

**CONSERVATION COMMISSION**  
**TUESDAY JULY 14, 2020 6:30 P.M.**

The Conservation Commission met remotely by video conference call on Tuesday July 14, 2020 at 6:30 p.m. for the purposes of holding a regular meeting on the following matters.

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**MEMBERS PRESENT**

Michael Delorenzo, Chairman, Carol Goldberger, Rob Ramsey, Thomas Heisler, Joe Mazza, Karl Lewis, Alternate, Karen Pagliaro Alternate

**MEMBERS ABSENT**

Guy Hoffman, Vice Chairman, Mary Kathryn Larose

**STAFF LIAISON**

Maureen Giusti

**CALL TO ORDER:** Chairman Delorenzo called the meeting to order at 6:30 pm.

**AUDIENCE OF CITIZENS**

Bill Jackson

**APPROVAL OF MINUTES:** Commissioner Ramsey moved to approve the June 9, 2020 minutes, seconded by Commissioner Heisler passed unanimously.

**NEW BUSINESS**

I. Metro Realty – Proposed amendment; zone change; site plan; special permit;  
833 Deming Road, LLC and Berlin Remnant Land Parcels, LLC

The Commission recommends:

1. Additional information regarding the Turtle management plan, including any DEEP recommendation and who is responsible for its management, be provided to satisfaction of the Planning and Zoning Commission.
2. The applicant have a long term management plan in place to maintain the drainage and filtration systems as described.

**OLD BUSINESS**

USE OF TOWN LANDS (Hatchery Brook Community Garden)

a. Water Supply: pump repair, replacement and purchases – The gardeners are not happy with the current water rate flow to water their gardens. The current pump is inadequate. The pump being looked at will only beef up the water flow. This pump will not provide continuous running water as long as the garden runs off batteries and solar panels. The system will need to be taken down seasonally. There will always be a water limitation if the pump is not hooked up to a electrical system.

Chairman Delorenzo thanked Steve Wood, Public Grounds and his team for all their hard work. Steve Wood estimates \$3,500.00 to have an electrical hookup source from Eversource. This includes the connection, construction, shallow well pump, pole and electrical hook up. This would provide a continuous flow of water. If the Commission goes with this proposal, Bill Jackson recommends safety measures, possibly an automatic shut off, be put in place to prevent pump from running dry. Steve Wood will do some more research and firm up the estimate. There would also be a monthly meter charge, which is minimal. Maureen Giusti will inform gardeners that for right now the pump in place will have to be used until further notice. Funds will need to be discussed depending on the final cost. Bill Jackson has been a huge help and tends to the filling of the water on a daily basis.

**COMMISSIONER COMMENTS**

None

**ADJOURNMENT**

Commissioner Ramsey made a motion to adjourn the meeting at 7:50 pm, seconded by Commissioner Heisler passed unanimously.

Sincerely,

Marlo Thomas Matassa  
The Recording Secretary

Town of Berlin  
240 Kensington Road,  
Berlin, CT 06037

July 23, 2020

Ref: Special Permit  
76 Chamberlin Highway [map block lot 30-2-74-37] &  
0 Chamberlin Highway [map block lot 30-2-74-39].



The Military Experience Museum, Inc., (a 501c3 Non-Profit) is looking to set up a Military Experience Museum field at the above locations.

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 the gated driveway approximately across from 2590 Chamberlain Highway. The current road/ driveway is gravel.

The proposal is for outdoor recreation that will include an Orienteering course using compass and/or GPS locations. Military style Obstacle Course, approx. 2.5k in length on foot trails located on the 77 acre site. Military era bases / battlefield recreations from World War 2 to present day, which can change based on the anniversary of commemorative battles or wars.

The plan is to have opened to museum members and/or public on weekends and some holidays on a year round basis, weather permitting. We could rent exhibits/attractions to private groups on available days. Example, Boy or Girl Scouts looking to have education experience in a World War II or Vietnam Era base.

Traffic and parking; will mainly occur on weekends and holidays or as rented out for special occasions. The Conceptual Plan has allocated for 32 parking spaces. The property does include a large grass field that could be used for special occasion overflow parking as needed. *\*(As a note the Military Museum that closed in Danbury in 2017 had 10 parking spaces.)*

Traffic would be expected mainly on weekends. The arrivals and departures would vary based on how long it takes the people to visit or complete activities.

"Staging area"/ sign-in/ register to be onsite; would be used as location for staff to check in guests/ visitors to the site. The area would be used to provide maps, compasses or other related gear and rental equipment for people looking to participate in activities. We are not currently looking for a liquor permit and are not setting up a patio with seating.

The current property already has areas cleared along unimproved dirt/ gravel roads. These cleared areas would be used to set up the military style bases/ exhibits.

The property currently has trails and footpaths that will be utilized.

There is a gate at the entrance that will be fixed so the entrance can be locked.

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.

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.

## 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)





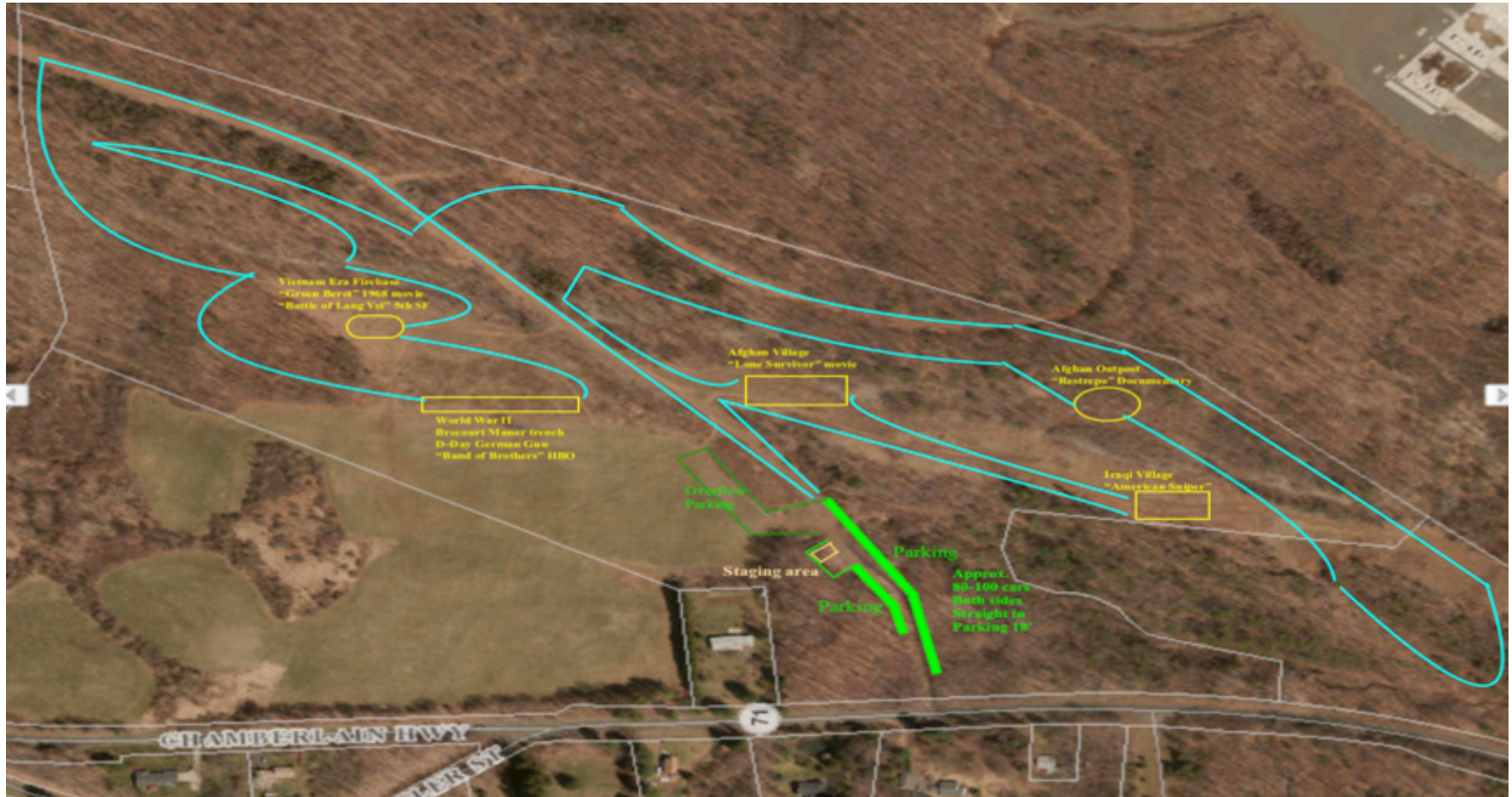
	Compost	Vault	Chemical	Incendiary	Septic	Eloo
Ground Discharge	No	No	No	No	Yes	No
Water required	No	No	No	No	Yes	No
Chemicals	No	Some	Yes	No	No	No
Pumping	No	Yes	Yes	No	Yes	No
Dumping	Yes	No	No	Yes	No	Minimal
Perk test	No	No	No	No	Yes	No
Power	No	No	No	Yes	Some	No
Odors	Yes	Yes	Yes	Yes	No	No

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.**

**The new Eloo C-60**

# MILITARY EXPERIENCE MUSEUM INC.

## PROPOSED FIELD LAYOUT OVERVIEW



GREEN = Parking & staging area

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

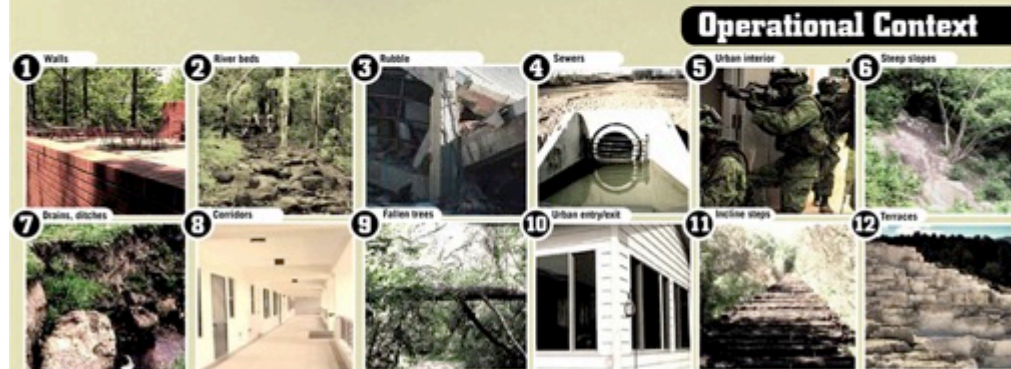
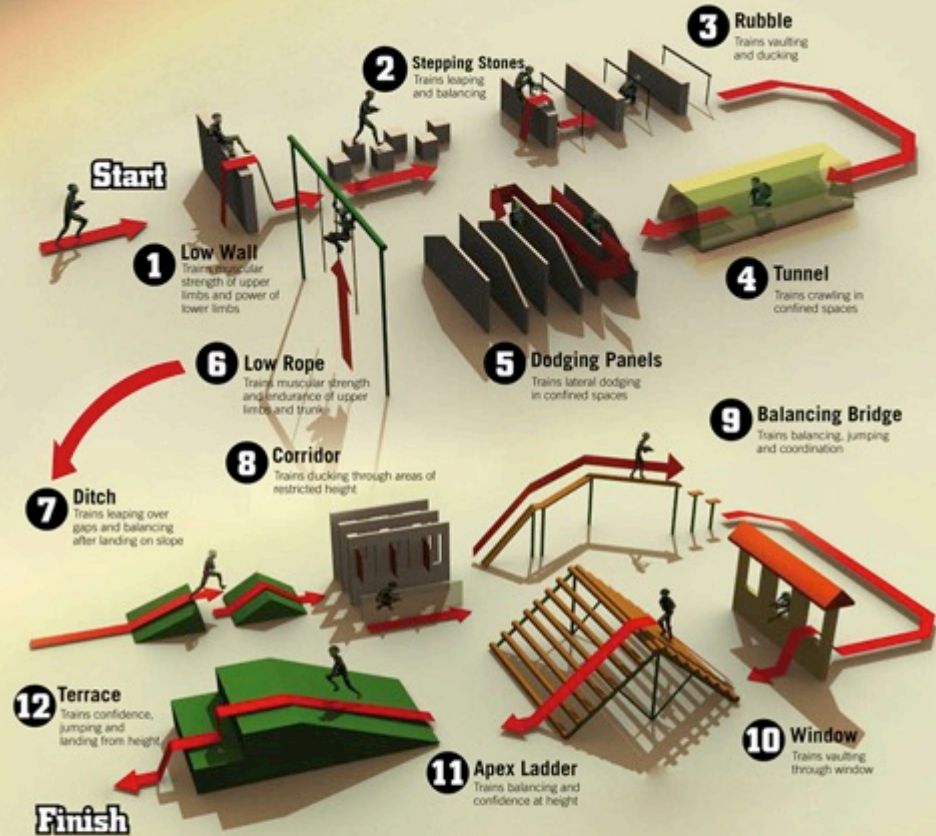
The military is one of the most well known their fitness and agility requirement the military has for their personnel.

