



# Town of Berlin

**2023 Plan of Conservation and Development  
Committee Meeting #2**

**10/28/21**



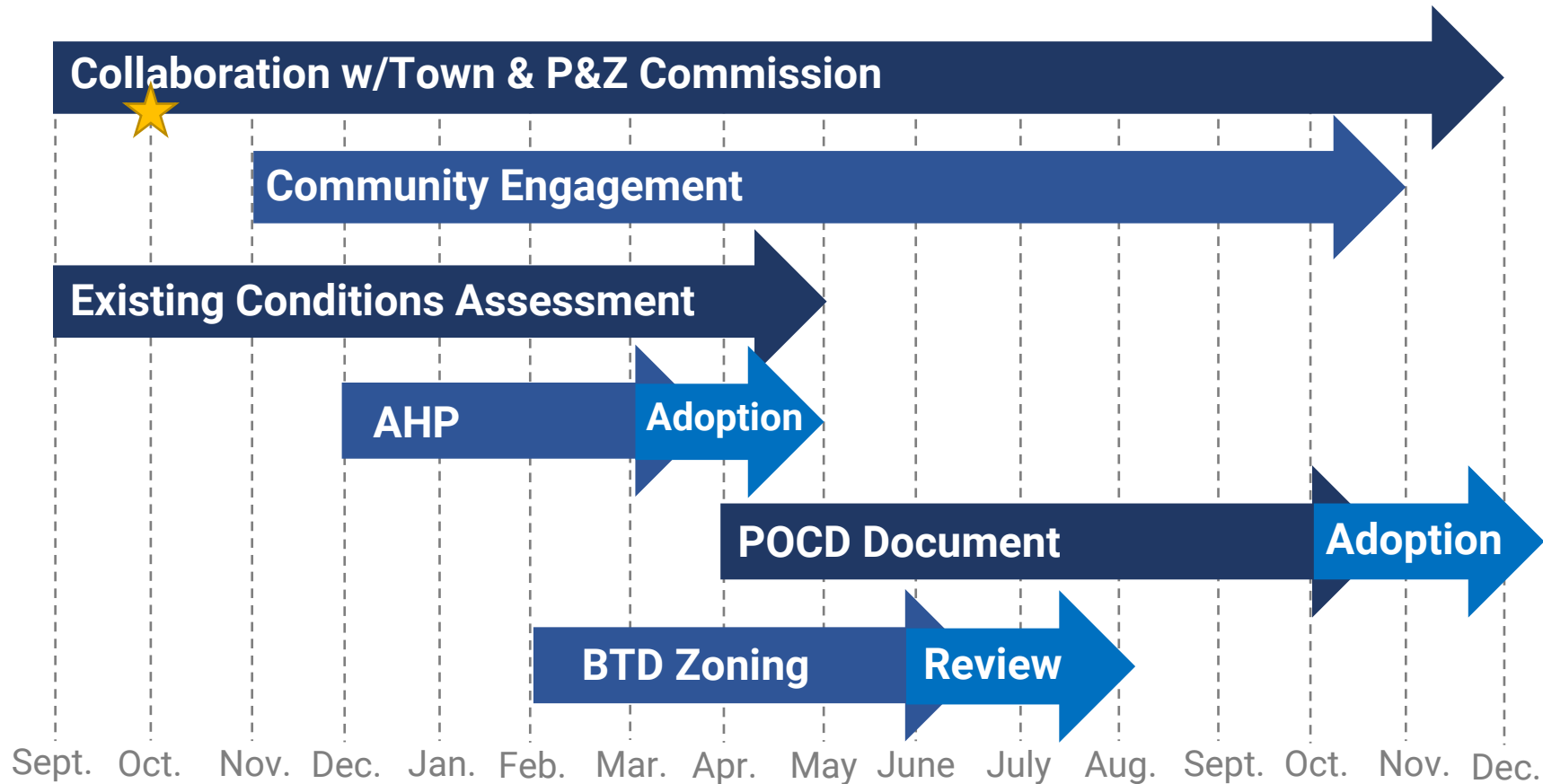


# Agenda

1. Review land cover change
2. Review land use and zoning
3. Review draft online survey
4. Draft Vision Statement
5. Next steps

