



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 FEBRUARY 9, 2021 6:30 P.M.

The Conservation Commission will be meeting remotely by video conference call on Tuesday January 9, 2021 at 6:30 p.m. for the purposes of holding a regular meeting on the following matters.

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=maeedfeaa5d3f025de8b3272fa741adf6>

Meeting number: 132 500 3191

Password: CCTu630 (26673782 from phones and video systems)

TO join by telephone:

+1-408-418-9388 United States Toll

Access code: 132 500 3191

*The WebEx call to participate in this meeting is a toll call and you may incur additional charges for placing the call by your phone service provider. The Town does not reimburse participants for any toll charges. Please check with your phone service provider before making the call."

1. CALL TO ORDER
2. AUDIENCE OF CITIZENS
3. APPROVAL OF MINUTES: January 12, 2020
4. NEW BUSINESS
 - I. MTB race at Hatchery Brook
 - II. Site plan Amendment
Doug Rankin/A Missing Link, LLC
Wine and spirits warehousing and distribution facility at
496 Four Rod Road
February 4, 2021
 - III. Site Plan Amendment
Murphy Road Recycling – 36,900 s.f. building addition –
655 Christian Lane
February 18, 2021
5. OLD BUSINESS
 - USE OF TOWN LANDS
 - A. Hatchery Brook Community Garden
6. COMMISSIONER COMMENTS
7. CORRESPONDANCE
8. ADJOURNMENT

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

mgjusti

From: Brian Wolfe <brian@ctcyclingadvancement.com>
Sent: Thursday, January 28, 2021 9:44 AM
To: Michael; GUY HOFFMAN; karl_g_lewis@sbcglobal.net
Cc: Jim Arnold; mgjusti; Jed Kornbluh
Subject: Hatchery Brook Race for 2020
Attachments: Rocky Hill CX COVID-19 Guidelines.pdf

Hi Karl, Guy, and Mike,

It has been a long time since we have last chatted and I hope all has been well throughout the summer and fall. We are beginning the planning process for a 2021 edition of the MTB race at Hatchery Brook. The date we would like to request is Sunday, June 6th, 2021.

This past summer and fall we were able to successfully host 10 in-person cycling races of different disciplines under our COVID-19 Protocols which were approved by the State of CT DECD. We also are continuously monitoring the State's recommendations for sports and recreational activities to make sure we are operating within their guidelines at the time of any event. I have attached an example of our guidelines below and we will adjust accordingly to fit the specifics of this race. Please let me know your thoughts and the best way to get this in front of the committee. We are looking forward to working with you all again!

Sincerely,

Brian Wolfe

Events Director
Connecticut Cycling Advancement Program (CCAP)
<http://www.ctcyclingadvancement.org/>
(860) 295-4028



The CCAP
353 Main St
Middletown, CT 06457



860-295-4030
info@ctcyclingadvancement.com
ctcyclingadvancement.com

Rocky Hill CX COVID-19 Guidelines

SAMPLE for Berlin

The CT Cycling Advancement Program is committed to providing safe and fun race opportunities to children and families across the state of Connecticut. We will strictly adhere to the CT Sector Rules for Sports and USA Cycling's Guidance for the Return to Racing and Riding, to present a safe and compliant event. We have successfully self-certified as a COVID-19 compliant sport organization and the State of Connecticut CECD has approved our 2020 series plan as COVID-19 compliant.

THIS DOCUMENT DESCRIBES SPECIAL COVID-19 RULES AND REQUIREMENTS. PLEASE READ IT CAREFULLY!

SCHEDULE AND SERIES DATES:

September 9	5:00 p.m. Junior Practice 5:35 p.m. Junior Race (9-14; 15-18 encouraged to race in Open Race) 6:15 p.m. Open Training Race
September 16	
September 23	
September 30	

PRE-REGISTRATION IS REQUIRED: If you cannot attend a race for any reason, we will transfer your registration to another week or provide a refund. We also will be offering a season pass that allows you to register for all 4 races for a one-time entry fee of \$55. We will be limiting the size of the event according to State CDC regulations on the date of event so please pay attention to the BikeReg Pages!