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



**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.

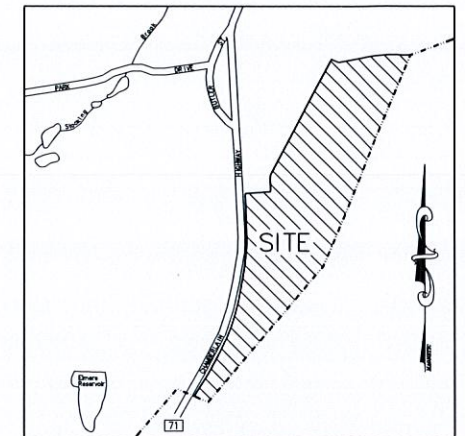
The airsoft replica is popular for military simulation, historical reenactments, film and television. There are also professional gun safety conducted with airsoft in some fields, such as law enforcement, due to better safety and lower cost. The United States Coast Guard, for instance, has officially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



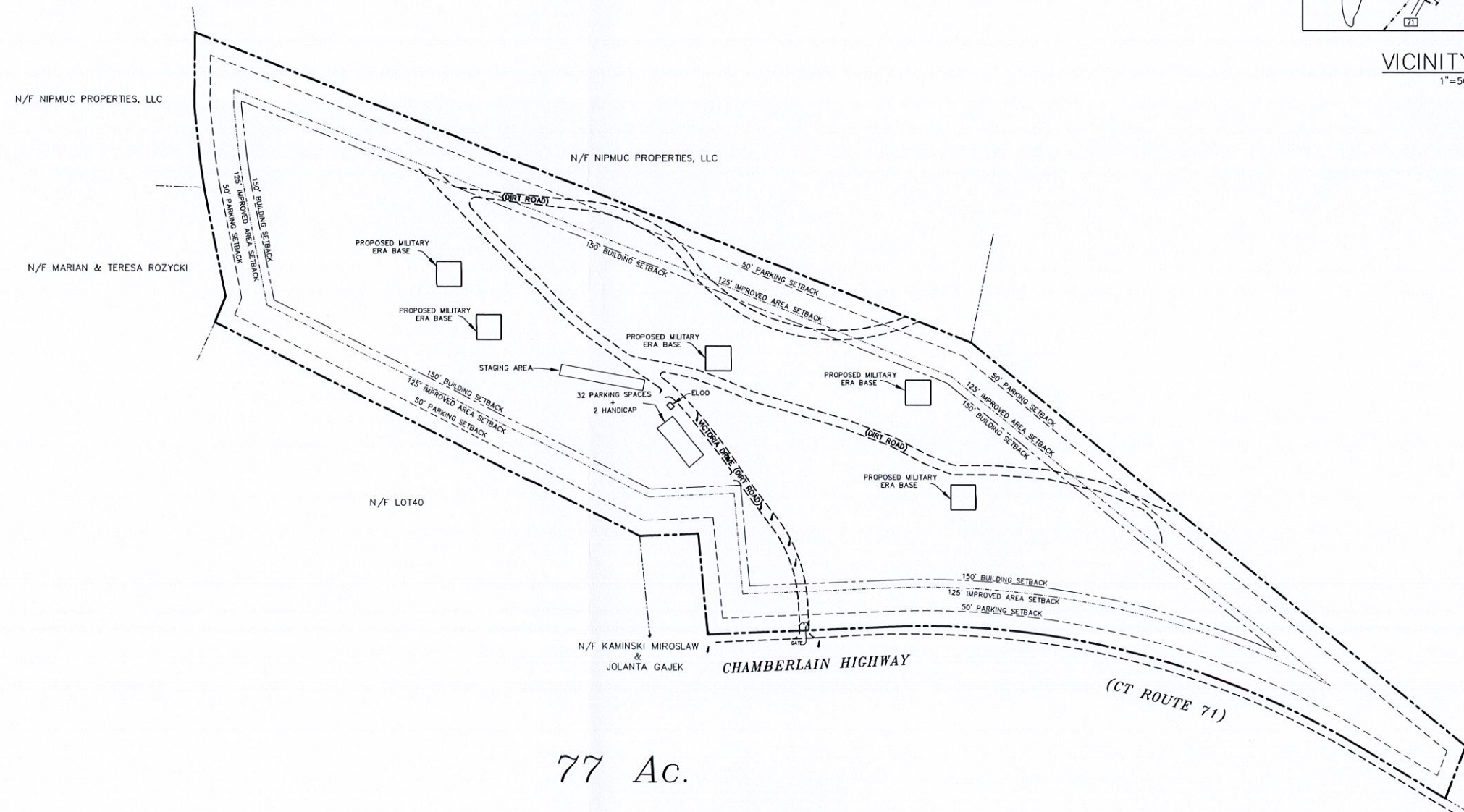
**AN INTERACTIVE  
MILITARY EXPERIENCE**

**LEARNING ABOUT  
MILITARY HISTORY**

**THROUGH  
PARTICIPATION**



VICINITY MAP  
1"=500'



77 Ac.

Town of Berlin  
Received

JUL 23 2020

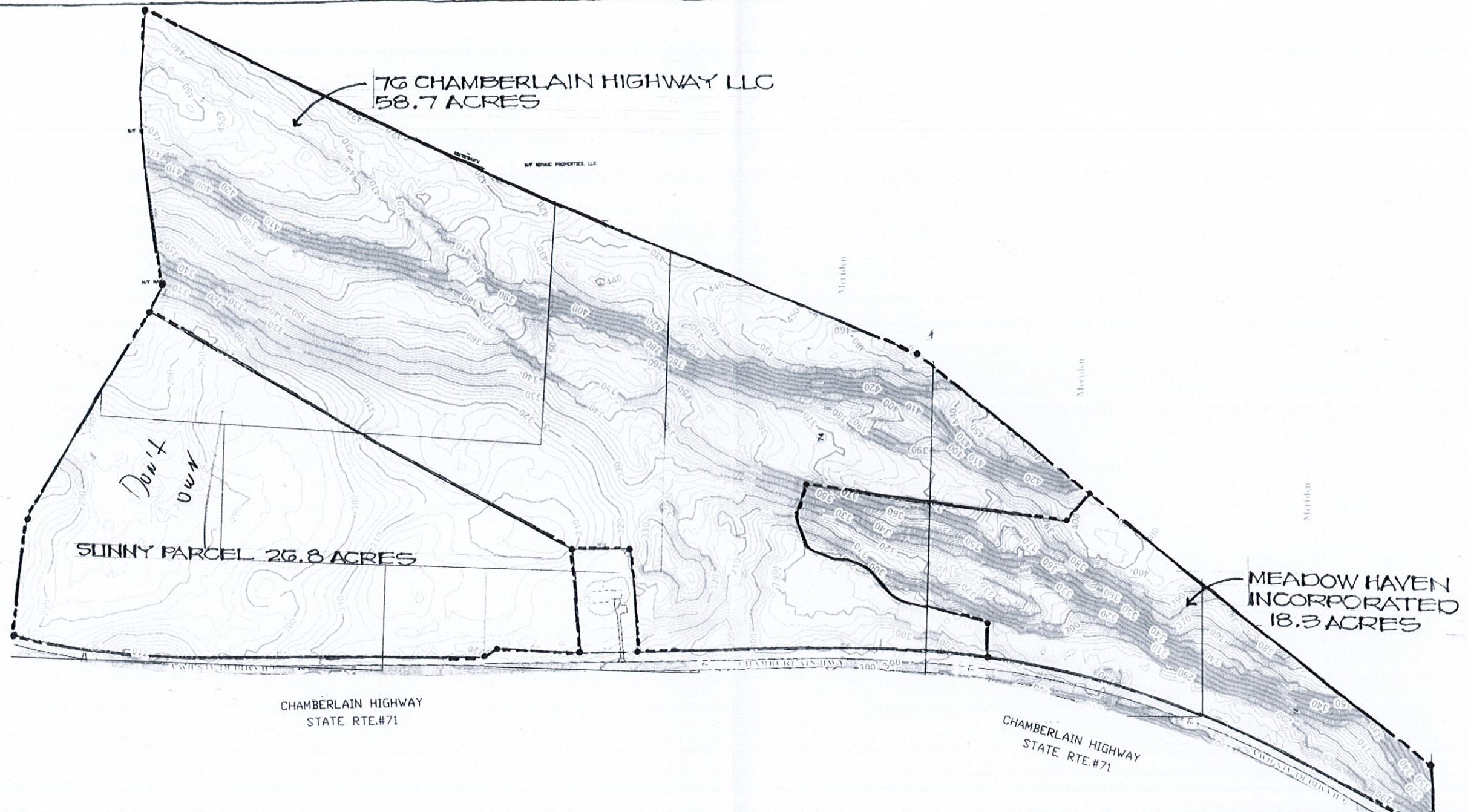
Planning & Zoning Department  
Berlin, Connecticut

<b>CONNECTICUT CONSULTING ENGINEERS, LLC.</b> <b>CIVIL ENGINEERS &amp; SURVEYORS</b>			
ONE PRESTIGE DRIVE SUITE 110 203-639-8636		MERIDEN, CT. 06450 FAX 203-639-0022	
DESIGNED BY SDP	CHECKED BY S.D.P.	DATE 6/20/14	
SCALE 1" = 200'	PROJ. NO. CCE 2028	CAD DRAW. NO. 2028	

CONCEPTUAL PLAN

PREPARED  
FOR  
**MILITARY EXPERIENCE  
MUSEUM**  
**76 CHAMBERLAIN HWY**  
BERLIN, CONNECTICUT





MAP SHOWING PROPERTY

OF  
SUNNY BORDERS NURSERIES, INC.  
ASSESSOR'S LOT NOS. 37 & 39

CHAMBERLAIN HIGHWAY  
BERLIN, CONNECTICUT

APRIL 10, 2002

SCALE 1"=200'

