



Town of Berlin

Planning and Zoning Department

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

Planning and Zoning Commission
Zoning Board of Appeals
Conservation Commission
Historic District Commission

CONSERVATION COMMISSION TUESDAY DECEMBER 8, 2020 6:30 P.M.

The Conservation Commission will meet remotely by video conference call on Tuesday December 8, 2020 at 6:30 p.m. for the purposes of holding a regular meeting on the following matters.

Town of Berlin invites you and the public to join this WebEx meeting by video or phone dial-in.

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=md451eaa178a4906d7de66be14bad7970>

Meeting number: 132 922 4332

Password: CCTu630 (2288630 from phones and video systems)

Join by video system

Dial 1329224332@webex.com

You can also dial 173.243.2.68 and enter your meeting number.

The agenda will be posted on the town's website www.town.berlin.ct.us and will be available for viewing twenty-four (24) hours prior to the meeting.

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1. CALL TO ORDER
 2. AUDIENCE OF CITIZENS
 3. APPROVAL OF MINUTES: November 10, 2020
 4. NEW BUSINESS

I. Run Ragged event - Stacey Clark to request upcoming date for race at Ragged Mountain (Last Person Standing) - Run Ragged is a last man standing-type race where runners complete a 5k loop every hour through the Ragged Mountain land. This same hourly loop continues until there is one winner.

II. 2021 Meeting dates

5. OLD BUSINESS
 - I. Plan Review Updates
 - a. 404 Berlin Turnpike
 - b. Military Museum

USE OF TOWN LANDS

- a. Hatchery Brook Community Garden

J. COMMISSIONER COMMENTS

K. CORRESPONDANCE

L. ADJOURNMENT

PLEASE EMAIL, MARLO MATASSA, MMATASSA@TOWN.BERLIN.CT.US - IF YOU ARE UNABLE TO ATTEND THE MEETING.

**CONSERVATION COMMISSION
TUESDAY NOVEMBER 10, 2020 6:30 P.M.**

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Town of Berlin invited the public to join this Webex meeting by video or phone dial-in.

Meeting link:

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=m54d2639a33ae2ee57c5ae1979d66c1f8>

Meeting number (Access Code): : 132 590 9000

Password: ConsCommTu (26672666 from phones and video systems)

Join by phone +1-408-418-9388 United States Toll Access code: 132 590 9000

The agenda will be posted on the town's website www.town.berlin.ct.us and will be available for viewing twenty-four (24) hours prior to the meeting.

MEMBERS PRESENT

Michael Delorenzo, Chairman, Guy Hoffman, Vice Chairman, Rob Ramsey, Thomas Heisler, Joe Mazza, Karen Pagliaro Alternate

MEMBERS ABSENT

Carol Goldberger, Karl Lewis, Mary Kathryn Larose, Alternate

STAFF LIAISON

Maureen Giusti

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

AUDIENCE OF CITIZENS

Peter Zarabozo

CORRECTION TO AGENDA – Minutes for approval – September 8, 2020

APPROVAL OF MINUTES

Vice Chairman Hoffman moved to approve the September 8, 2020 minutes, seconded by Commissioner Mazza passed unanimously.

NEW BUSINESS

Vice Chairman Hoffman made a motion to reorder the agenda items seconded by Commissioner Heisler, passed unanimously.

- I. 404 Berlin Turnpike – BT 2008 LLC, Mixed Use Development (new construction)
This proposed property includes a residential development, a clubhouse, a retail building, a hotel a gas station and a park. The approval went through wetlands last month. The proposal includes a public "open space" or recreation area with public parking adjacent to the conservation area.
Peter D'Addeo and his attorney Meghan Hope are present at the meeting. Mr. D'Addeo explained to the commission there was an extensive scientific review on the land and the conservation area nearby. He explained that the project includes upkeep of area and pristine conservation land. Mr. D'Addeo explained to the commission that the proposed project provides extra land to the town as an easement to rebuild the pump station if necessary in the future.
Maureen Giusti, Acting Town Planner and Attorney Hope explained there are documents from DEEP that are available for the commission to review. The public hearing is scheduled for next month. The Conservation Commission will review the Planning and Zoning discussions.
- II. Site Plan Amendment
197 Episcopal Road
Bart Bovee, PE, Authorized Agent For Sliders Sports Bar & Grill
November 19, 2020
No Comment
- III. Site Plan Application
2061 Berlin Turnpike
Kevin M. Budney, Lifetime Trust
No Comment

- IV. Subdivision – Two lots
1829 Orchard Road
Pierre Bennerup
November 19, 2020
No Comment
- V. 823, 833 & 0 Deming Road – Deming Ridge, Metro Realty site plan amendment (modification to recently approved workforce housing development)
The Commission recommends: (July 2020 Minutes)
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.
- VI. Fill Permit –
City of New Britain –
Lot 3, Block 81, Christian Lane – 16,000 cubic yards – 3.56 Acres –
December 3, 2020
As long as the property meets states standards for fill, there is no comment.
- VII. Discussion of FY22 budget to the agenda.
Commissioner Heisler made a motion to approve the proposed budget, seconded by Commissioner Ramsey, passed unanimously.
(See attachment)
- Vice Chairman Hoffman made a motion to add Ragged Mountain to the agenda and approve the relocation of the Blue Orange Trail seconded by Commissioner Ramsey, passed unanimously.
This will solve the erosion problem. The work will be done by the CFPA. Scott Gray is the trail manager. He will also update the map on the kiosk.
- Guy Hoffman made a motion to purchase two signs in the amount of \$160.00, seconded by Commissioner Heisler, passed unanimously.
1. “Danger” on Beckley Road Quarry Pond.
 2. “Keep Out”, “No Trespassing” on Orchard Road,
- Maureen Giusti met with the CFPA official who is working on the adjustment of the trail off Military Experience Project.

ADJOURNMENT

Commissioner Heisler made a motion to adjourn the meeting at 8:15 pm, seconded by Commissioner Mazza passed unanimously.

Sincerely,

Marlo Thomas Matassa
The Recording Secretary



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PROPOSED Conservation Commission 2021 Meeting Schedule

All meetings are held at 6:30 pm
Berlin Town Hall, Room 120, 240 Kensington Road
Unless otherwise posted

MEETING DATE

January 12, 2021

February 9, 2021

March 9, 2021

April 13, 2021

May 11, 2021

June 8, 2021

July 13, 2021

August 10, 2021

September 14, 2021

October 12, 2021

November 9, 2021

December 14, 2021

January 11, 2022