

September 15, 2020

Updated September 16, 2020 ((Inland Wetlands and Fire Marshal)

**TOWN OF BERLIN  
PLANNING & ZONING DEPARTMENT  
STAFF COMMENTS**

**SUBJECT:** Lot Line Adjustment – Carrier

**LOCATION:** 288 Beckley Road  
MBL: 11-3/132/19 to be known as 55 Ledge Drive

**AGENDA:** September 17, 2020

*To the Applicant:*

- *These are the comments received to date, additional comments may be forthcoming.*
  - *Please submit any written response to Maureen Giusti, Acting Town Planner/Zoning Enforcement Officer at [mgiusti@town.berlin.ct.us](mailto:mgiusti@town.berlin.ct.us) or revised plans directly to the Planning & Zoning Department in Room 121. We will forward your comments or distribute materials to the relevant departments.*
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Berlin Water Control

We would likely need a Memorandum of Understanding (MOU) with Worthington Fire District (WFD). Although the water and sewer will be provided by WFD, we do not want to relinquish our service area boundary. The actual home will be located in the Berlin Water Control District area and, therefore, should not be subject to WFD tax.

Inland Wetlands

No comment

Fire Marshal

No comment

*Emailed to Applicant: September 16, 2020*



Doc ID: 001113890002 Type: QC

BK 716 PG 236-237

KNOW YE that Y. C. VENTURES, INC., having an office and place of business in the Town of Southington, County of Hartford and State of Connecticut, for consideration other than money paid grants to, J. C. DEVELOPMENT, INC., having an office and place of business in the Town of Southington, County of Hartford and State of Connecticut, with QUIT CLAIM COVENANTS;

Being a portion of the same property conveyed by Warranty Deed from David Galotti and Betsy Galotti to Y. C. Ventures, Inc. dated October 2, 2014, and recorded on October 7, 2014, in Volume 763 at Page 925 of the Berlin Land Records.

Said premises are subject to any and all provisions of any ordinance, municipal regulation or public or private law and to building lines, utility easements and restrictive covenants as of record more fully appear.

Karen Kisluk-Welch  
Karen Kisluk-Welch

BY:

Christina M. Zadrozny  
Its President

Taryn D. Martin  
Robert A. Ziegler/Taryn D. Martin

October 3, 2014

\$ 5.00 TOWN CONVEYANCE TAX  
\$ 5.00 STATE CONVEYANCE TAX  
KATHRYN J. WALL, BERLIN TOWN CLERK

Taryn D. Martin  
Robert A. Ziegler/Taryn D. Martin  
Commissioner of the Superior  
Court

ROBERT A. ZIEGLER ATTORNEY AT LAW 58 EAST MAIN ST. PLAINVILLE, CT 06062 TELEPHONE 860-793-1506 JURIS NO. 412729

SCHEDULE A

A certain piece or parcel of land with all buildings and improvements thereon with the appurtenances thereof situated in the Town of Berlin, County of Hartford and State of Connecticut, and bounded and described as follows to wit:

Known and shown on a map entitled "Proposed Lot Line Adjustment Lots 19 & 68 53 Ledge Drive Berlin CT Date JUL 10, '14 Scale AS SHOWN Civil Engineering Services, LLC. 203 Boston Hill Road Andover CT 06232 ph. (860) 742-0364 Sheet 1 of 1" which map is to be recorded in the office of the Berlin Town Clerk, more particularly bounded and described as follows:

Commencing at an iron pin in the southwesterly corner of land now or formerly of Carrier Enterprises, Inc.; thence running northwesterly N33°59'22"W along land now or formerly of Albert J. Lavorgna, 90.53 feet to a point; thence running northwesterly N48°45'25"W along land now or formerly of Albert J. Lavorgna, 126.80 feet to a point; thence running northeasterly N53°51'52"E along Ledge Drive, 37.59 feet to a point; thence running southeasterly N48°45'25"W along land now or formerly of Y. C. Ventures, Inc. 85.00 feet to a point; thence running southeasterly N64°23'25"W along land now or formerly of Y. C. Ventures, Inc., 111.01 feet to an iron pin; thence running southwesterly N32°13'38"E along land now or formerly of Carrier Enterprises, Inc., 90.80 feet to point of beginning.