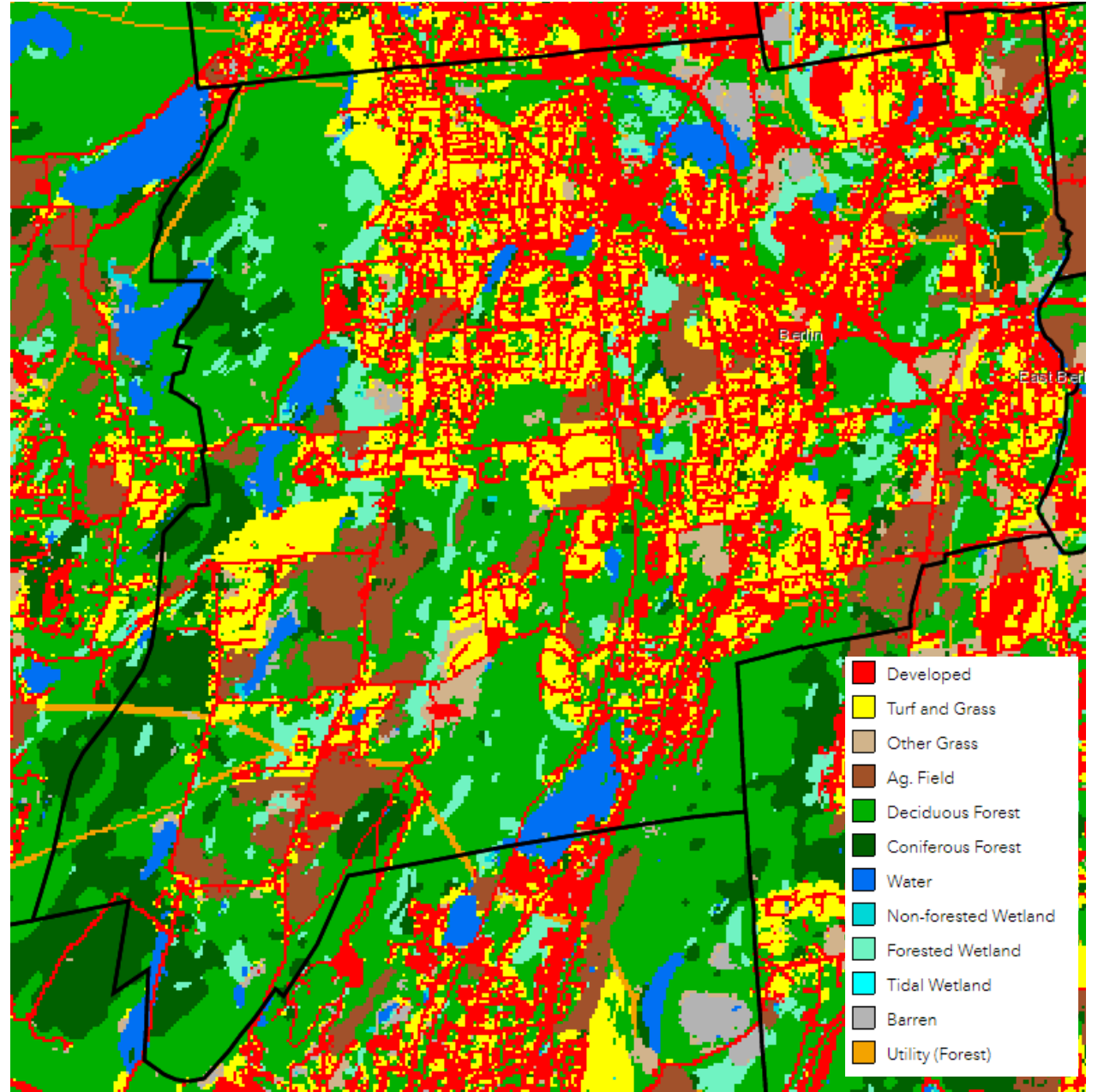
# Project Schedule

15 months (concluding by end of 2022)



# 2015 Land Cover

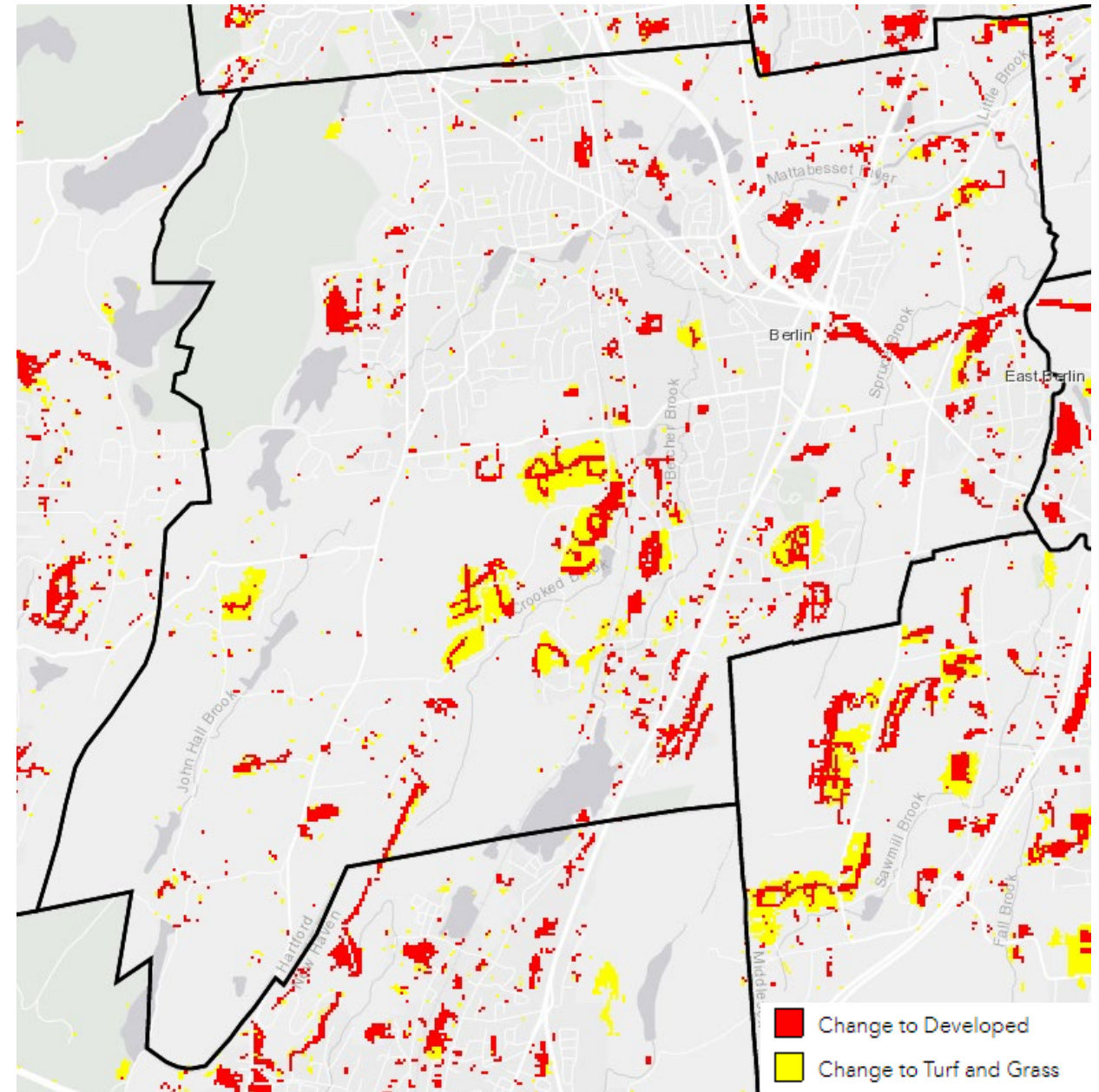
- Berlin's most prominent land cover is comprised of forest areas, both deciduous and coniferous.