EVENT CHECK IN: Event check in and number pick-up will be a one-way, walk-through lane with social distancing to maintain separation of participants. Masks must be worn and temperature checks will be mandatory. PLEASE KEEP YOUR NUMBER FOR THE ENTIRETY OF THE SERIES.

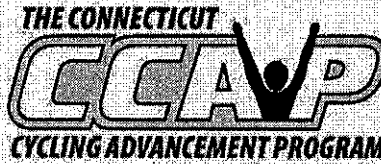
COVID-19 RULES & REQUIREMENTS:

The following rules and requirements will be strictly enforced. They are for the safety of all riders, staff, volunteers and their families. While these measures are intended to minimize the risk of exposure to COVID-19, that risk cannot be completely eliminated.

- Face masks must be worn at all times. This includes while in the parking lot, during number pick-up, and after your race.
- You must maintain a distance of at least 6 feet from others at all times except during warm-ups and the race. The parking area is large enough to allow all cars to park 6 feet apart.
- Please do not come to the event if you are sick or don't feel well – we WILL refund your entry fee.

Bettering the lives of youth and young adults in the state of Connecticut through the sport of cycling

The CCAP
353 Main St
Middletown, CT 06457



860-295-4030
info@ctcyclingadvancement.com
ctcyclingadvancement.com

- We will use a thermal scanner to take participant temperatures in the check-in line. Any participant with an above-threshold temperature will receive a refund and be required to leave.
- No physical contact with others not in your family. That means no hugs, handshakes, fist bumps, or high fives.
- We will stage riders 6 feet apart, normal cyclocross racing will be allowed once riders are on the course.
- Do not share water bottles, food or other equipment.
- We will have hand sanitizers on site and encourage everyone to bring their own as well.
- Port-o-lets will be provided and will be disinfected on a regular schedule. Social distancing of no less than 6 feet applies to those in line for Port-o-lets.
- Under no circumstances should any rider discharge any mucus/phlegm while racing (e.g., spitting, snot rockets, etc.) If you need to clear your sinuses, please safely move off course, and away from others.
- If you feel any symptoms of COVID-19 or are traveling to the event from a local hot-spot for COVID cases, please stay home. If you don't feel well, you can get tested at one of your local CT testing centers.
- Please see the CT COVID-19 Knowledge Base for more information on COVID-19, including those states that are part of the travel advisory, where to get tested, and other helpful knowledge.

The best part of bike racing is the community we've built together. We value all of you whole-heartedly and these rules are for your safety. **FAILURE TO FOLLOW THESE REQUIREMENTS MAY RESULT IN YOUR EJECTION FROM THE VENUE AND FORFEITURE OF YOUR RACE ENTRY.**

Thank you to all of our CCAP families and racers for compliance with these guidelines. We look forward to seeing you!

Sincerely,

Brian Wolfe, CCAP Events Director

Bettering the lives of youth and young adults in the state of Connecticut through the sport of cycling

**CONSERVATION COMMISSION
TUESDAY JANUARY 12, 2021 6:30 P.M.**

The Conservation Commission met remotely by video conference call on Tuesday January 12, 2021 at 6:30 p.m. for the purposes of holding a regular meeting on the following matters.

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=mca571a1a6c7187c1aebb24fa6f591a59>

Meeting number: 132 713 4884

Password: CCTu630 (2288630 from phones and video systems)

TO join by telephone:

+1-408-418-9388 United States Toll

Access code: 132 713 4884

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MEMBERS PRESENT

Michael Delorenzo, Chairman, Guy Hoffman, Vice Chairman, Thomas Heisler, Karl Lewis, Carol Goldberger, Karen Pagliaro Alternate, Mary Kathryn Larose, Alternate, Rob Ramsey joined at 7:00pm

MEMBERS ABSENT

Joe Mazza

STAFF LIAISON

Maureen Giusti

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

AUDIENCE OF CITIZENS

None

APPROVAL OF MINUTES

Vice Chairman Hoffman moved to approve the December 8, 2020 minutes, seconded by Commissioner Heisler, passed unanimously with correction of the spelling of "Chotkowski".