y:\work directory\real estate\carrier\53 ledge road, berlin\schedule a - portion of ledge drive.docx

Received for Record at BERLIN, CT  
On 10/08/2015 At 11:40:56 am

*Kathryn J. Wall*

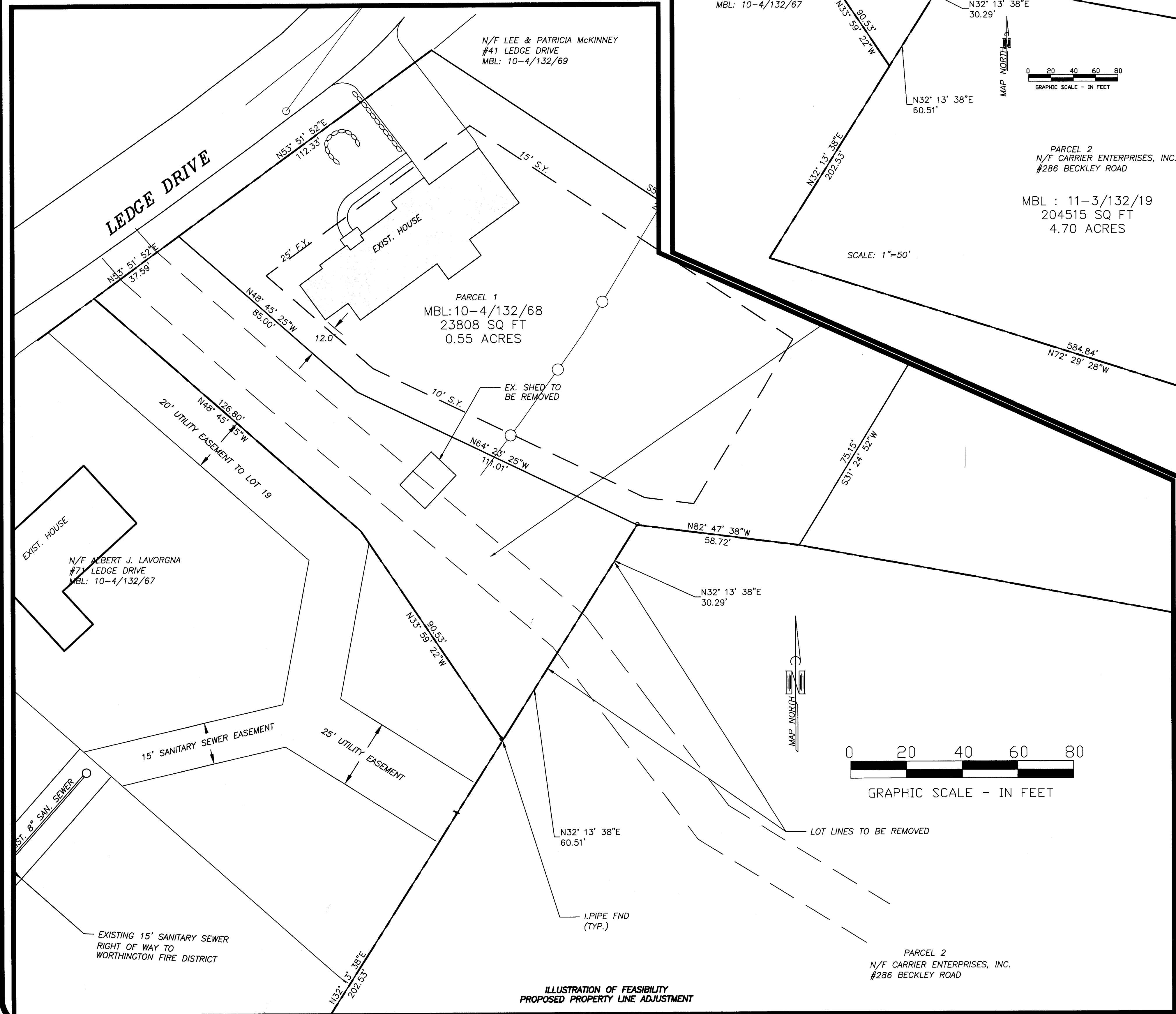


ILLUSTRATION OF FEASIBILITY  
PROPOSED PROPERTY LINE ADJUSTMENT

THE INTENT OF THIS MAP IS TO INDICATE A LOT-LINE ADJUSTMENT BETWEEN TWO ADJOINING PARCELS. THE PROPOSED ADJUSTMENT WOULD TRANSFER 10108 S.F. OF PROPERTY FROM PARCEL 1 TO PARCEL 2 AND WOULD ALLOW PARCEL 2 - CURRENTLY A LAND-LOCKED PARCEL - TO BECOME A REAR LOT WITH ACCESS ON RIDGE DRIVE. AFTER THE LOT LINE ADJUSTMENTS BOTH PARCELS WILL BE IN CONFORMANCE WITH CURRENT ZONING REGULATIONS.

ZONING REQUIREMENTS:

MIN. LOT REQUIREMENTS:	R-15	R-43
AREA REQUIRED:	15,000 sf	129,000*
AREA PROVIDED:	23,808 sf	204,515
FRONTAGE REQUIRED:	100 ft.	20 ft*
FRONTAGE PROVIDED:	112 ft.	37 ft
MINIMUM SIDE YARD	10 ft.	30
SIDE YARD PROVIDED	12 ft.	30
MINIMUM TOTAL SIDE YARD	25 ft.	60
TOTAL SIDE YARD PROVIDED	31 ft.	60

\*REQUIREMENTS BASED ON "REAR LOT" REGULATIONS.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2" AND TOPOGRAPHIC ACCURACY CLASS "T-2". THIS SURVEY AND MAP IS INTENDED TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