# Land Cover Change 1985-2015

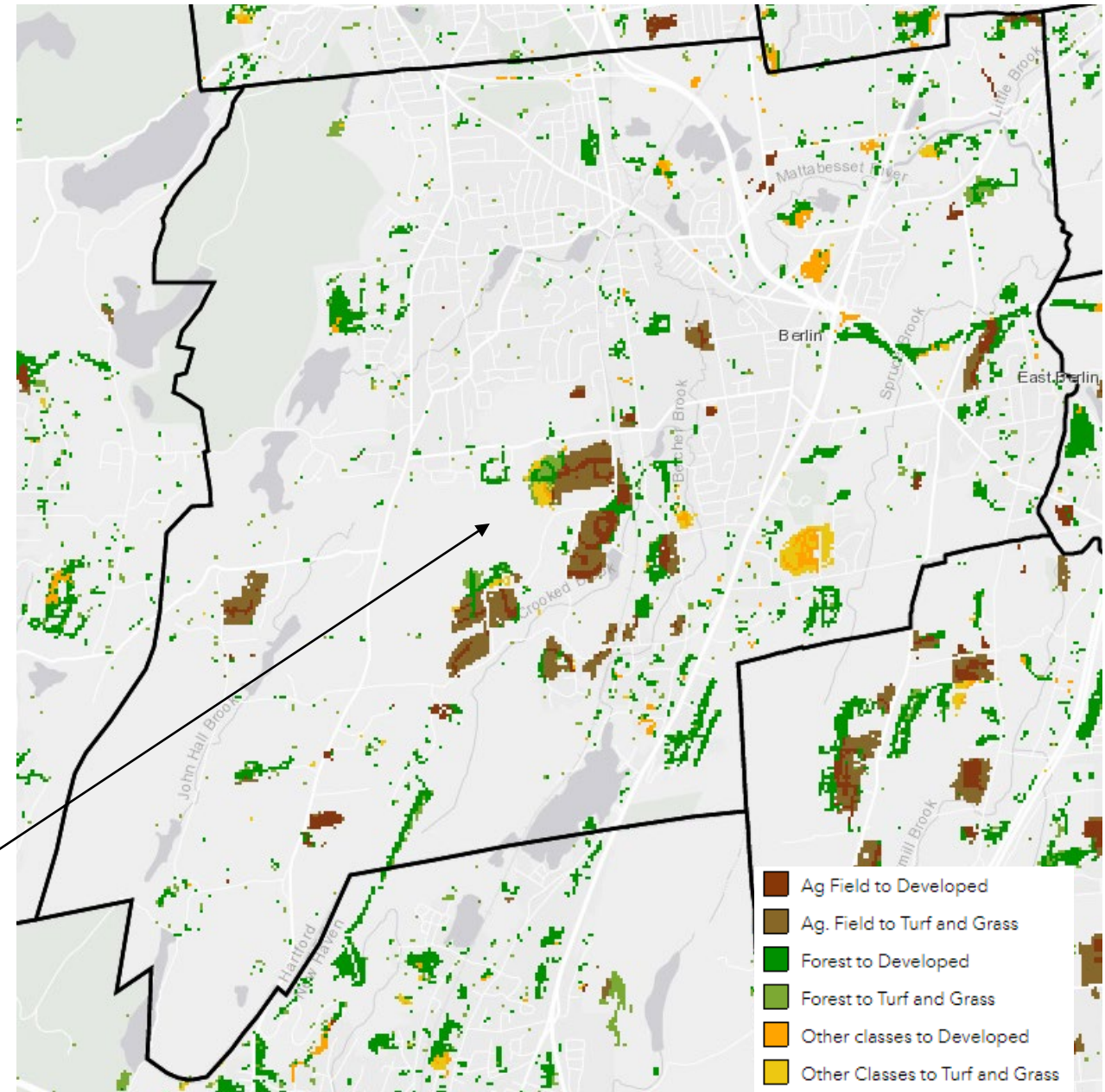
- Multiple areas of Berlin were developed in the thirty-year period between 1985 and 2015.
- Much of that development was residential.



# Land Cover Change 1985-2015

- Land developed between 1985 and 2015 had primarily been occupied by farmland and forests.
- Has the development of farmland or forests been beneficial to the community?

