military Museum Field Experience

They want to know what will be happening in the site, when and what activities, projected volume of customers.

The field location will have activities that people can participate in.

“what will be happening in the site,... what activities,”

- Orienteering Course
- Obstacle Course
- Military simulation/ reenactment

Activities will include an Orienteering Course, which is using a compass or GPS to go to specific location on a map. The activity directly relates to how soldiers would have to go to a certain place for various reasons. Using a compass or GPS as a guide is essential part of military training. It is also part of the sport of orienteering.

The other 2 major activities on the property will be the military style obstacle course and having military simulation/ reenactment events. For the military simulation, we will allow people to use airsoft replicas that shoot a biodegradable 6mm pellet, no real firearms that shoot bullets will on used on the property.

“They want to know ..., when?”

- Plan is for year round weekends, Saturday/ Sunday (weather permitting). It is outdoor activities.
- Most likely open on holidays, especially when holiday extends weekend.
  - Example: Memorial Day, Labor Day, Columbus Day, ect..
- Summer time hours to be determine, but current plan is to allow private party / private group rentals.
  - Corporate Team Building, Scouting groups, World War 2 reenactors, Obstacle Course Racing teams, Orienteering clubs, etc..

“They want to know ... projected volume of customers?”

- Very difficult to determine but if we get 100 customers a day we would do well.
- Current parking area will allow for total of 90 cars using both sides of the driveway, straight in parking, spaces 10' wide.

People will be able to fill out waivers online and have option to pay online and book time frames to participate in activities. This will reduce people standing in line and interaction between employees and visitors



“To add permanent/seasonal outdoor seating that has not previously be approved (and not in conjunction with the executive order) the plan requires a site plan amendment indicating dimensions, seating capacity, parking demand, and including any required barriers or code concerns.”

The Field Experience is outdoor activity, once people check in they will go out onto the 70+ acres of field experiences. There will be a staging/ check-in area, that we can put some seating like picnic tables, but we are waiting to determine based on new States and Federal CDC guidelines. It is possible no seating allowed and once they check in they need to move to the field and no large gatherings.

“– if liquor permit is anticipated, it needs to be specifically granted for the patio from ZBA for the license to extend outdoors”

At this time we have no plans to serve liquor. It has not even come up in discussions, as it would be many years down the line if ever considered.

On Tue, May 5, 2020 at 11:35 AM cedge <[cedge@town.berlin.ct.us](mailto:cedge@town.berlin.ct.us)> wrote:

Tom –

Please see comments below from Maureen care of this Thursday night.

Chris

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**From:** mgiusti <[mgiusti@town.berlin.ct.us](mailto:mgiusti@town.berlin.ct.us)>

**Sent:** Tuesday, May 5, 2020 11:33 AM

**To:** cedge <[cedge@town.berlin.ct.us](mailto:cedge@town.berlin.ct.us)>

**Subject:** RE: 2 things

I had spoken to Todd (?- military experience) after the meeting. They want to know what will be happening in the site, when and what activities, projected volume of customers.

To add permanent/seasonal outdoor seating that has not previously be approved (and not in conjunction with the executive order) the plan requires a site plan amendment indicating dimensions, seating capacity, parking demand, and including any required barriers or code concerns – if liquor permit is anticipated, it needs to be specifically granted for the patio from ZBA for the license to extend outdoors.

Maureen