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

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR BELOW. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

Project: 1407-CARRIER

Date: JUL 10, '14

Scale: AS SHOWN

Sheet: 1 OF 1

Gerald E. Hardisty, L.S. #15974

General Notes

ASSESSOR'S MBL: 10-4/132/68  
VOL. 187, PG. 172

ASSESSOR'S MBL: 11-3/132/19  
VOL. , PG.

MAP REFERENCES;

1. MAP OF PORTION OF WEBSTER HEIGHTS, SHOWING REVISED STREET & LOT LAYOUT, EAST OF WEBSTER RIDGE, BERLIN CONN.; DECEMBER 7, 1953; SCALE 1"=50'; H.F. HENDRICK, C.E.; REVISED JAN. 1, 1955

2. BOUNDARY & TOPOGRAPHIC SURVEY FOR MODERN DEVELOPERS, INC. PROPERTY KNOWN AS LOT 19/BLOCK 132 LOCATED OFF BECKLEY ROAD BERLIN CONNECTICUT; prepared by MBA Engineering; date: April 13, 1988; scale: 1"=40'.

3. MAP SHOWING PROPOSED RIGHTS-OF-WAY OVER PROPERTY OF ALBERT J. LA VORGNA, PROPERTY KNOWN AS LOT 67/BLOCK 132, #71 LEDGE DRIVE, BERLIN, CONNECTICUT; by MBA Engineering, Inc., Kensington Connecticut date: June 13, 1995; scale: 1"=20'