**WILLIAM F. ORSINE & ASSOCIATES**

SURVEYORS & PLANNERS

43 1/2 COLONY STREET, SUITE 2 - MERIDEN, CONNECTICUT 06451

PHONE (203) 235-6695 FAX (203) 238-0840

E-Mail: william@theorsine.net

**Town of Berlin  
Received**

**JUL 23 2020**

**Planning & Zoning Department  
Berlin, Connecticut**

AP REFERENCE:  
UNDARY MAP LAND TO BE CONVEYED TO MEADOW HAVEN, INC.  
Y PAUL A. FREDERICK, FARMINGTON, CHAMBERLAIN HIGHWAY  
ERLIN, CONN. SCALE 1"=100' JUNE 26, 1975 BY  
DUGLAS PRIOR LAND SURVEYOR  
AP SHOWING PROPERTY OF MEADOW HAVEN, INC. TO BE CONVEYED  
TO SUNNY BORDERS NURSERIES, INC. PROPERTY KNOWN AS  
DT 40/ BLOCK 74, CHAMBERLAIN HIGHWAY, CAT HOLE PASS ROAD,  
TATE ROUTE #71, BERLIN, CONNECTICUT, SCALE 1"=100', MAY 29,  
1998, BY HSA ENGINEERING, INC. LEWIS J. GRANITE LAND SURVEYOR

**SURVEYOR'S GENERAL NOTES**

- 1) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED  
STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS  
APPROVED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. 1996
- 2) THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY AND IS  
INTENDED TO SHOW COMPLIANCE WITH LOCAL ZONING REGULATIONS.
- 3) THE BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY, SEE  
NOTES HEREON.
- 4) THIS SURVEY CONFORMS TO A CLASS "A-2" SURVEY

NOT VALID UNLESS  
EMBOSSED SEAL IS  
AFFIXED HEREON

"TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT  
AS NOTED HEREON."

WILLIAM F. ORSINE L.S. 80845

COPYRIGHT W.F. ORSINE  
MERIDEN, CONN. 1998

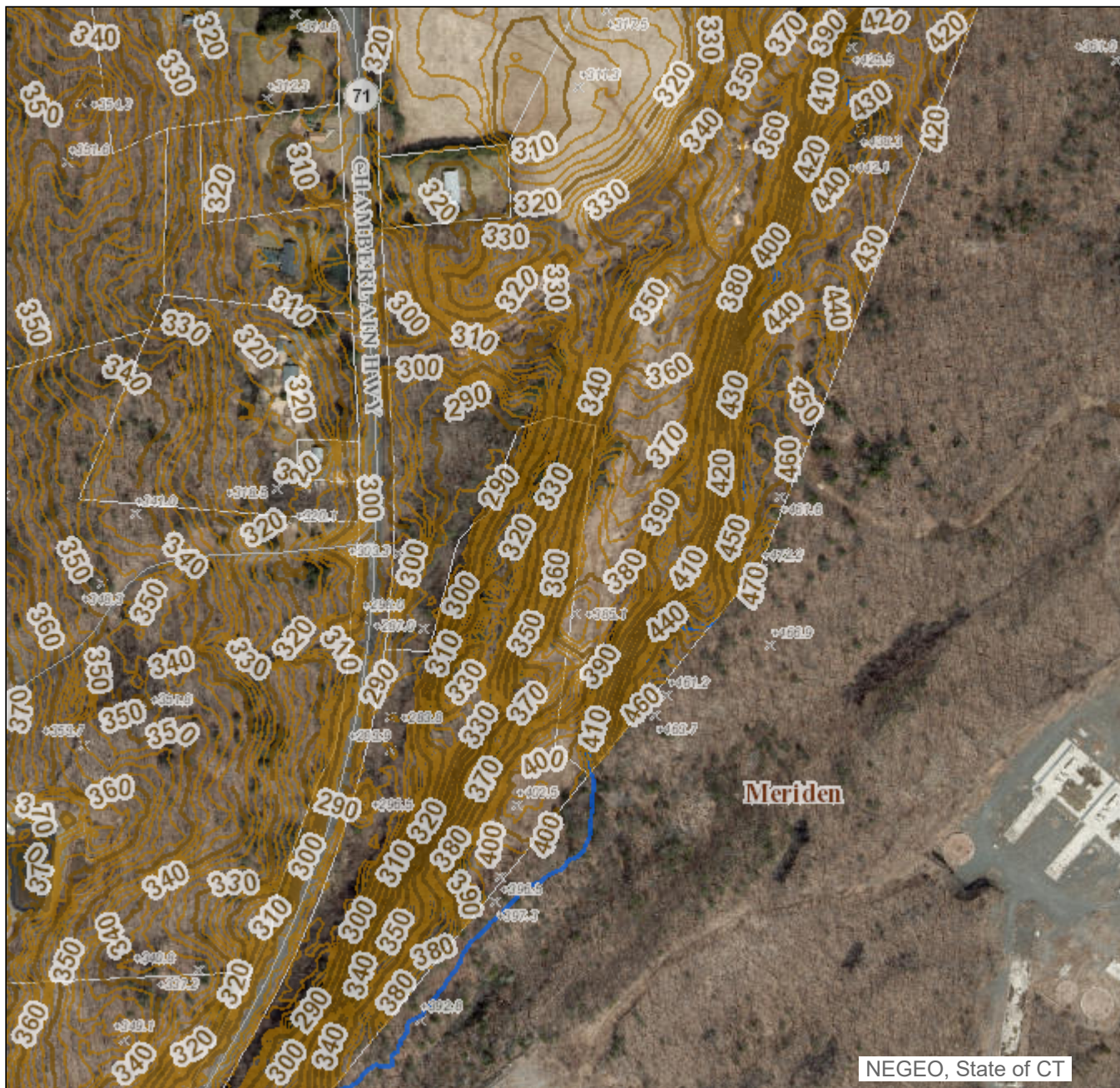


# Town of Berlin

## Geographic Information System (GIS)



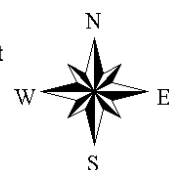
Date Printed: 9/2/2020



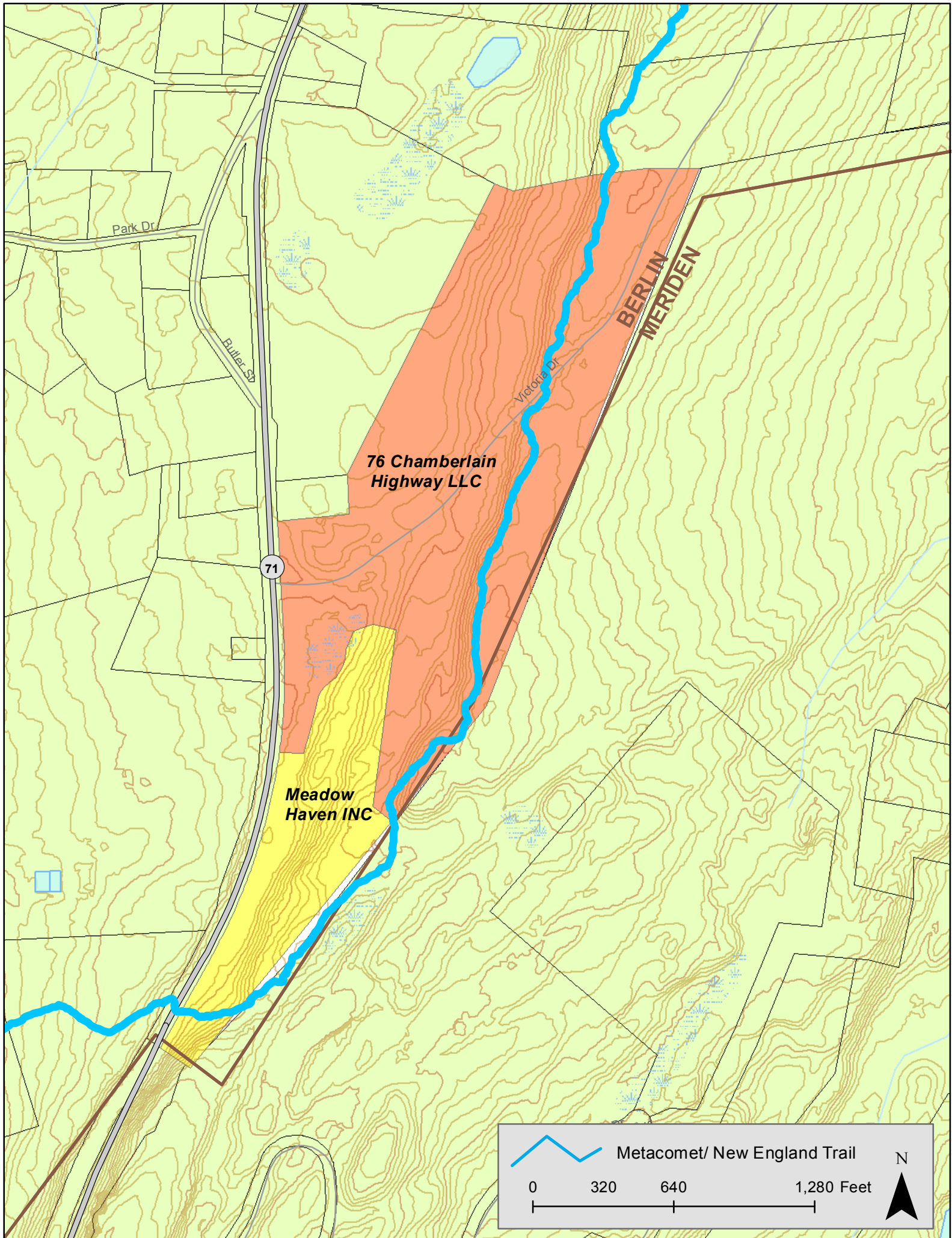
### **MAP DISCLAIMER - NOTICE OF LIABILITY**

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 = 400 feet







Park Dr

Butler St

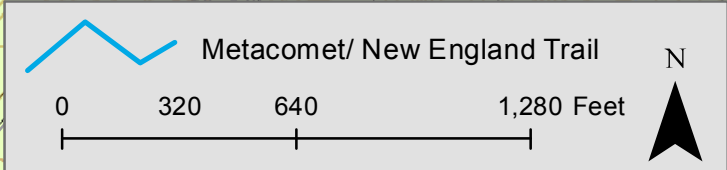
71

76 Chamberlain  
Highway LLC

Meadow  
Haven INC

Victoria Dr

BERLIN  
MERIDEN



September 3, 2020

**PLANNING & ZONING DEPARTMENT  
PROJECT REVIEW SHEET**

**APPLICATION:** Site Plan Amendment

**APPLICANTS:** Jon Demko and Jeannette Demko

**LOCATION:** Lot 13-3, DeCormier Woods, Hawk Ridge Landing

**AGENDA DATE:** September 17, 2020

---

Department/District:

<input type="checkbox"/> Town Planner	<input type="checkbox"/> Building Official
<input type="checkbox"/> Assistant Town Planner/ZEO	<input type="checkbox"/> Berlin Water Control
<input type="checkbox"/> Engineering	<input type="checkbox"/> Health District
<input type="checkbox"/> Kensington Fire District	<input type="checkbox"/> Fire Marshal
<input type="checkbox"/> Worthington Fire District	<input type="checkbox"/> Board of Police Commissioners
<input type="checkbox"/> Board of Education	<input type="checkbox"/> Inland Wetlands
<input type="checkbox"/> Conservation Commission	<input type="checkbox"/> Police Chief

☐ No Comment

☐ Comments:

---

Signature/Date



# Town of Berlin

## Planning and Zoning Department

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

Town of Berlin  
Received

SEP 01 2020

Planning & Zoning Department  
Berlin, Connecticut

**FILE COPY**

### SITE PLAN APPLICATION

☐ Site Plan

☒ Site Plan Amendment

Project Name: Lot 13-3, DeCormier Woods

Property Owner(s): Jon P. Demko & Jeannette W. Demko

Project Address\*: 20 Hawks Landing, Berlin, CT 06037

Map: 23 Block: 1-144 Lot: 13-3 Zone(s): R-43 Lot Area: .55 acres

#### Please select all relevant items below:

- ☐ Special Permit – Also complete special permit application form
- ☐ Property is within 500 feet of a Municipal Boundary of \_\_\_\_\_
- ☐ Amendment to Zoning Regulations – Section(s) \_\_\_\_\_
- ☐ Amendment to Zoning Map – Zone(s) affected \_\_\_\_\_
- ☐ Zoning Board of Appeals review needed
- ☐ Inland Wetlands and Water Course Commission review needed

#### Applicant Information

c/o Hallisey, Pearson & Cassidy Engineering

Name: Jon P. Demko

Firm Name: Associates, Inc.