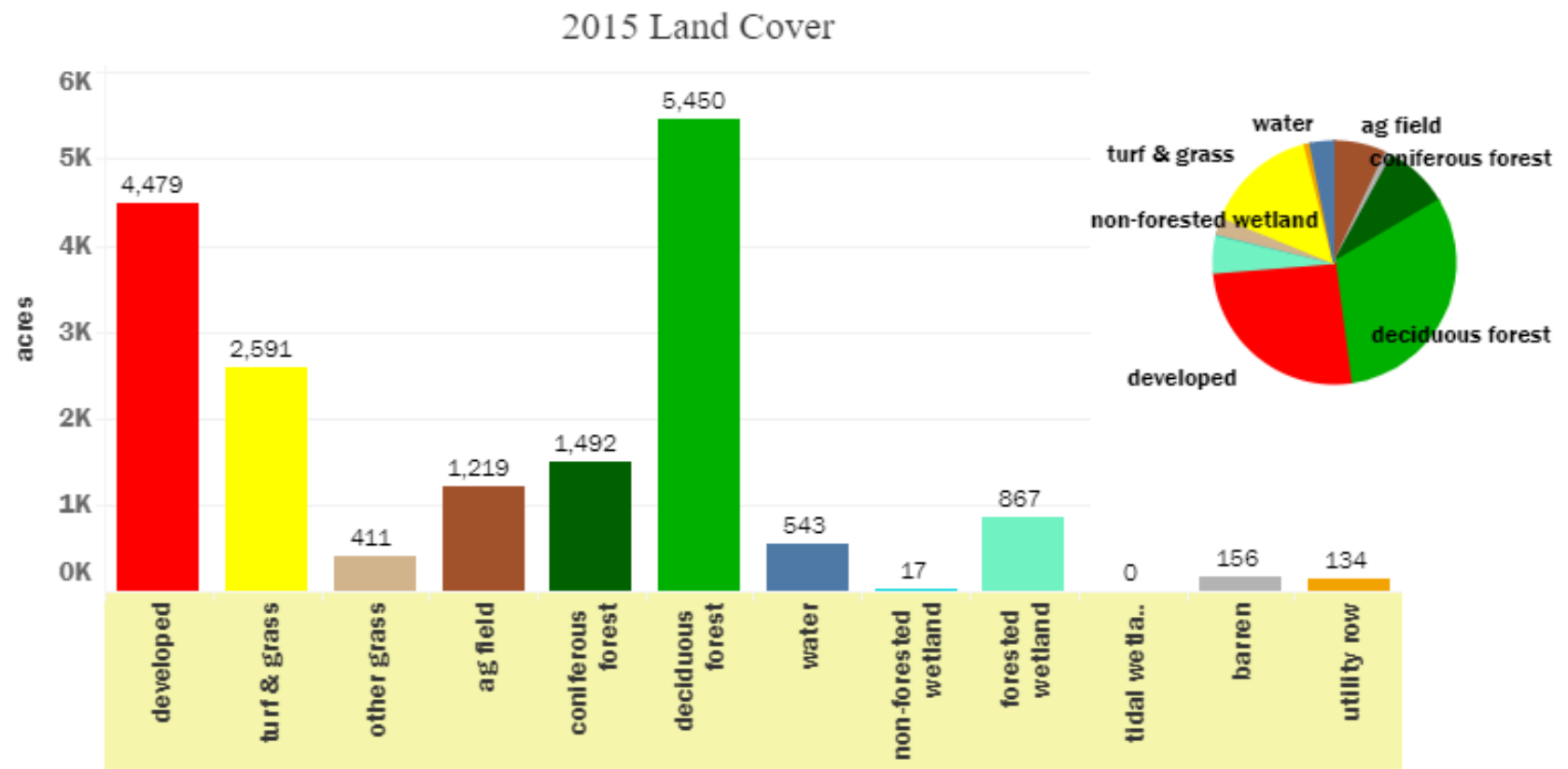
Bicentennial Park





# Berlin's Land Cover (2015)

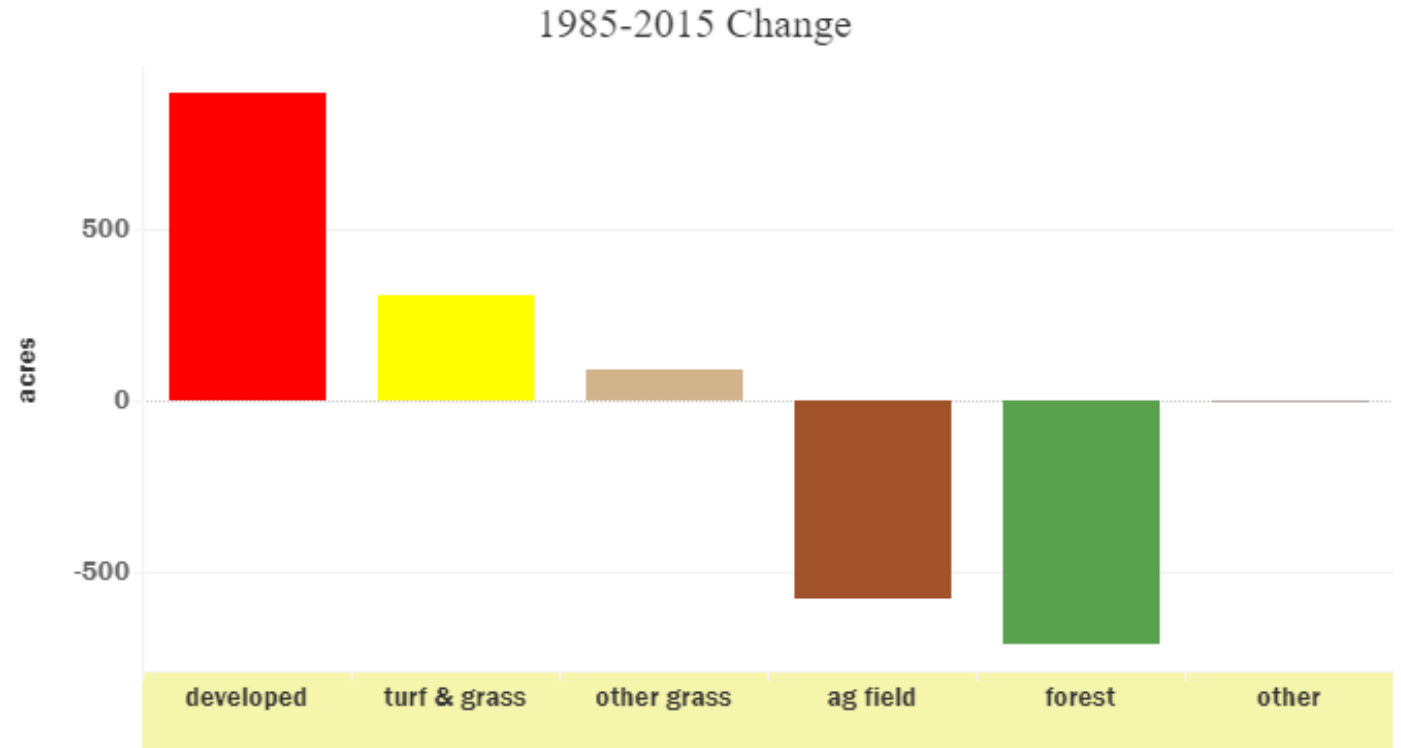
- 40% of Berlin is covered by forests
- 25.8% of the land area is developed (buildings and pavement)



Source: CT ECO/CLEAR

# Berlin's Land Cover Change 1985-2015

- 892 acres were developed in Berlin between 1985 and 2015
- 579 acres of agricultural fields were developed or converted to turf and grass
- 707 acres of forested land was developed or converted to turf and grass