No.	Revision/Issue	Date

PROPOSED LOT LINE  
ADJUSTMENT  
LOTS 19 & 68  
53 LEDGE DRIVE  
BERLIN CT

**CIVIL  
ENGINEERING  
SERVICES, LLC.**

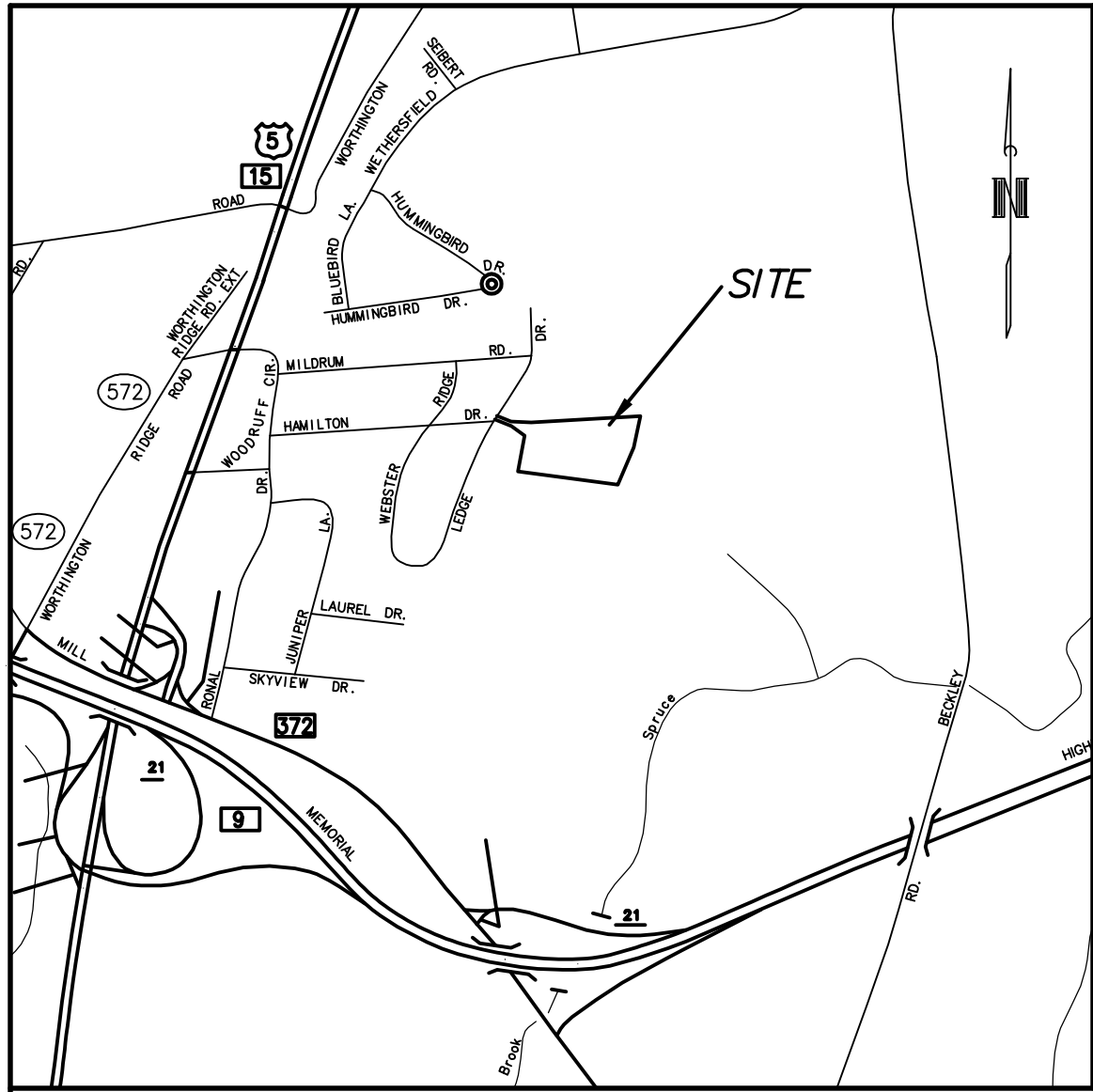
203 BOSTON HILL ROAD  
ANDOVER CT 06032  
ph. (860) 742-0364