NEW BUSINESS

I. Maintenance Volunteering at Kensington Orchards - Brett Lehner

Brett Lehner, UConn medical student who drove by Kensington Orchards and stopped to explore the land. He has volunteered at the Bethel Land Trust, the Newtown Forest Association and other organizations. He has a grant that he would like to use towards this property. He was very impressed by the space and good heritage it provides to the town. He would like to help preserve the beauty of the open space. He would like to focus on area with the fruit trees. He is proposing to get a group of volunteers to manage and cleanup around these trees. He would also like to introduce more organic species to the area to go along with the existing trees and plants. Chairman Delorenzo reported he would need to research if there are deed restrictions to this land and if soil can be moved, etc. Commissioner Lewis loves the idea Brett is proposing. His concern is the issue of soil mixing and the town might prohibit this. There is another area that might be better suited for this proposal that isn't deed restricted. The Commissioners will check with Jim Mahoney to see what can be done on or around with property. There also may be other open spaces in town for these kinds of things could take place.

II. Site Plan Amendment

Robert Blanchette

Borghesi Building and Engineering, for a 38,450 s.f. addition to Tomz Corporation,

47 Episcopal Road

No Comment

- III. Application
Mixed Use Development
Peter D'Addeo (BT2008)
404 Berlin Turnpike

The Commission has previously commented on this application but have no further comments at this time.

OLD BUSINESS

- I. Military Museum Update

Maureen Giusti reported that the applicants have withdrawn the original application. They may return with a new application.

ADJOURNMENT

Commissioner Lewis made a motion to adjourn the meeting at 7:30 pm, seconded by Commissioner Heisler passed unanimously.

Sincerely,

Marlo Thomas Matassa
The Recording Secretary



Wisniowski & Sullivan, LLC
Attorneys at Law

Wanda L. Wisniowski
Also admitted in New York

Timothy Sullivan

Please respond to our Southington office

February 4, 2021

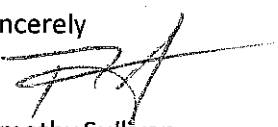
Berlin Planning & Zoning Commission
c/o Maureen Giusti
240 Kensington Road
Berlin, CT 06037

**RE: Proposed Text Amendment to the Berlin Zoning Regulations
New Section VI G.3.ee**

Dear Mrs. Giusti:

As we discussed, enclosed please find a proposed text amendment together with a check in the amount of Four Hundred Sixty and 00/100 (\$460.00) Dollars. Also enclosed is a narrative supporting the proposed Section VI G.3.ee.

Sincerely


Timothy Sullivan

ETS/AM
Enc.

**Town of Berlin
Received**

FEB 04 2021

**Planning & Zoning Department
Berlin, Connecticut**

#460 Application Fee Paid

Proposed Amendment to Section VI G of the Berlin Zoning Regulations

New Section VI G.3. ee

ee Gasoline Filling Stations*. In the BT-1 zone only, gasoline filling stations, excluding any repairs, serviced by a principal building containing a principal tenant occupying not less than 5,000 square feet designed and permitted to monitor the facility, service customers and sell retail merchandise may be allowed. Any Special Permit shall be subject to site plan approval by the Planning and Zoning Commission in accordance with Section XII and XIII. The requirements of Section XI R shall not apply to facilities approved pursuant to this provision but shall be subject to the following conditions:

- i. The location of gasoline filling stations shall be subject to receipt of a certificate of approval from the Zoning Board of Appeals.
- ii. No outside storage of any motor vehicle shall be permitted.
- iii. Fuel pumps shall be set back from the street line at least 25 feet. All other buildings and structures, except underground storage tanks, shall be set back at least 45 feet from the street line, ten feet from each side line and 20 feet from the rear lot line. If the gasoline filling station abuts a residential zone, the greater setbacks required by the CCD-2 zone shall apply.
- iv. Storage tanks for gasoline or other motor vehicle fuels shall be located underground in compliance with pertinent local and state codes and regulations.
- v. There shall be no outdoor display of merchandise, except that motor oil and other fluids for motor vehicles may be displayed on racks designed therefore immediately adjacent to the service building.
- vi. There shall be no dumping of waste materials, such as grease or oil.
- vii. There shall be no residence or sleeping quarters maintained in any gasoline filling station.
- viii. Sign provisions of Section IX.A shall apply except that small (not visible from the street) credit card, direction, telephone or similar public convenience signs shall not count towards the permitted sign area.