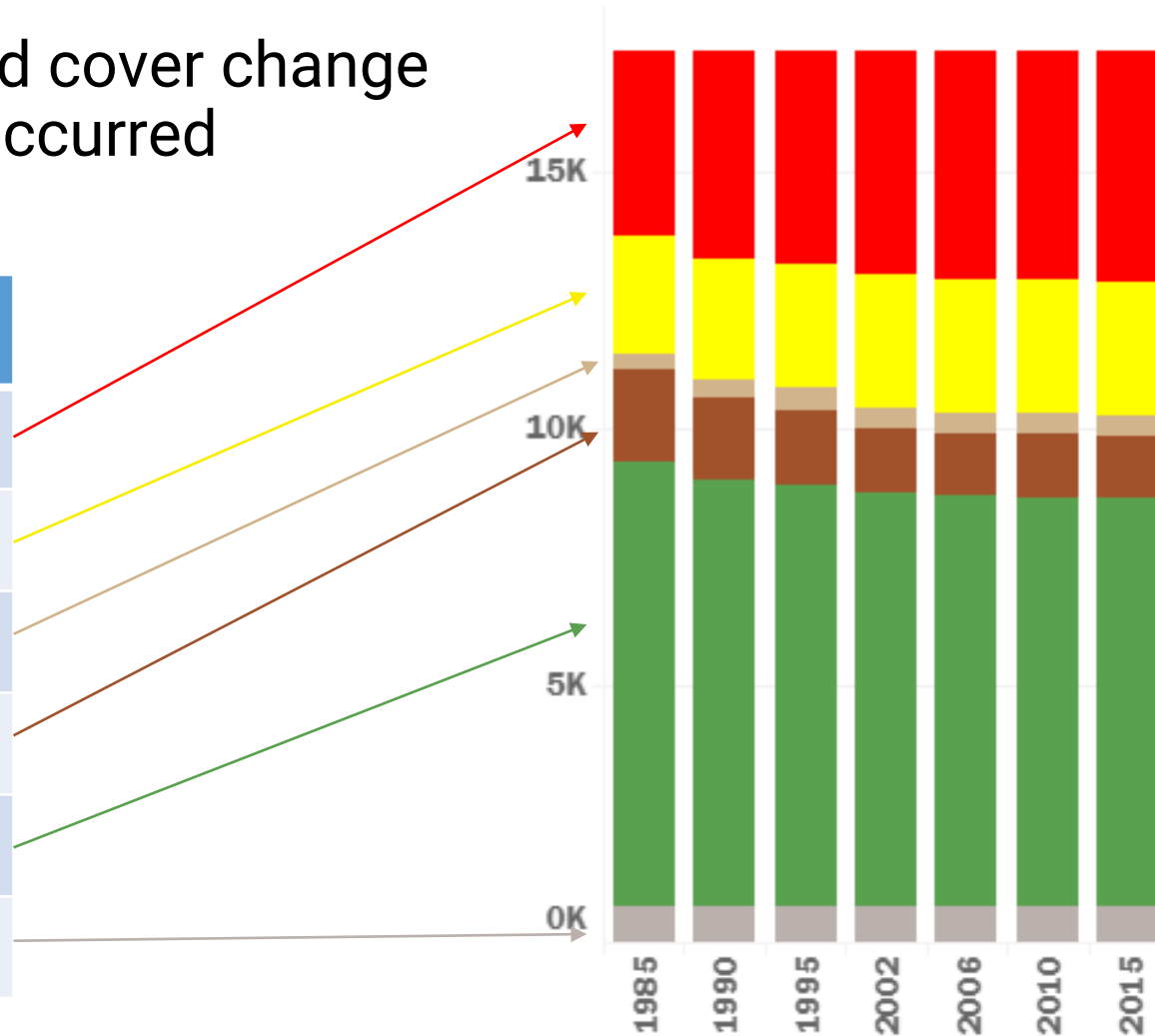
Source: CT ECO/CLEAR



# Berlin's Land Cover Change 1985-2015

- The greatest amount of land cover change over the thirty-year period occurred between 1985 and 2002.

Land Use	1985 Acres	2015 Acres	Percent Change
Developed	3,587.4 (20.6%)	4,478.7 (25.8%)	+5.13%
Turf & Grass	2,286.4 (13.1%)	2,591.1 (14.9%)	+ 1.8%
Other Grass	320.3 (1.8%)	410.9 (2.3%)	+ 0.5%
Agriculture	1,797.8 (10.4%)	1,218.5 (7.0%)	- 3.3%
Forest	8,649 (49.8%)	7,941.6 (45.8%)	- 4.1%
Other	715.8 (4.1%)	715.9 (4.1%)	+ .01%