Project: 1407-CARRIER

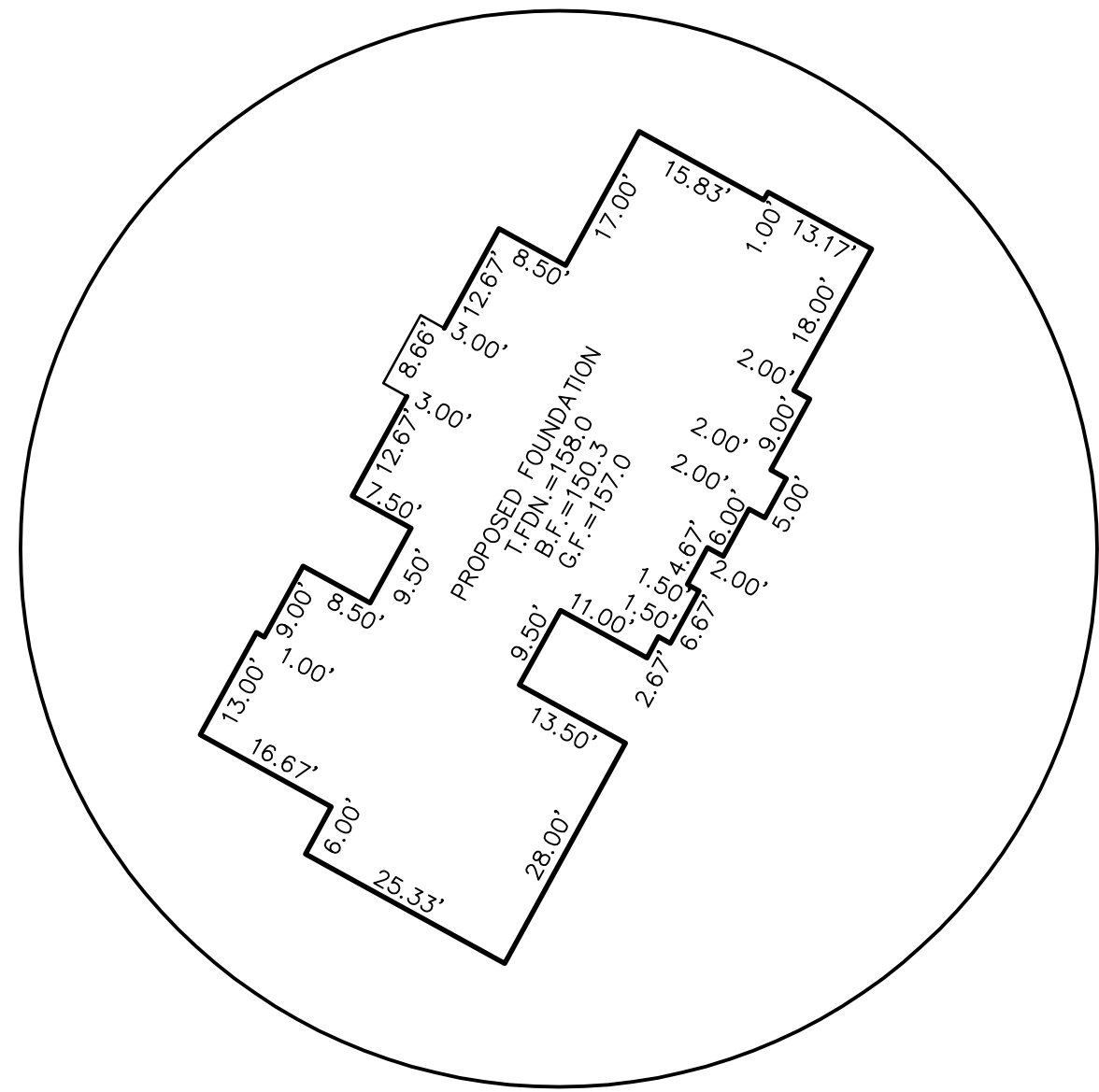
Date: JUL 10, '14

Scale: AS SHOWN

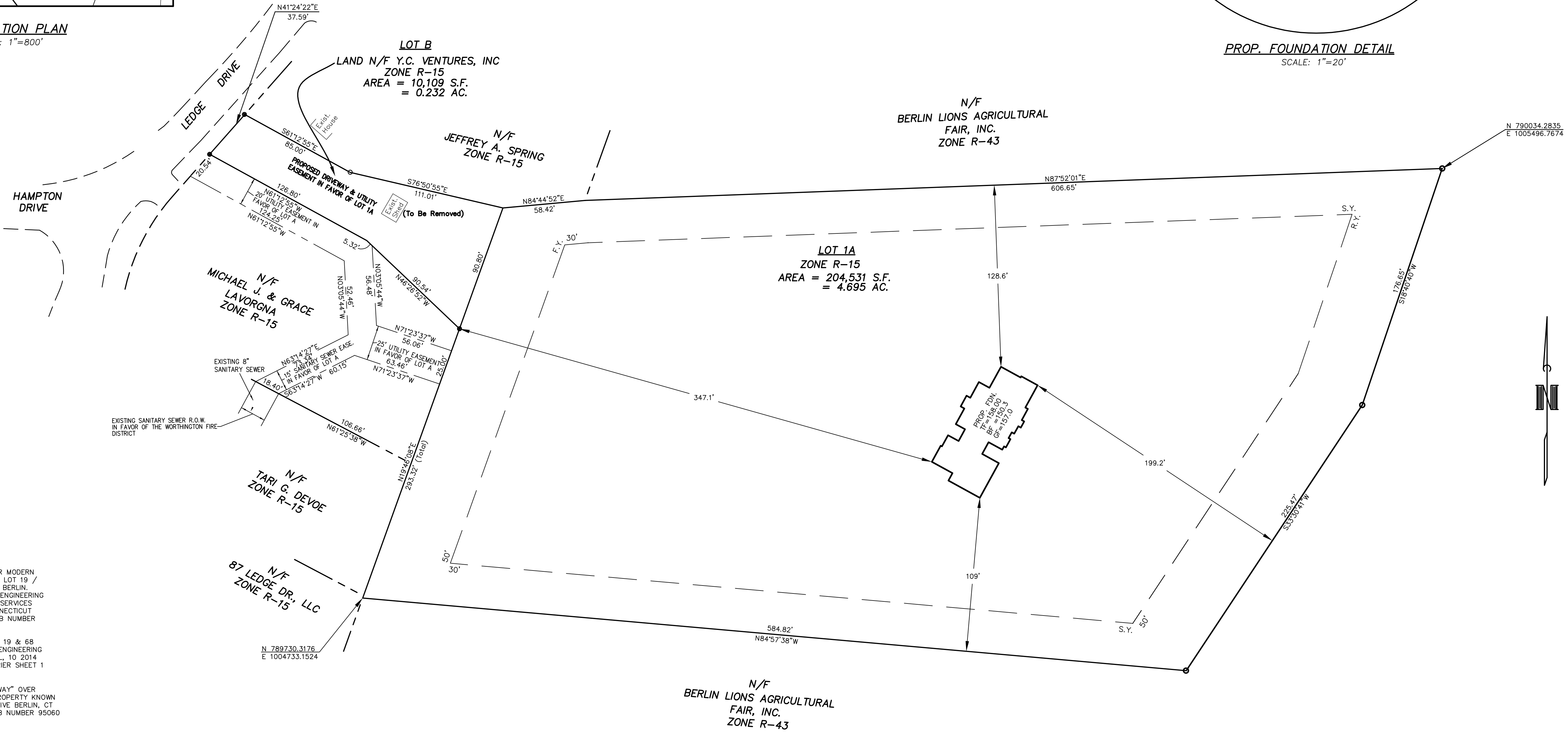
Sheet: 1 OF 1



SITE LOCATION PLAN  
SCALE: 1"=800'



PROP. FOUNDATION DETAIL  
SCALE: 1"=20'



REFERENCE MADE TO MAPS TITLED:

BOUNDARY & TOPOGRAPHIC SURVEY FOR MODERN DEVELOPERS, INC. PROPERTY KNOWN AS LOT 19 / BLOCK 132 LOCATED OF BECKLEY ROAD BERLIN, CONNECTICUT. MAP PREPARED BY M&A ENGINEERING SERVICES SURVEYING AND ENGINEERING SERVICES #969 FARMINGTON AVENUE BERLIN, CONNECTICUT DATE: APRIL 13, 1988 SCALE: 1"=40' JOB NUMBER 87367 SHEET 1 OF 1

"PROPOSED LOT LINE ADJUSTMENT LOTS 19 & 68 53 LEDGE DRIVE BERLIN, CT." BY CIVIL ENGINEERING SERVICES, LLC ANDOVER, CT. DATE: JUL 10 2014 SCALE: AS SHOWN PROJECT 1407-CARRIER SHEET 1 OF 1

"MAP SHOWING PROPOSED RIGHTS-OF-WAY" OVER PROPERTY OF ALBERT J. LA VORRNA PROPERTY KNOWN AS LOT 67 / BLOCK 132 #71 LEDGE DRIVE BERLIN, CT DATE: JUNE 13, 1995 SCALE: 1"=20' JOB NUMBER 95060 SHEET 1 OF 1

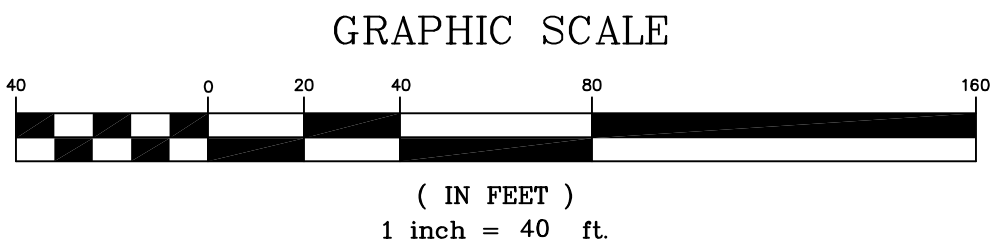
ALL NECESSARY ZONING PERMITS SHALL BE OBTAINED PRIOR TO THE DEVELOPMENT OF THIS LOT.

NOTE: BEARINGS AND COORDINATES REFER TO NAD 83 DATUM ELEVATIONS REFER TO NAVD 88 DATUM

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS 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 26, 1996. TYPE OF SURVEY: PROPERTY/BOUNDARY SURVEY BOUNDARY DETERMINATION CATEGORY: RESURVEY CLASS OF ACCURACY: A-2

JOHN L. HEAGLE L.S. # 9396



LEGEND

EXISTING IRON PIPE  
EXISTING IRON PIN



BUILDER/OWNER:  
CARRIER ENTERPRISE INC.  
117 BIRCH ST  
SOUTHINGTON, CT 06489  
(860) 302-7293

REV. 6-1-20 PROPERTY ADDRESS & LOT 1A

MEGSON, HEAGLE & FRIEND  
CIVIL ENGINEERS & LAND SURVEYORS, LLC  
81 RANKIN ROAD  
GLASTONBURY, CONN. 06033  
PHONE (860)-659-0587

BOUNDARY MAP  
#288 BECKLEY ROAD  
PREPARED FOR  
CARRIER ENTERPRISES, INC.  
BERLIN, CONN.

CK. BY: MWF  
DRW. BY: PEJ  
DATE: 7-10-19  
SCALE: 1"=40'  
SHEET 1 OF 3  
MAP NO. 59-19-1BDY

To: M.Giusti

Planning and Zoning Department

Berlin, Ct.

From: Joan Belmore

138 Butler St.

Kensington, Ct.