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FEB 04 2021

**Planning & Zoning Department
Berlin, Connecticut**

- ix. The Commission may require a suitable buffer to screen from adjacent properties. The buffer may include a 10-foot landscaping area and/or a fence approved by the Planning and Zoning Commission. Landscaping plans for the overall site shall be submitted as part of the Special Permit/Site Plan applications and shall be a critical part in evaluating how well the use shall fit in with the surrounding areas.
- x. The architectural style and design of the gasoline filling station (including but not limited to the canopy and service building) shall be approved by the Planning and Zoning Commission and shall be compatible with the architectural style and design of the primary buildings and design of the shopping center of which it is to be a part.
- xi. The facility shall not be designed to service motor vehicle with an overall wheel base greater than thirty (30) feet in length. The Planning and Zoning Commission may require design changes, signage or other appropriate measures be utilized to prevent the use of the facility by larger vehicles.
- xii. There shall be no more than one driveway per every 50 feet of parcel length. Such driveways shall not be more than 35 feet wide, and not less than 20 feet wide at the curb line; shall be no closer than 15 feet at the curb line and shall be at least 20 feet from any intersection of public streets. All driveways, parking or standing areas shall be permanently improved with a paved surface.
- xiii. The applicant shall demonstrate that enough parking has been provided for in the special permit and site plan applications.
- xiv. The applicant shall demonstrate that the nature and intensity of the operations involved in or conducted in connection with the gasoline filling station shall be such that it will be in harmony with the appropriate and orderly development of the area including all adjacent zoning districts in which it is located.
- xv. Receptacles appropriate for debris and trash shall be located and maintained in the area of the gasoline filling station at locations approved by the Commission. The Commission may require screening of any receptacles through the use of appropriate landscaping or fencing.

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Received**

FEB 04 2021

**Planning & Zoning Department
Berlin, Connecticut**

NARRATIVE SUPPORTING NEW SECTION VI G.3.ee

The existing limits on the placement and square footage of gasoline stations with convenience stores are an impairment to attracting investment in properties located on a state highway with a right-of-way ranging to over 150 feet with average highway speeds in excess of 60 miles per hour. The proposed convenience retail square footage provides for appropriate scale for this corridor and provides opportunity to design sites with consideration given to the Berlin Turnpike Design Guidelines that were adopted by the Commission in 2009. That study notes that this corridor is a regional shopping destination, and that Berlin is intent on attracting development that respects, reflects and enhances a positive image.

The Objectives portion of these guidelines states that there should be an effort to “create an aesthetically pleasing appearance along the Berlin Turnpike to enhance this area as a portion of a growing regional commercial corridor.” The Fundamental Design Principles encourages the development of “positive attributes of the corridor through architectural style, materials, colors and site amenities.”

The standards recommended for in the Buildings section of these guidelines includes various items that can be more easily accomplished in with structures of larger scale which can showcase the various elements that are encouraged. Restricting building square footage does not encourage the fulfillment of the Guidelines as it encourages and results in a minimalist approach to investing in and development of these destinations along this essential corridor.

It appears that it has been at least 30 years since these regulations were adopted, and there has significant changes in this industry since then. We would first like to offer that the 1500-foot separation distance does not exist in any neighboring communities, and it is unclear what purpose this restriction serves on the Route 5/15 corridor where traffic volumes remain the highest in the community, and where the demand and need for larger convenience retail would also be the highest.

The Commission is aware that Section 8-3b of the Connecticut General Statutes requires that the Commission consider the Plan of Conservation and Development (POCD) in its consideration of any amendments to the regulations. A review of the current POCD encourages discretion in the Commission to accommodate economic growth enterprises and facilities to enhance development potential. The POCD specifically recognizes that retail development is spreading south on the Berlin Turnpike and that the Town has an enhanced opportunity to capture new retail development, particularly near the Deming Road intersection. The POCD also recognizes the importance of the exterior finish to buildings.