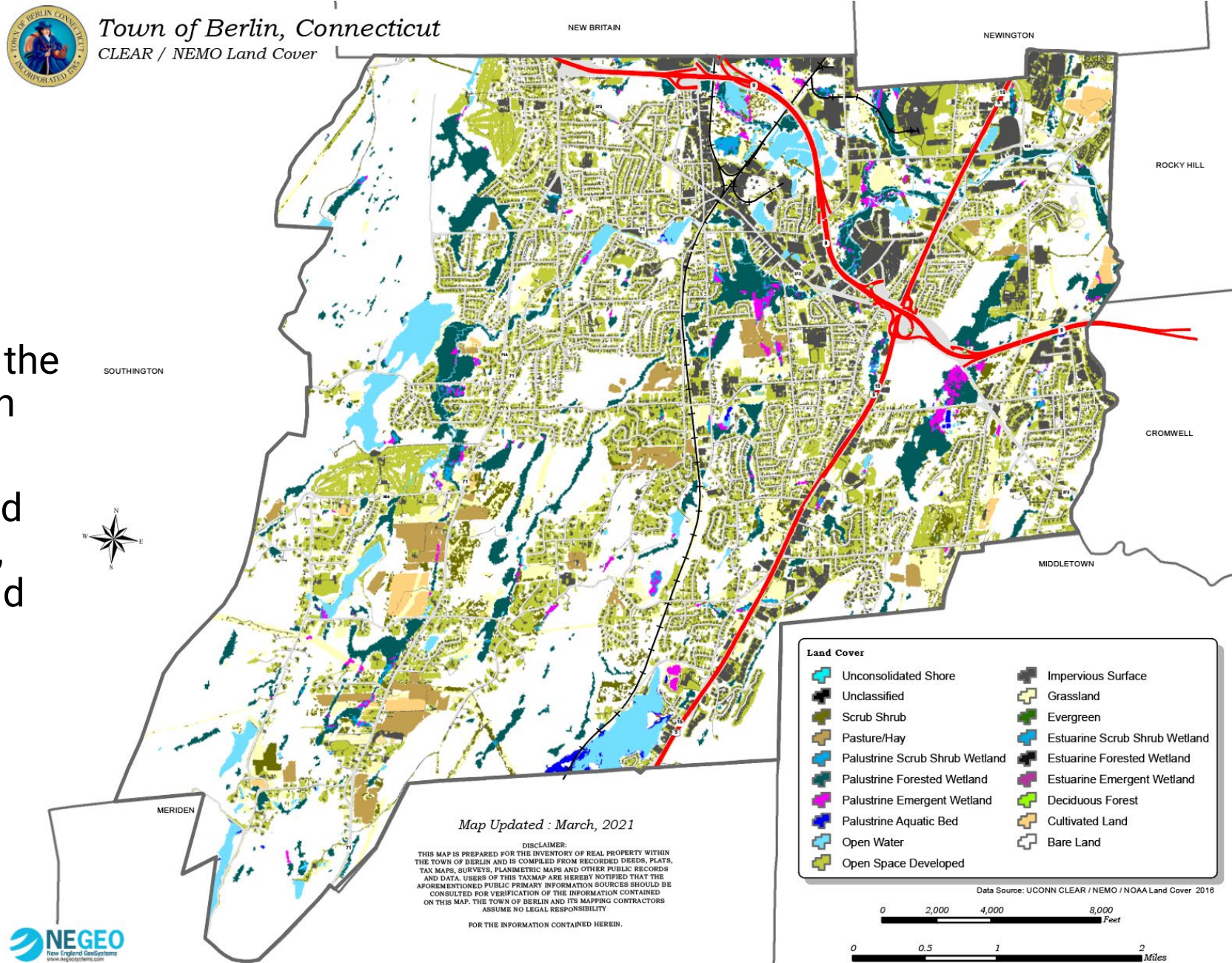


# Land Cover (2021)

- The Town's land cover mapping is consistent with the State data but is available in greater detail.
- Much of the town is mapped as “open space developed”, which correlates to lawn and landscaped areas.



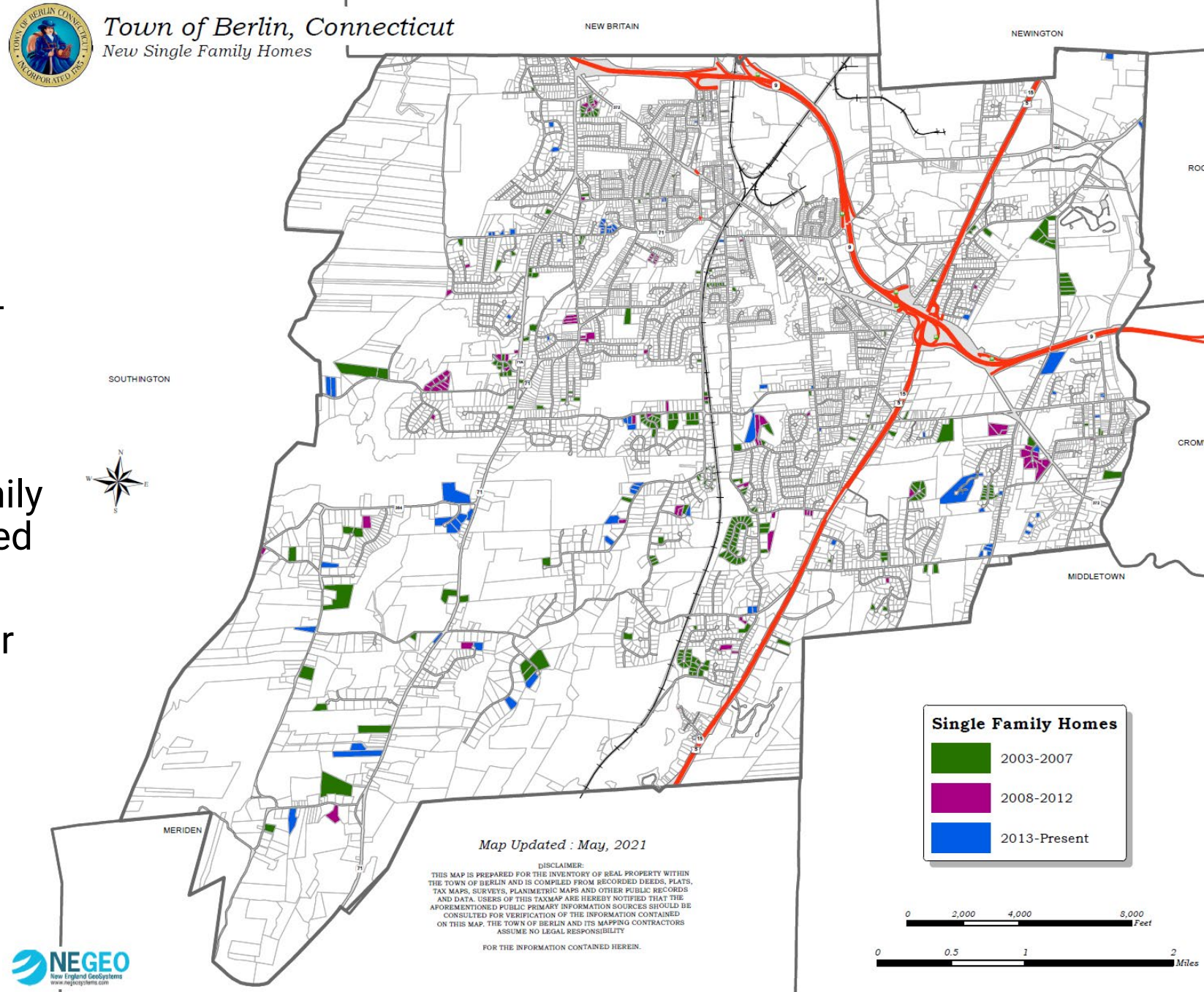
Town of Berlin, Connecticut  
CLEAR / NEMO Land Cover