Street Address: 630 Main Street

City: Cromwell ST: CT Zip: 06416

Email: jcassidy@hpcengr.com

Phone: (860) 529-6812

Signature: \_\_\_\_\_

Date: 9/1/2020

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

Name: Jon P. Demko & Jeannette W. Demko Principal: n/a

Street Address: 63 Old Wood Road

City: Berlin ST: CT Zip: 06037

Email: jdemko@spectransport.com

Phone: (860) 829-1629

\*Letter of Authorization Required

**\*Any town official and/or employee that the town deems necessary may enter the property to verify information submitted with this application.**



**This Site Plan Involves:**

☐ Additions

☐ Alterations

☐ Demolition

☒ New Construction

**Description of Project\*:** This application is to allow for the construction of a 18' x 36' inground pool within the 100' buffer required per Section V.A.8.d.iii of the Berlin Zoning Regulations, as shown on the proposed site plan. The request is for a reduction of 27.98 feet, leaving 72.02 feet of buffer, including 50 feet of heavily wooded open space, which is more than the 10 feet required in the underlying zone.

\*If more space is needed, then please provide separate narrative document.

**SITE PLAN ZONING STATISTICS**

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
USE(S)	n/a	residential	
	n/a	single-family	
<b>COMMERCIAL</b>			
Gross Floor Area			
Parking Spaces			
<b>INDUSTRIAL</b>			
Gross Floor Area			
Parking Spaces			
<b>RESIDENTIAL</b>			
Number of Units		1	
Number of Bedrooms			
Gross Floor Area			
Parking Spaces		n/a	
<b>OTHER USES</b>			
Gross Floor Area			
Parking Spaces			

**To be completed by P&Z staff only:**

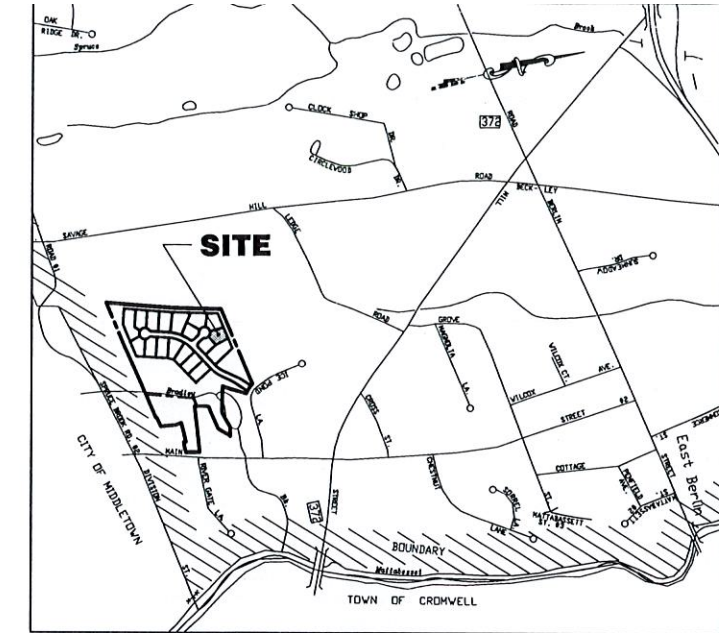
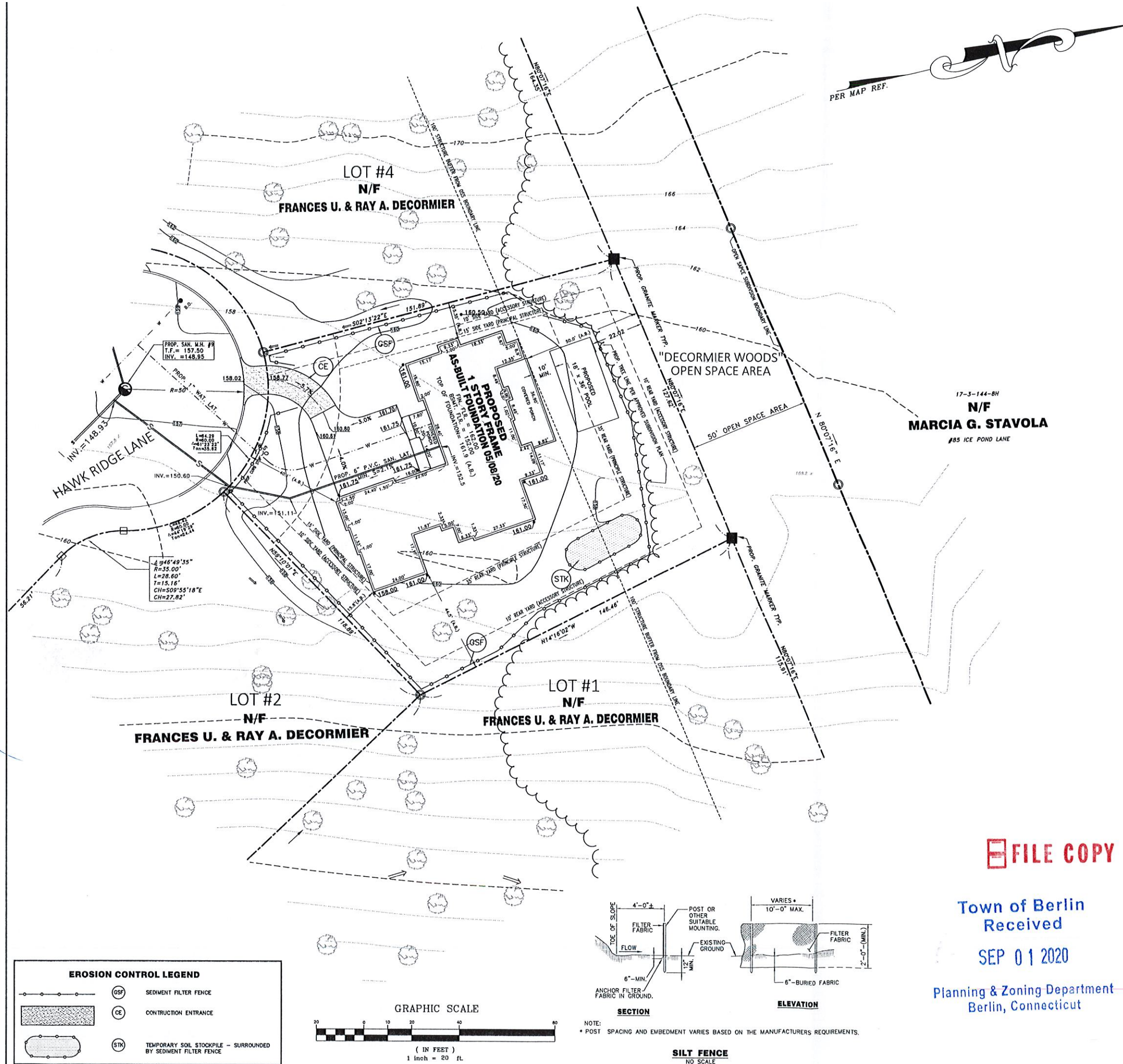
Fee Paid \$ 260.- (Refer to current Fee Schedule)

Received by: fms

**Town of Berlin  
Received**

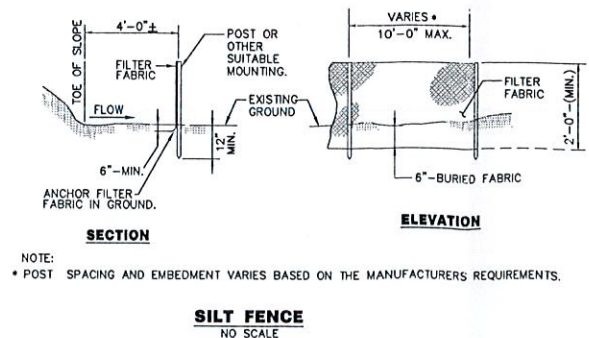
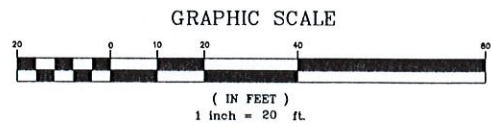
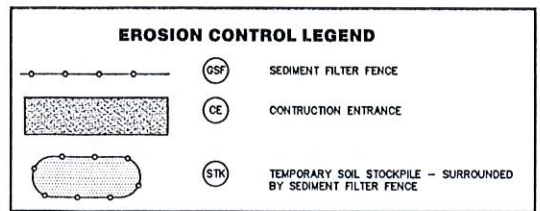
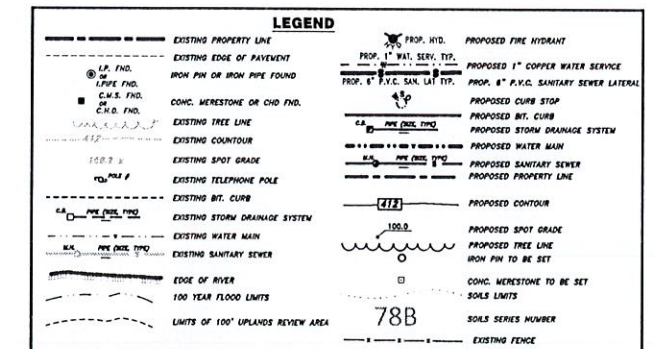
**SEP 01 2020**





- NOTES:**
- SURVEY NOTES:
    - This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 Through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 28, 1998.
    - Type Of Survey is ZONING LOCATION SURVEY - RECORD
    - Boundary Determination Category is FIRST SURVEY
    - Class of Accuracy is HOR.-"A-2", TOPO.-"T-2", VERT.-"V-2".
  - LOT ZONE: R-43 (OPEN SPACE SUBDIVISION)
  - PARCEL AREA= 24,027 sq. ft. or 0.5516 acres.
  - MAP REFERENCES:
    - A.) "RESUBDIVISION PLAN PROPOSED OPEN SPACE SUBDIVISION DECORMIER WOODS SUBDIVISION FOR PROPERTY OF FRANCES U. & RAY A. DECORMIER #488 MAIN STREET & ICE POND LANE BERLIN, CONNECTICUT" PREPARED BY: HALLISEY PEARSON & CASSIDY DATED: JULY 24, 2018 SCALE: 1"=30'
  - PROPERTY LIES IN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE 500 YEAR FLOOD ZONE) PER F.J.R.M. NO. 09003C0826F. PANEL 626 OF 675. DATED: SEPT. 26, 2008.
  - PROPERTIES MAY BE BURDENED AND/OR BENEFITED BY RECORDED AND/OR UNRECORDED EASEMENTS.
  - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO HALLISEY, PEARSON AND CASSIDY ENGINEERING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG (411).
  - ELEVATIONS BASED ON NAVD 88. CONTOUR INTERVAL=2 FEET.