Town of Berlin  
Received

SEP 16 2020

Planning & Zoning Department  
Berlin, Connecticut

Regarding: Military Experience Museum Inc. Application

I am very much opposed to the Military Experience field location style camp and outdoor recreation site at 76 Chamberlain Highway for the following reasons:

1. Disruption of the wildlife and bird population in the area.
2. Battle reenactment . What is the purpose of this? I don't believe anything is achieved by this activity and the noise level will be high.
3. The number of people affected may not seem significant, but we all live here for the peaceful beauty of the area . I purchased a dilapidated property 47 years ago and have developed it into a respectable home and a natural habitat for wildlife .
4. The Military Experience Museum, Inc. is not in keeping with the development of this open space and the farmland of this area. Further investigation should be done to find a more appropriate use for this land.

Respectfully submitted,



Joan F. Belmore



**fsemnosk**

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**From:** Theodore Benoit <td.benoit@gmail.com>  
**Sent:** Wednesday, September 16, 2020 9:26 AM  
**To:** mgiusti  
**Cc:** fsemnosk  
**Subject:** Military Experience Museum Proposed at locations Chamberlain Hwy Map 30-2, Block 74. Lots 37 & 39

Hello Maureen,

I am opposed to this proposal. Here are some of the comments/concerns I have concerning the Military Experience Museum proposed by Thomas O'Rourke.

This proposal, if approved, will undoubtedly devalue surrounding properties.

My concern is not with the concept (museum, military reenactments and others) of the proposal, but with the location. I understand that these Military activities reenactments appeal to a certain segment of the population. Select a location that is not this close to residential properties. This museum will abut a number of residential properties including one of my neighbors where it will border their backyard.

By "military experience" it's presumed there will be gun/cannon shots. It is said only blanks will be used. Blanks make a loud noise. Not as loud as live ammo, but loud enough to disturb the peace and quiet of the surrounding neighborhood. This area is already very noisy with the use of ATVs and dirt bikes fitted with illegal mufflers or no mufflers.

Regards,

Ted Benoit

Town of Berlin  
Received

SEP 16 2020

Planning & Zoning Department  
Berlin, Connecticut

**From:** L Stub <lstub@comcast.net>  
**Sent:** Wednesday, September 16, 2020 11:49 AM  
**To:** mgjusti; Joan & Scott Veley; Diane Jorsey; Brian Rogan; Timothy Zigmont; Curtis S. Holtman; Jon M. O'Brien; Steve J. Wollman; Steven Biella  
**Cc:** cedge  
**Subject:** Proposed Military History Experience Museum

Dear Maureen and members of the Planning & Zoning Commission,

After listening to Thomas O'Rourke's presentation on September 3rd and reflecting more on the proposal, I have these thoughts:

1. The immediate neighbors' concerns about noise and traffic should be foremost in your minds
2. This is a lease situation by a non-profit organization, and since the location is on the far southwestern end of town where there are no local businesses, I'm not seeing how it would be of economic benefit to the town. It won't increase the tax base,  
and visitors are more likely to go to MacDonalds in Meriden or jump back on 691 than explore downtown Berlin.
3. The Chamberlin Highway is designated a scenic byway in the town's POCD. People have made it clear they don't want to see it developed in a way that would detract from its pastoral beauty.
4. Veterans' concerns about those who suffer from PTSD should be heard.
5. Mr. O'Rourke boasts of his experience in Hollywood films - recreating realistic war scenes. He is vague about the potential for heavy duty military equipment being on site in the future. I am concerned that he would naturally be downplaying the  
effects of military recreations on the neighborhood in order to win your approval.
6. Would the site be open daily year round or only weekends in season?
7. Would there be limits on how many can participate? I've read news reports about events he held with 400 people.
8. He has made the same proposal to other towns in CT. Have you consulted with other P & Z commissions to compare what is being said, and if he was rejected, why?
9. From online posts it appears more people are against this project than in favor of it.
10. Have members of P & Z thought of visiting a Military History Experience event (unannounced) to see it first hand and be able to make a more informed decision?

I know this may be a tough decision for the commission. Thank you for listening to all opinions.

Lorraine Stub  
2270 Chamberlain Hwy  
Kensington, CT