The convenience retail industry has evolved considerably since 1991. The regulations only consider convenience stores in their early designs. In their original format, convenience stores ranged up to approximately 2,000 square feet and carried a limited supply of beverages, convenience food items, tobacco products and snack items. These stores were known in the industry as kiosks ranging from 800 square feet to mini-convenience stores of up to 1,200 square feet. The original stores expanded rapidly with floor plans up to and exceeding 2500 square feet. Preferred convenience store design has again increased as have the choices available for consumers. The larger format stores include more grocery items including prepared foods, bakery items, many more choices for beverages, fast food, and other items. Many stores will have more than 500 sku's (stock keeping units) available for consumers, making the need for the additional square footage. It is therefore requested that the Commission permit the establishment of gas filling stations with convenience stores of not less than 5,000 square feet in the BT-1 zone with no distance restriction on their placement.

mgjusti

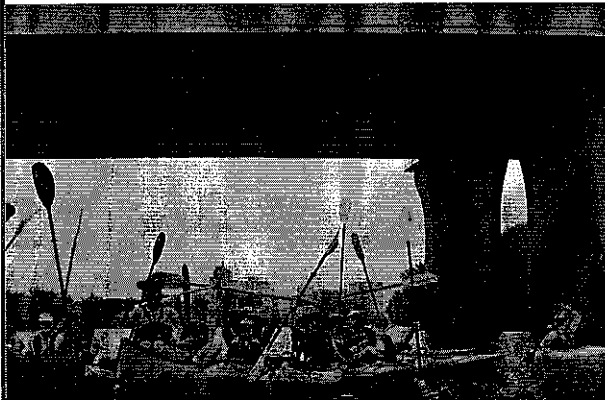
From: jmahoney
Sent: Tuesday, January 26, 2021 1:07 PM
To: Michael DeLorenzo_; Karl Lewis_
Cc: mgjusti
Subject: Fw: Get the scoop on Trails Day 2021

fyi
Jim

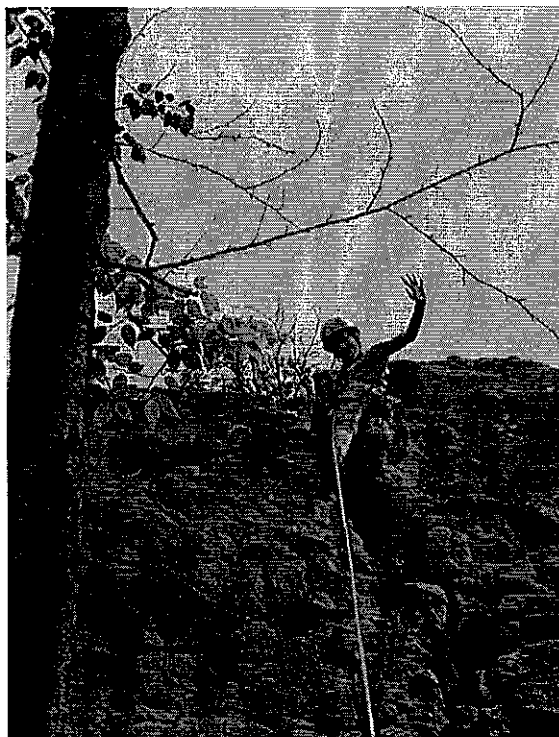
From: Connecticut Forest & Park Association (CFPA) <trailsday@ctwoodlands.org>
Sent: Tuesday, January 26, 2021 11:31 AM
To: jmahoney <jmahoney@town.berlin.ct.us>
Subject: Get the scoop on Trails Day 2021



CFPA will be hosting a Trails Day leader
conversation on
Saturday February 20, 2021, 9:30 - 10:30 AM



Grab a cup of coffee and join us to hear about
our safety plans, registrations, guest
management and much more.



You'll receive a Zoom invitation on February
15th for the Saturday meeting.

Connecticut is ready for Trails Day and CFPA wants everyone to celebrate safely.

Staying Safe Outdoors

COVID-19 is still having a major impact on Connecticut and our nation. We encourage everyone to get outdoors for the physical and mental health benefits of nature. Here are SOME TIPS to help you and your loved ones enjoy the outdoors safely. Help us spread the word by sharing with your organizations and other outdoor groups.



See what's happening on our social sites:



Connecticut Forest & Park Association (CFPA) | 16 Meriden Road, Rockfall, CT 06481

Unsubscribe_jmahoney@town.berlin.ct.us

[Update Profile](#) | [About our service provider](#)

Sent by trailsday@ctwoodlands.org powered by