ZONING BULK TABLE: R-43 (OPEN SPACE)		
REQUIREMENT	REQUIRED	PROPOSED
MIN. LOT AREA	21,550 SQ. FT.	24,027 SQ. FT.
MIN. FRONT YARD	30'	39.84'
MIN. SIDE YARD	15'	15.33'/15.57'
MIN. REAR YARD	35'	44.35'



**FILE COPY**

Town of Berlin  
Received  
SEP 01 2020

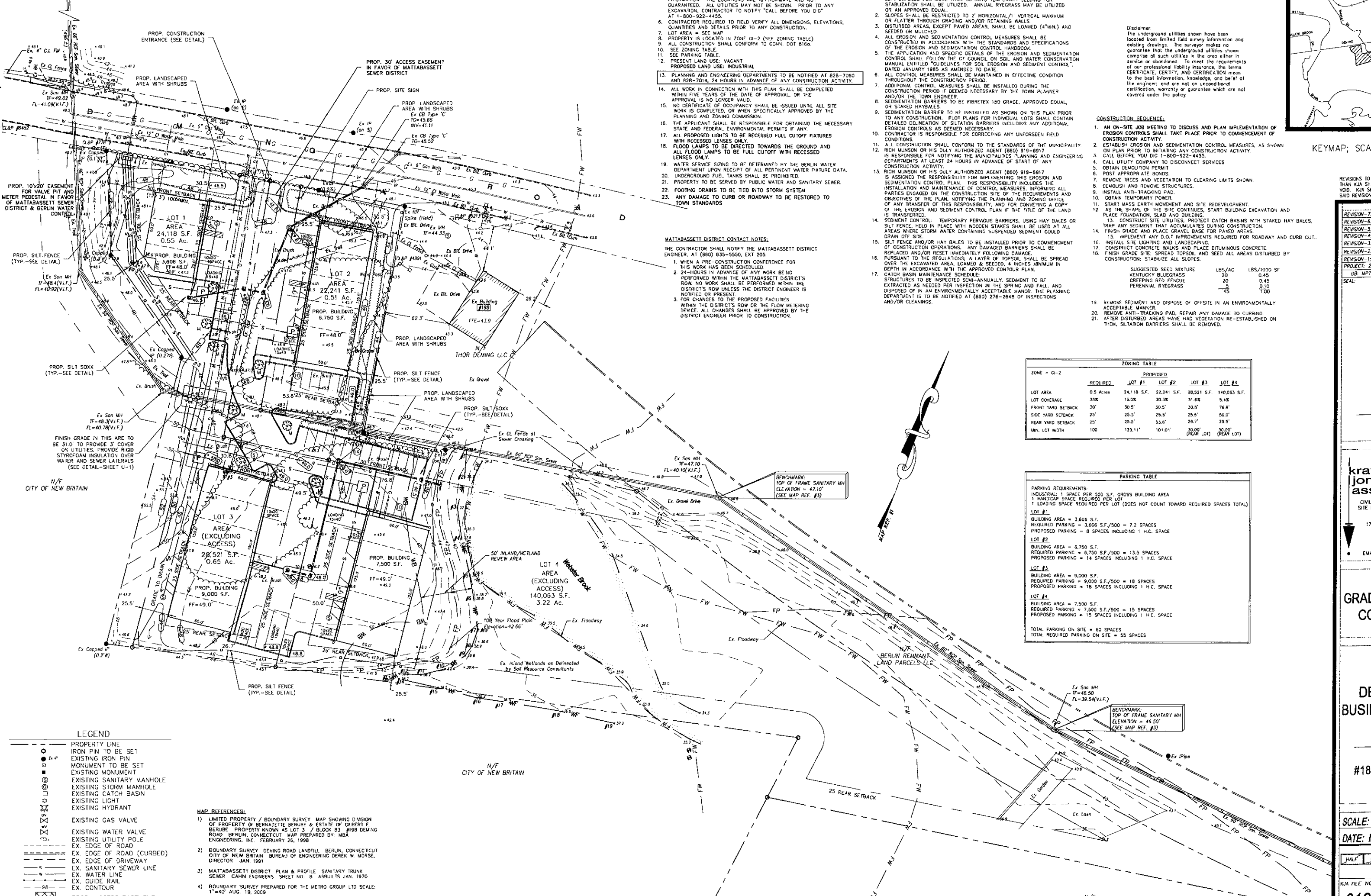
Planning & Zoning Department  
Berlin, Connecticut

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON:

*Paul A. Hallisey*  
PAUL A. HALLISEY, L.S. LIC. NO. 7761 DATE JAN. 28, 2020

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID. VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL.





1. TOPOGRAPHY IS FROM FIELD SURVEY. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
2. CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
3. LOT AREA = SEE MAP
4. PROPERTY IS LOCATED IN ZONE G-2 (SEE ZONING TABLE).
5. ALL CONSTRUCTION SHALL CONFORM TO CONN. DOT 816a.
6. SEE ZONING TABLE.
7. SEE ZONING TABLE.
8. PRESENT LAND USE: VACANT
9. PROPOSED LAND USE: INDUSTRIAL
10. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 828-7060 AND 828-7014, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
11. ALL WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
12. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION.
13. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS IF ANY.
14. ALL PROPOSED LIGHTS TO BE RECESSED FULL CUTOFF FIXTURES WITH RECESSED LENSES ONLY.
15. FLOOD LAMPS TO BE DIRECTED TOWARDS THE GROUND AND ALL FLOOD LAMPS TO BE FULL CUTOFF WITH RECESSED LENSES ONLY.
16. WATER SERVICE SIZING TO BE DETERMINED BY THE BERLIN WATER DEPARTMENT UPON RECEIPT OF ALL PERTINENT WATER FIXTURE DATA.
17. UNDERGROUND FUEL TANKS SHALL BE PROHIBITED.
18. PROPERTY TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
19. FOOTING DRAINS TO BE TIED INTO STORM SYSTEM
20. ANY DAMAGE TO CURB OR ROADWAY TO BE RESTORED TO TOWN STANDARDS

**MATTABASSETT DISTRICT CONTACT NOTES:**

- THE CONTRACTOR SHALL NOTIFY THE MATTABASSETT DISTRICT ENGINEER, AT (860) 635-5550, EXT. 205:
1. WHEN A PRE-CONSTRUCTION CONFERENCE FOR THIS WORK HAS BEEN SCHEDULED.
  2. 24 HOURS IN ADVANCE OF ANY WORK BEING PERFORMED WITHIN THE MATTABASSETT DISTRICT'S ROW. NO WORK SHALL BE PERFORMED WITHIN THE DISTRICT'S ROW UNLESS THE DISTRICT ENGINEER IS NOTIFIED OR PRESENT.
  3. FOR CHANGES TO THE PROPOSED FACILITIES WITHIN THE DISTRICT'S ROW OR THE FLOW METERING DEVICE. ALL CHANGES SHALL BE APPROVED BY THE DISTRICT ENGINEER PRIOR TO CONSTRUCTION.

1. LANDSCAPING SHALL BE RESTRICTED TO A MINIMUM. RESTORATION SHALL BE SCHEDULED AS SOON AS PRACTICABLE. FOR THOSE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED. ANNUAL RYEGRASS MAY BE UTILIZED OR AN APPROVED EQUAL.
2. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL/1' VERTICAL MAXIMUM OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS.
3. DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL BE LOAMED (4" MIN.) AND SEEDED OR MULCHED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. THE APPLICATION AND SPECIFIC DETAILS OF THE EROSION AND SEDIMENTATION CONTROL SHALL FOLLOW THE CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," DATED JANUARY 1985 AS AMENDED TO DATE.
6. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
7. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DETERMINED NECESSARY BY THE TOWN PLANNER AND/OR THE TOWN ENGINEER.
8. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, APPROVED EQUAL, OR STAKED HAYBALES.
9. SEDIMENTATION BARRIER TO BE INSTALLED AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION. PLOT PLANS FOR INDIVIDUAL LOTS SHALL CONTAIN DETAILED DELINEATION OF SILTATION BARRIERS INCLUDING ANY ADDITIONAL EROSION CONTROLS AS DEEMED NECESSARY.
10. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY UNFORESEEN FIELD CONDITIONS.
11. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
12. RICH MUNSON OR HIS DULY AUTHORIZED AGENT (860) 519-8917 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
13. RICH MUNSON OR HIS DULY AUTHORIZED AGENT (860) 519-8917 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE COPY IS TRANSFERRED.
14. SEDIMENT CONTROL: TEMPORARY PERVIOUS BARRIERS, USUD HAY BALES OR SILT FENCE, HELD IN PLACE WITH WOODEN STAKES SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF SITE.
15. SILT FENCE AND/OR HAY BALES TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
16. PURSUANT TO THE REGULATIONS, A LAYER OF TOPSOIL SHALL BE SPREAD OVER THE EXCAVATED AREA, LOAMED & SEED, 4 INCHES MINIMUM IN DEPTH IN ACCORDANCE WITH THE APPROVED CONTOUR PLAN.
17. CATCH BASIN MAINTENANCE SCHEDULE: STRUCTURES TO BE INSPECTED SEMI-ANNUALLY. SEDIMENT TO BE EXTRACTED AS NEEDED PER INSPECTION IN THE SPRING AND FALL, AND DISPOSED OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER. THE PLANNING DEPARTMENT IS TO BE NOTIFIED AT (860) 276-2648 OF INSPECTIONS AND/OR CLEANINGS.