# Single Family Homes

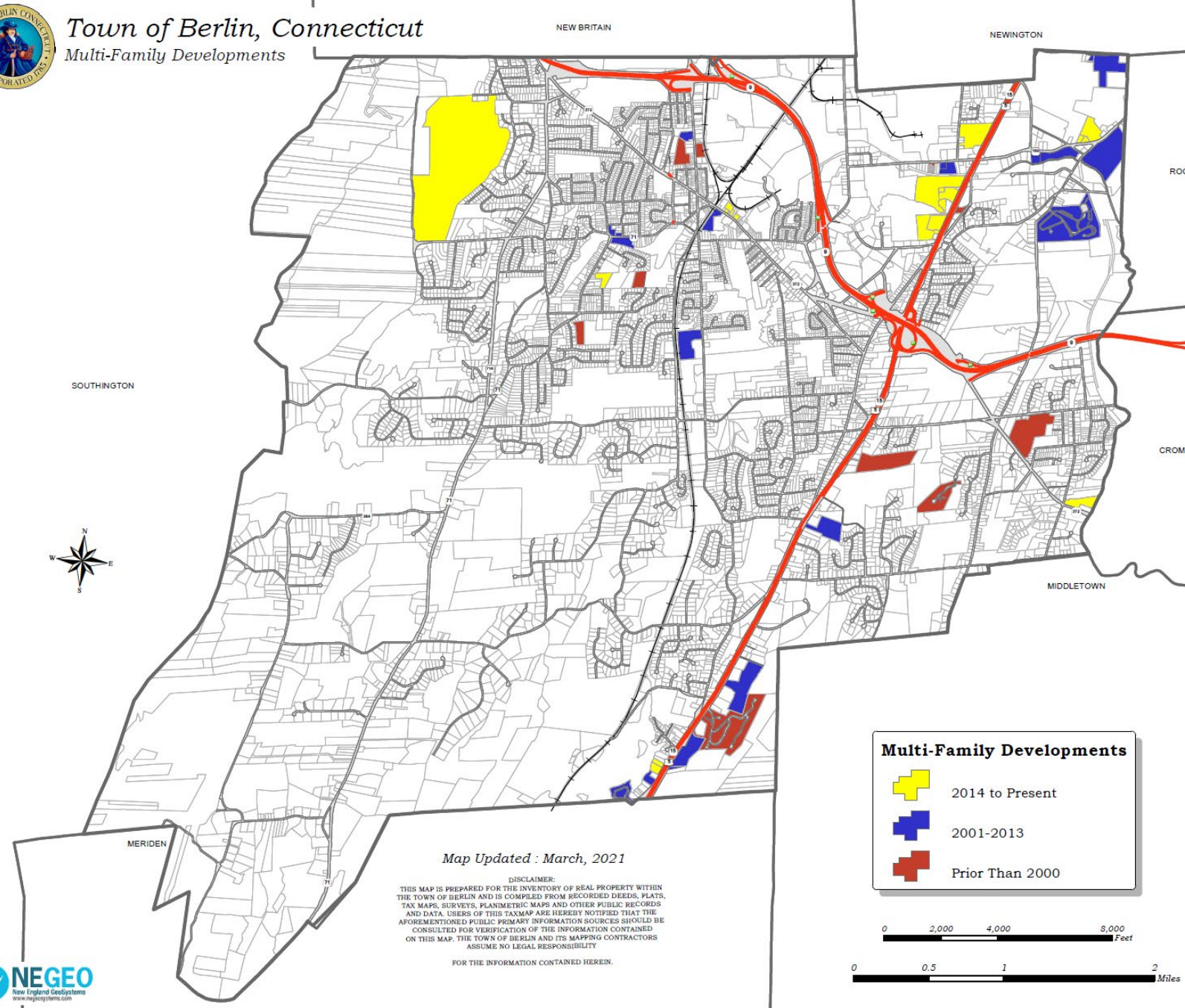
- The greatest share of single-family homes constructed over the past 18 years were constructed prior to 2012.
- Approximately 50 single family homes have been constructed since 2013.
- Does Berlin have capacity for more single-family home development?





# Multi-Family Developments

- Multifamily development has occurred across Berlin over the past two decades.
- Development has been concentrated on the north and east sides of the town near Routes 9 and 15.
- Does Berlin have capacity for more multifamily development?
- Are there other areas of town that should be considered for multifamily development?