**CONSTRUCTION SEQUENCE:**

1. AN ON-SITE JOB MEETING TO DISCUSS AND PLAN IMPLEMENTATION OF EROSION CONTROLS SHALL TAKE PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
2. ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES, AS SHOWN ON PLAN PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
3. CALL BEFORE YOU DIG 1-800-922-4455.
4. CALL UTILITY COMPANY TO DISCONNECT SERVICES
5. OBTAIN DEMOLITION PERMIT
6. POST APPROPRIATE BONDS.
7. REMOVE TREES AND VEGETATION TO CLEARING LIMITS SHOWN.
8. DEMOLISH AND REMOVE STRUCTURES.
9. INSTALL ANTI-TRACKING PAD.
10. OBTAIN TEMPORARY POWER.
11. START MASS EARTH MOVEMENT AND SITE REDEVELOPMENT.
12. AS THE SHAPE OF THE SITE CONTINUES, START BUILDING EXCAVATION AND PLACE FOUNDATION, SLAB AND BUILDING.
13. CONSTRUCT SITE UTILITIES: PROTECT CATCH BASINS WITH STAKED HAY BALES. TRAP ANY SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION.
14. FINISH GRADE AND PLACE GRAVEL BASE FOR PAVED AREAS.
15. IMPLEMENT ANY D.O.T IMPROVEMENTS REQUIRED FOR ROADWAY AND CURB CUT.
16. INSTALL SITE LIGHTING AND LANDSCAPING.
17. CONSTRUCT CONCRETE WALKS AND PLACE BITUMINOUS CONCRETE.
18. FINISH GRADE SITE: SPREAD TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION; STABILIZE ALL SLOPES.
19. REMOVE SEDIMENT AND DISPOSE OF OFFSITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
20. REMOVE ANTI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING.
21. AFTER DISTURBED AREAS HAVE HAD VEGETATION RE-ESTABLISHED ON THEM, SILTATION BARRIERS SHALL BE REMOVED.

ZONING TABLE					
ZONE - G-2	REQUIRED	PROPOSED			
		LOT #1	LOT #2	LOT #3	LOT #4
LOT AREA	0.5 Acres	24,118 S.F.	22,241 S.F.	28,521 S.F.	140,063 S.F.
LOT COVERAGE	35%	15.0%	30.3%	31.6%	5.4%
FRONT YARD SETBACK	30'	30.5'	30.5'	30.8'	76.8'
SIDE YARD SETBACK	25'	25.5'	25.5'	25.5'	50.0'
REAR YARD SETBACK	25'	25.5'	53.6'	26.7'	25.5'
MIN. LOT WIDTH	100'	129.11'	101.01'	30.00' (REAR LOT)	30.00' (REAR LOT)

PARKING TABLE	
PARKING REQUIREMENTS: INCLUDING 1 SPACE PER 300 S.F. GROSS BUILDING AREA 1 HANDICAPPED SPACE REQUIRED PER LOT 1 LOADING SPACE REQUIRED PER LOT (DOES NOT COUNT TOWARD REQUIRED SPACES TOTAL)	
LOT #1	BUILDING AREA = 3,606 S.F. REQUIRED PARKING = 3,606 S.F./300 = 12 SPACES PROPOSED PARKING = 8 SPACES INCLUDING 1 H.C. SPACE
LOT #2	BUILDING AREA = 6,750 S.F. REQUIRED PARKING = 6,750 S.F./300 = 22.5 SPACES PROPOSED PARKING = 14 SPACES INCLUDING 1 H.C. SPACE
LOT #3	BUILDING AREA = 9,000 S.F. REQUIRED PARKING = 9,000 S.F./300 = 30 SPACES PROPOSED PARKING = 18 SPACES INCLUDING 1 H.C. SPACE
LOT #4	BUILDING AREA = 7,500 S.F. REQUIRED PARKING = 7,500 S.F./300 = 25 SPACES PROPOSED PARKING = 15 SPACES INCLUDING 1 H.C. SPACE
TOTAL PARKING ON SITE = 60 SPACES TOTAL REQUIRED PARKING ON SITE = 55 SPACES	

- LEGEND**
- PROPERTY LINE
  - IRON PIN TO BE SET
  - EXISTING IRON PIN
  - MONUMENT TO BE SET
  - EXISTING MONUMENT
  - EXISTING SANITARY MANHOLE
  - EXISTING STORM MANHOLE
  - EXISTING CATCH BASIN
  - EXISTING LIGHT
  - EXISTING HYDRANT
  - EXISTING GAS VALVE
  - EXISTING WATER VALVE
  - EXISTING UTILITY POLE
  - EX. EDGE OF ROAD
  - EX. EDGE OF ROAD (CURBED)
  - EX. EDGE OF DRIVEWAY
  - EX. SANITARY SEWER LINE
  - EX. WATER LINE
  - EX. GUIDE RAIL
  - EX. CONTOUR
  - PROP. ACCESS EASEMENT

- MAP REFERENCES:**
- 1) LIMITED PROPERTY / BOUNDARY SURVEY. MAP SHOWING DIVISION OF PROPERTY OF BERNADETTE BERUBE & ESTATE OF GILBERT E. BERUBE. PROPERTY KNOWN AS LOT 3 / BLOCK 83 / 198 DEMING ROAD BERLIN, CONNECTICUT. MAP PREPARED BY: M&A ENGINEERING, INC. FEBRUARY 26, 1998
  - 2) BOUNDARY SURVEY. DEMING ROAD LANDFILL. BERLIN, CONNECTICUT. CITY OF NEW BRITAIN. BUREAU OF ENGINEERING DEREK W. MORSE, DIRECTOR. JAN. 1991
  - 3) MATTABASSETT DISTRICT PLAN & PROFILE. SANITARY TRUNK. SEWER. CAMN ENGINEERS' SHEET NO. 5. ASSULTS. JAN. 1970
  - 4) BOUNDARY SURVEY PREPARED FOR THE METRO GROUP LTD. SCALE: 1"=40'. AUG. 19, 2009

KEYMAP; SCALE:

REVISIONS TO THESE THAN KJA SHALL MAH. KJA SHALL TA. SAID REVISIONS.

REVISION-7: 2/10/	
REVISION-6: 1/19/	
REVISION-5: 11/21/	
REVISION-4: 10/18/	
REVISION-3: 10/18/	
REVISION-2: 2/11/	
REVISION-1: 1/16/	
PROJECT: 212061-L	
DR: MPT	
SCALE:	

**kratze jones assoc.**  
CIVIL ENGINEER  
SITE PLANNER  
P. 1755 MERIDIAN  
MILDALE  
PHONE: 860-276-2648  
FAX: 860-276-2649  
EMAIL: INFO

**GRADING CONTI**

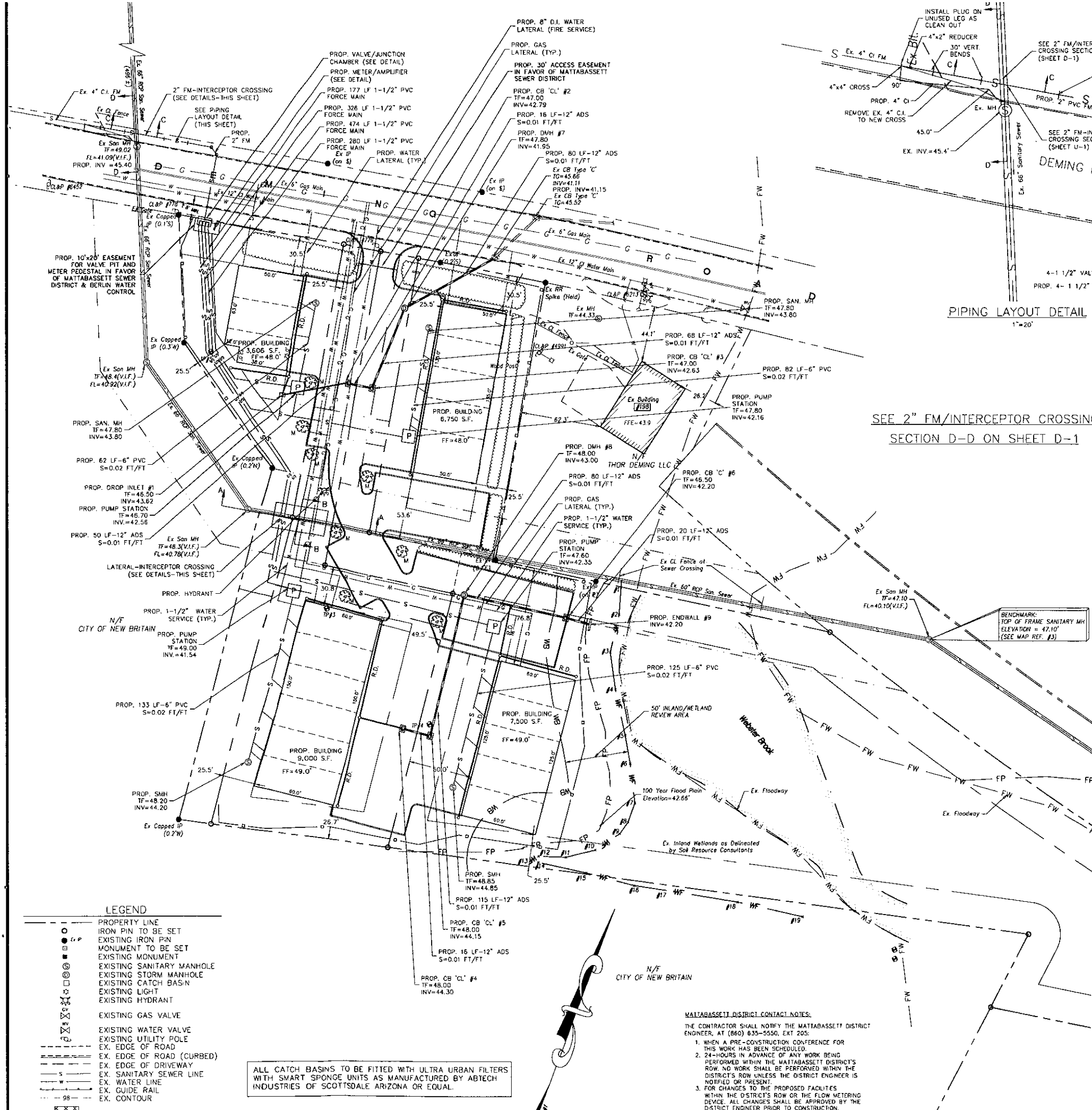
**DEMIN BUSINES**

**#180 DEI BER**

**SCALE: 1"=4'**  
**DATE: MAY 6,**

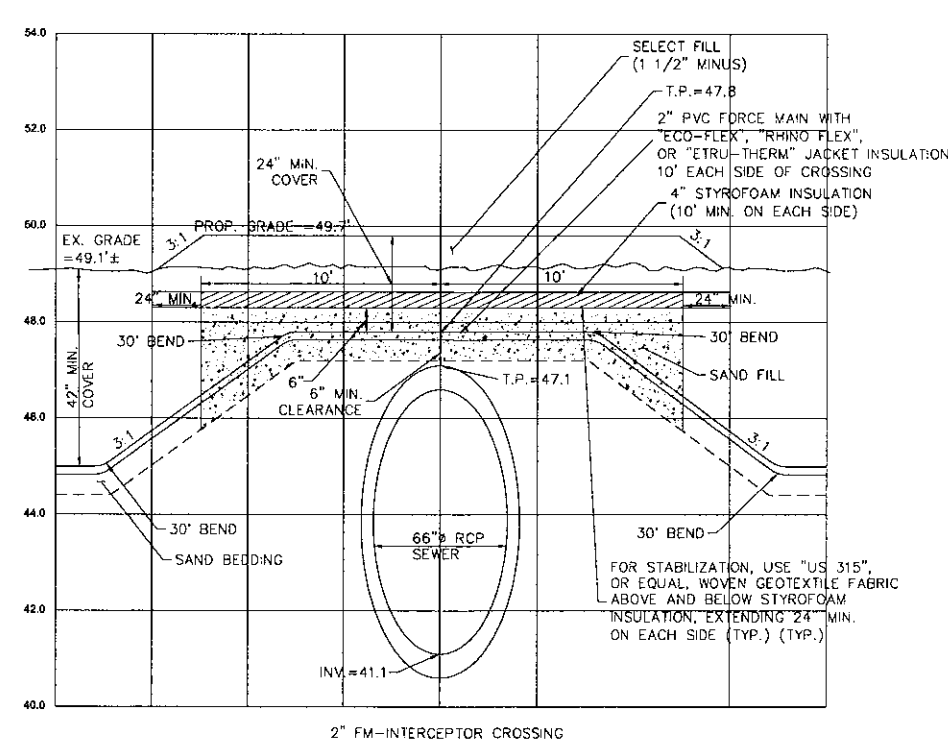
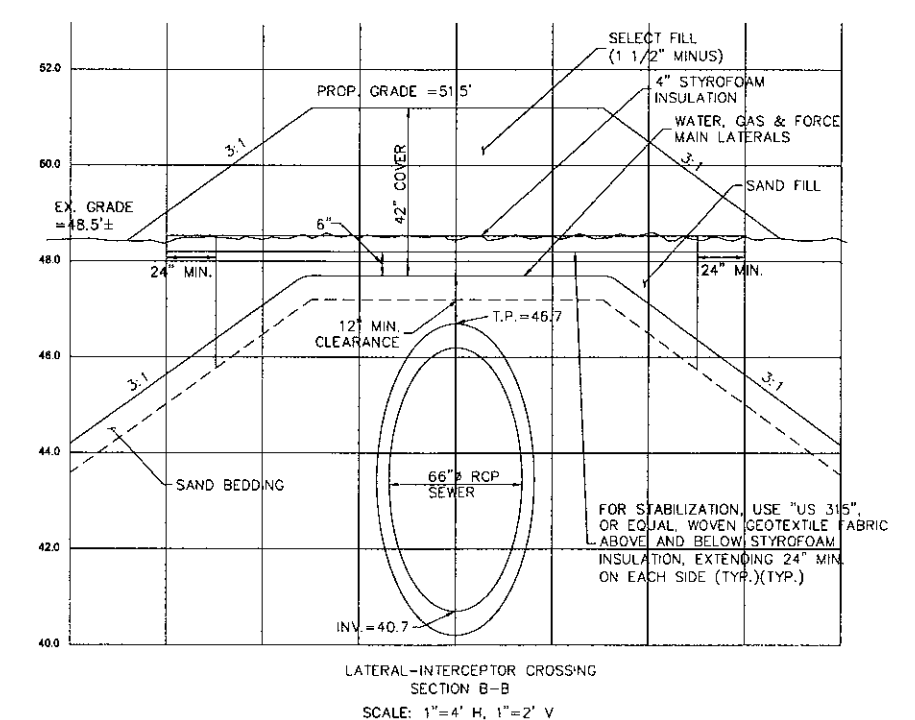
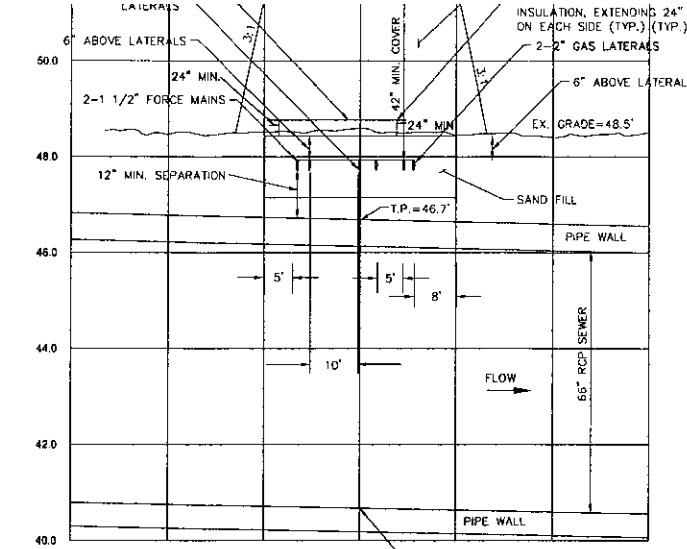
HALF ONE INCH INCHES

KJA FILE NO.: 212061



PIPING LAYOUT DETAIL  
1"=20'

SEE 2" FM/INTERCEPTOR CROSSING  
SECTION D-D ON SHEET D-1



Disclaimer:  
The underground utility located from limited existing drawings. It is not guaranteed that the utility service or abandoned of our professional liability certificate, certify to the best information available, and an engineering warranty covered under the project.

REVISIONS TO THESE THAN KJA SHALL MAINTAIN. KJA SHALL TAKE SAID REVISIONS.

REVISION-6: 1/19/21	REVISION-7: 11/21
REVISION-6: 10/8/21	REVISION-5: 10/1/21
REVISION-4: 3/4/21	REVISION-3: 2/1/21
REVISION-2: 1/16/21	REVISION-1: 7/31/20
PROJECT: 212081-1	DB: MPT
SEAL:	

**kratze jones**  
 CIVIL ENGINE  
 SITE PLANNER

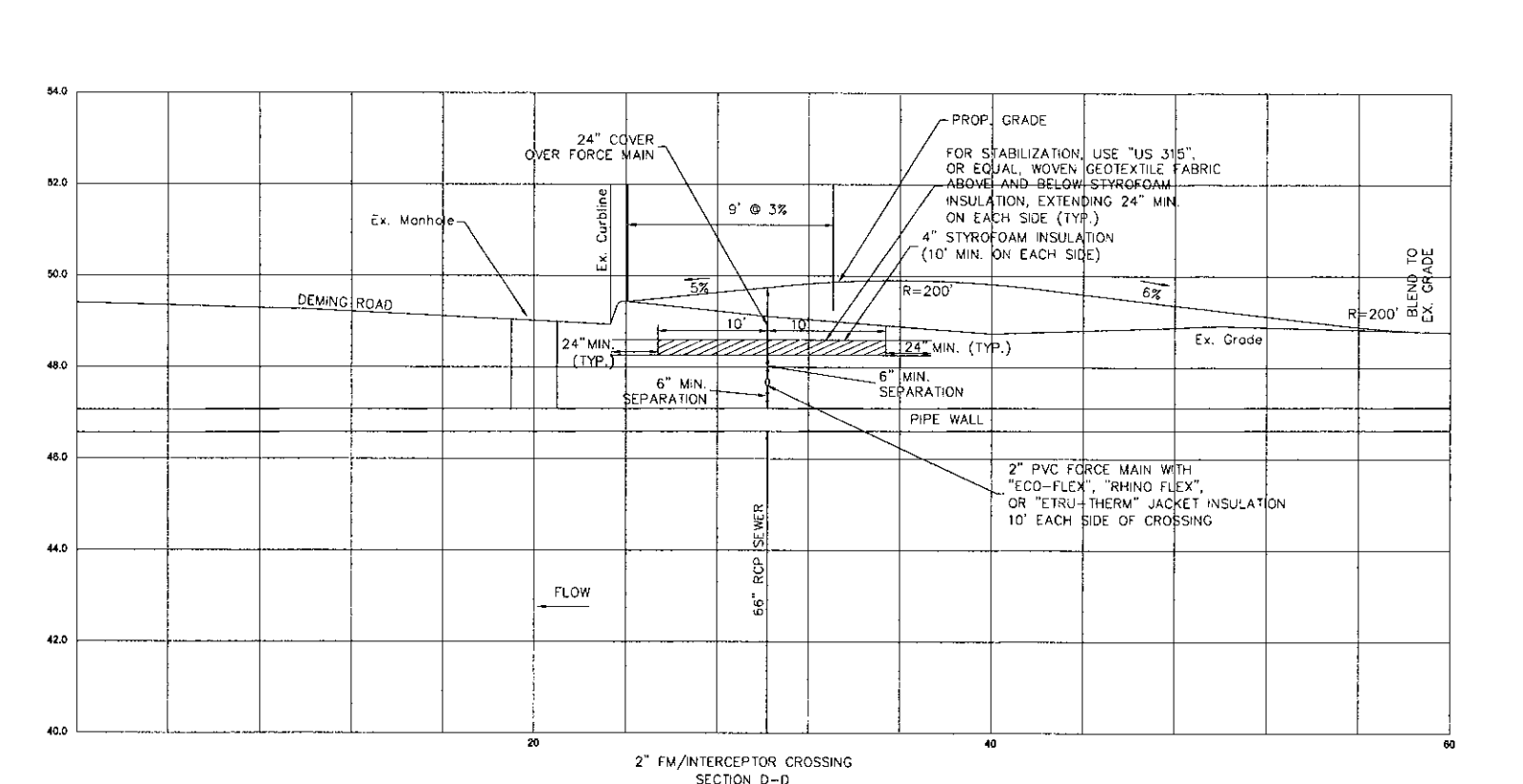
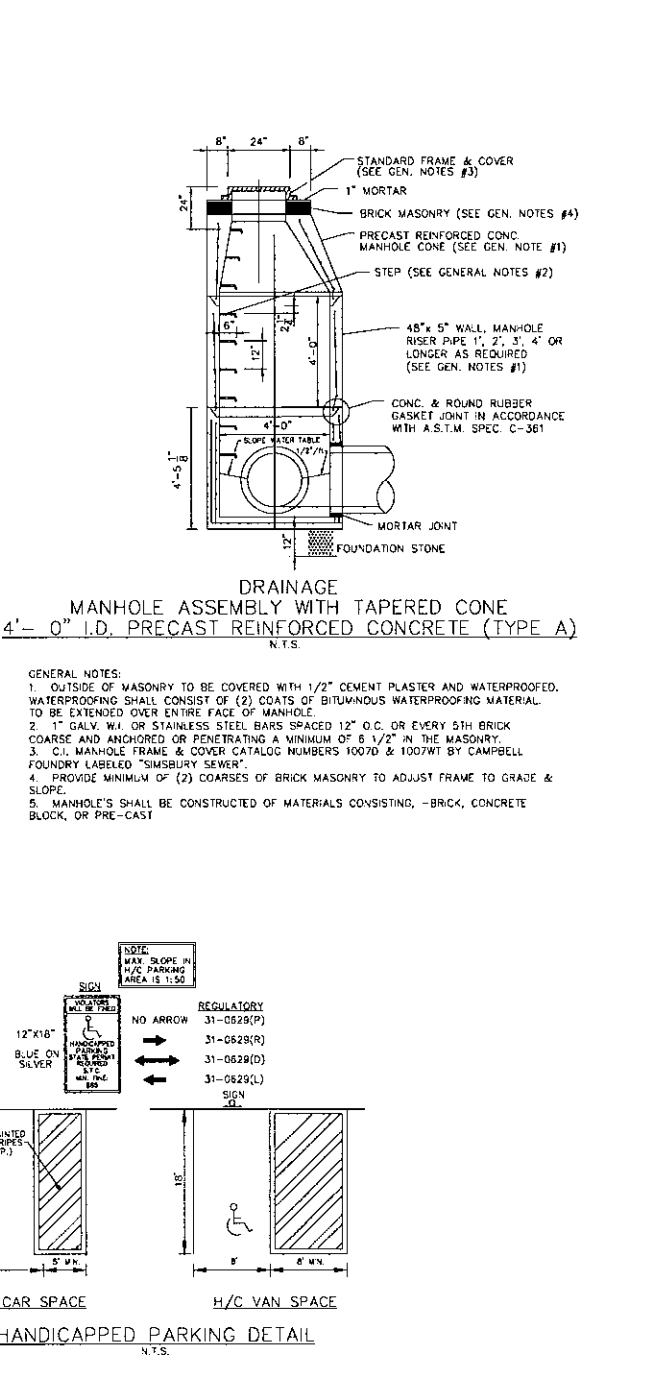
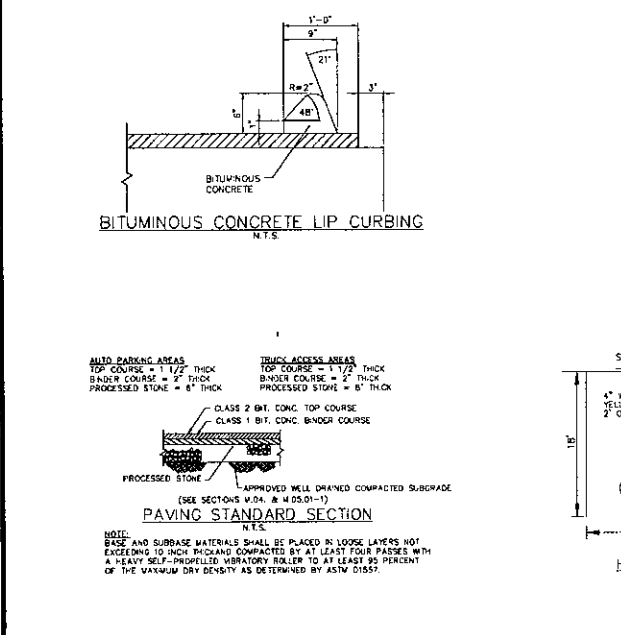
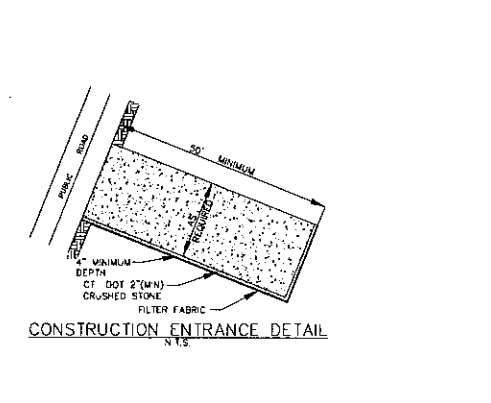
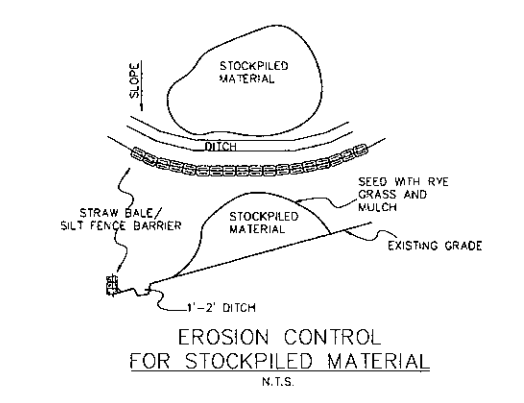
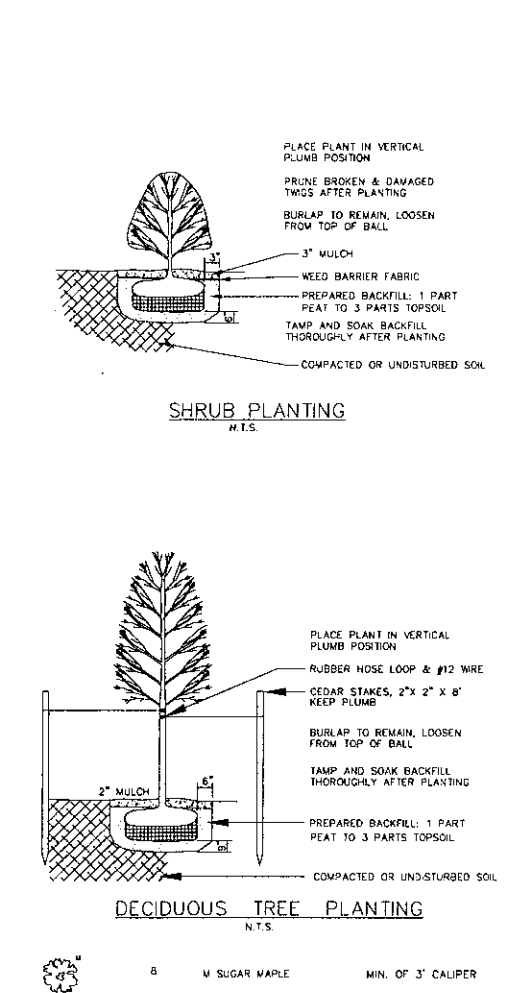
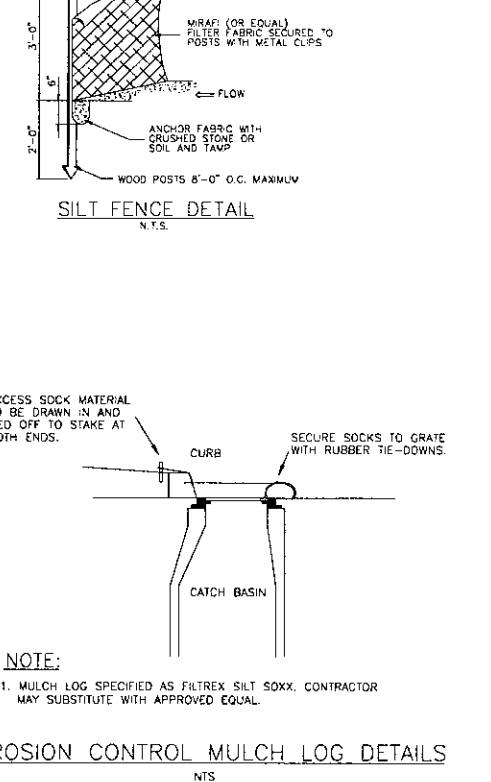
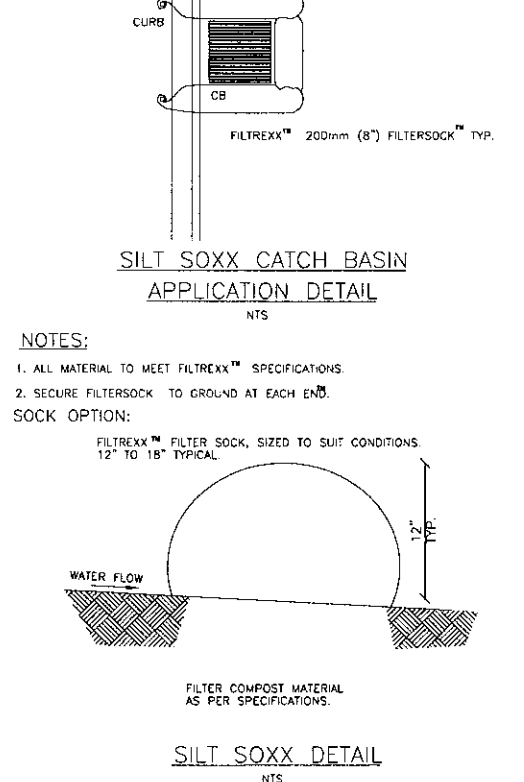
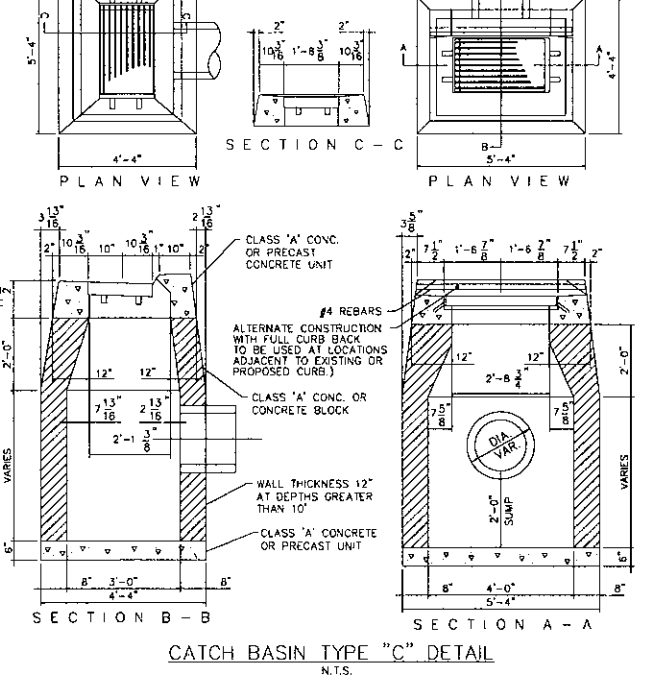
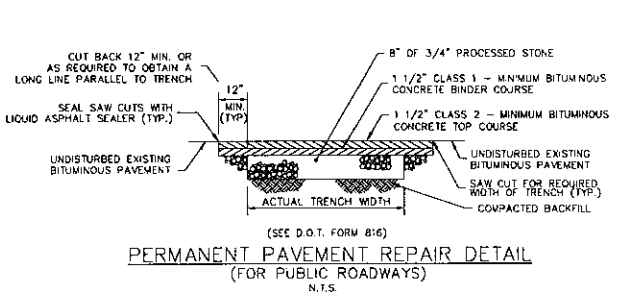
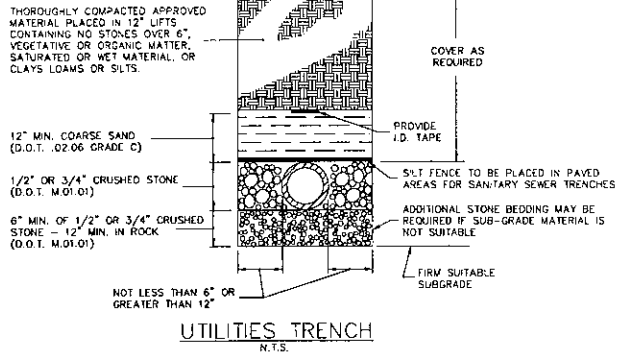
1755 MER  
 WILCOX  
 PHONE:  
 FAX:  
 EMAIL: INFI

UTIL  
 DEM  
 BUSINE

#180 DE  
 BEI

SCALE: 1"=4'  
 DATE: MAY 6

KJA FILE NO:  
 212081



Utilities Disclaimer:  
The underground utilities from field survey inform. The surveyor makes no underground utilities sho. utilities in the area with. The surveyor further do. underground utilities sho. indicated although he de. located as accurately as. available. The surveyor the underground utilities.

REVISIONS TO THESE PL. THAN KJA SHALL MAKE. VOID. KJA SHALL TAKE. SAID REVISIONS.

REVISION-7:  
REVISION-6:  
REVISION-5: 10/8/1  
REVISION-4: 10/1/1  
REVISION-3: 3/4/1  
REVISION-2: 2/11/1  
REVISION-1: 1/16/1  
PROJECT: 212081-M  
DB: AD/MP1 S  
SEAL:

James N.  
CT P.E. &  
kratze  
jones  
assoc  
CIVIL ENGINEER  
SITE PLANNER  
P. 1755 MERI  
MILDALE  
PHONE:  
FAX:  
EMAIL: INFO

DET  
DEMI  
BUSINES  
#180 DE  
BER

SCALE: AS NC  
DATE: MAY 6,

SCALE: 1"=4' H, 1"=2' V  
KJA FILE NO:  
212081