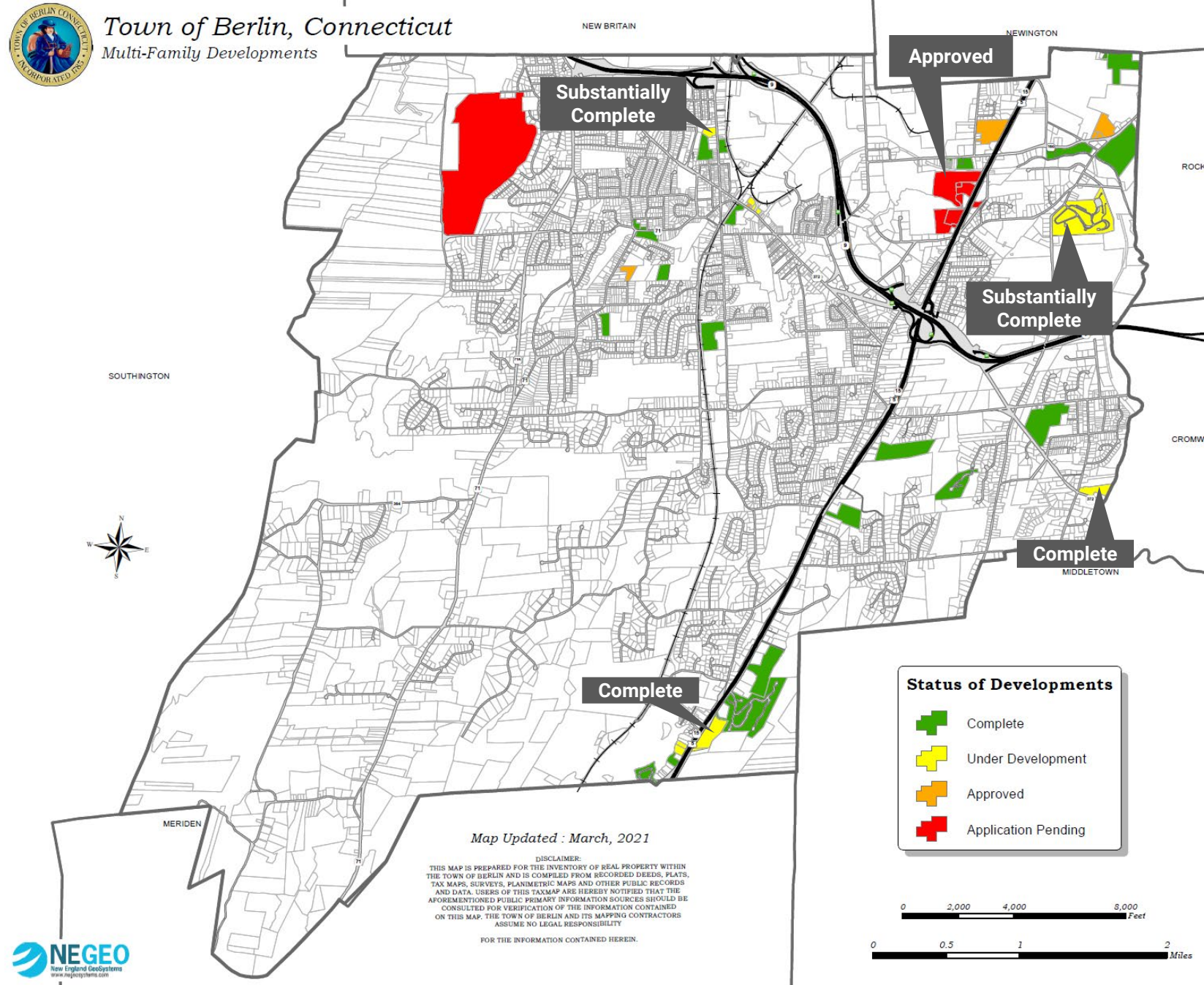




# Status of Multifamily Developments

Multiple multi-family developments in Berlin are in an active state:

- Application Pending (578 units)
- Approved (86 units)
- Under Development (120 units)

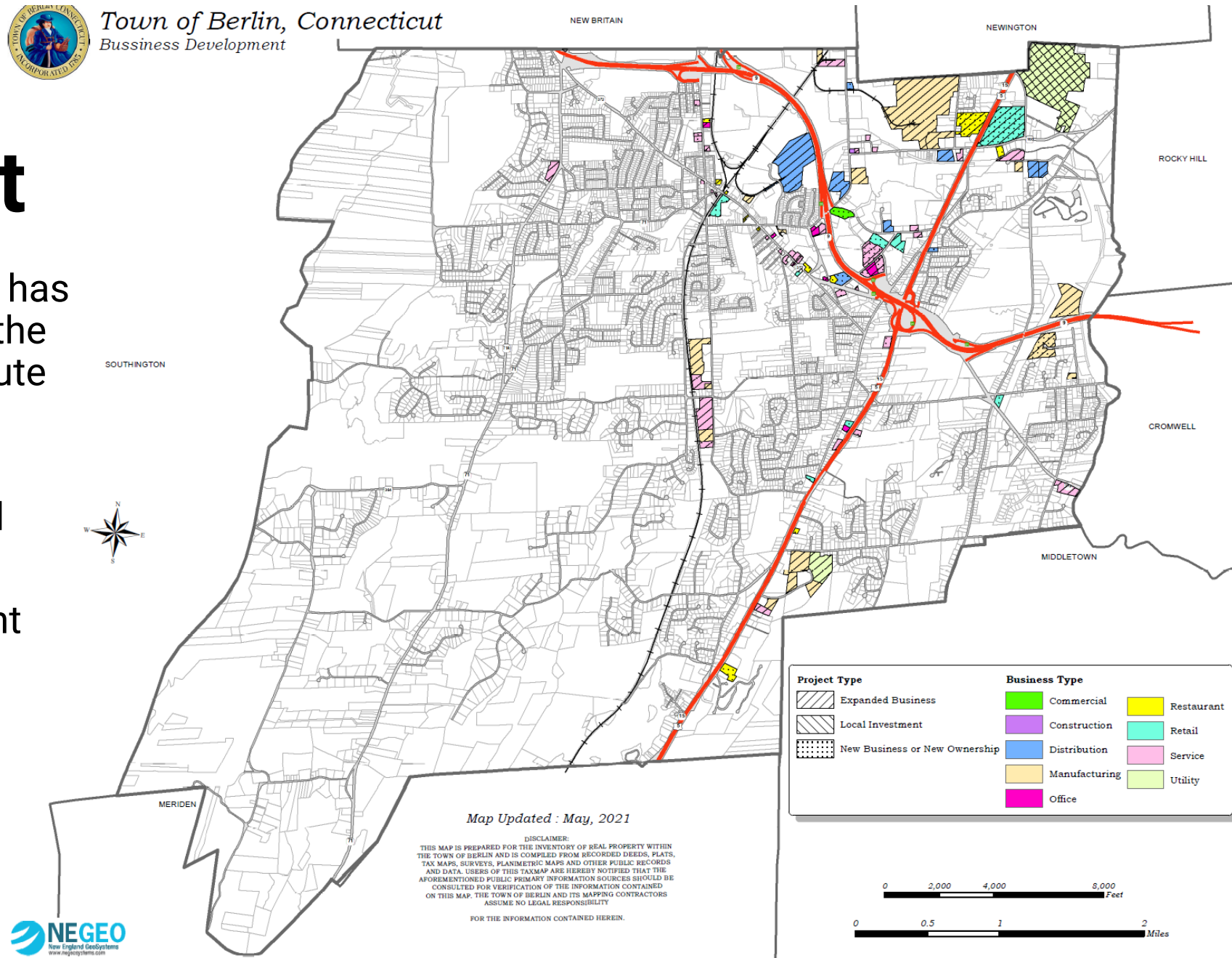


# Commercial Development

- Commercial development has been concentrated along the Turnpike, Route 9, and Route 372.
- Most development is associated with expanded businesses.
- Has business development been consistent with your vision for Berlin?



Town of Berlin, Connecticut  
Business Development

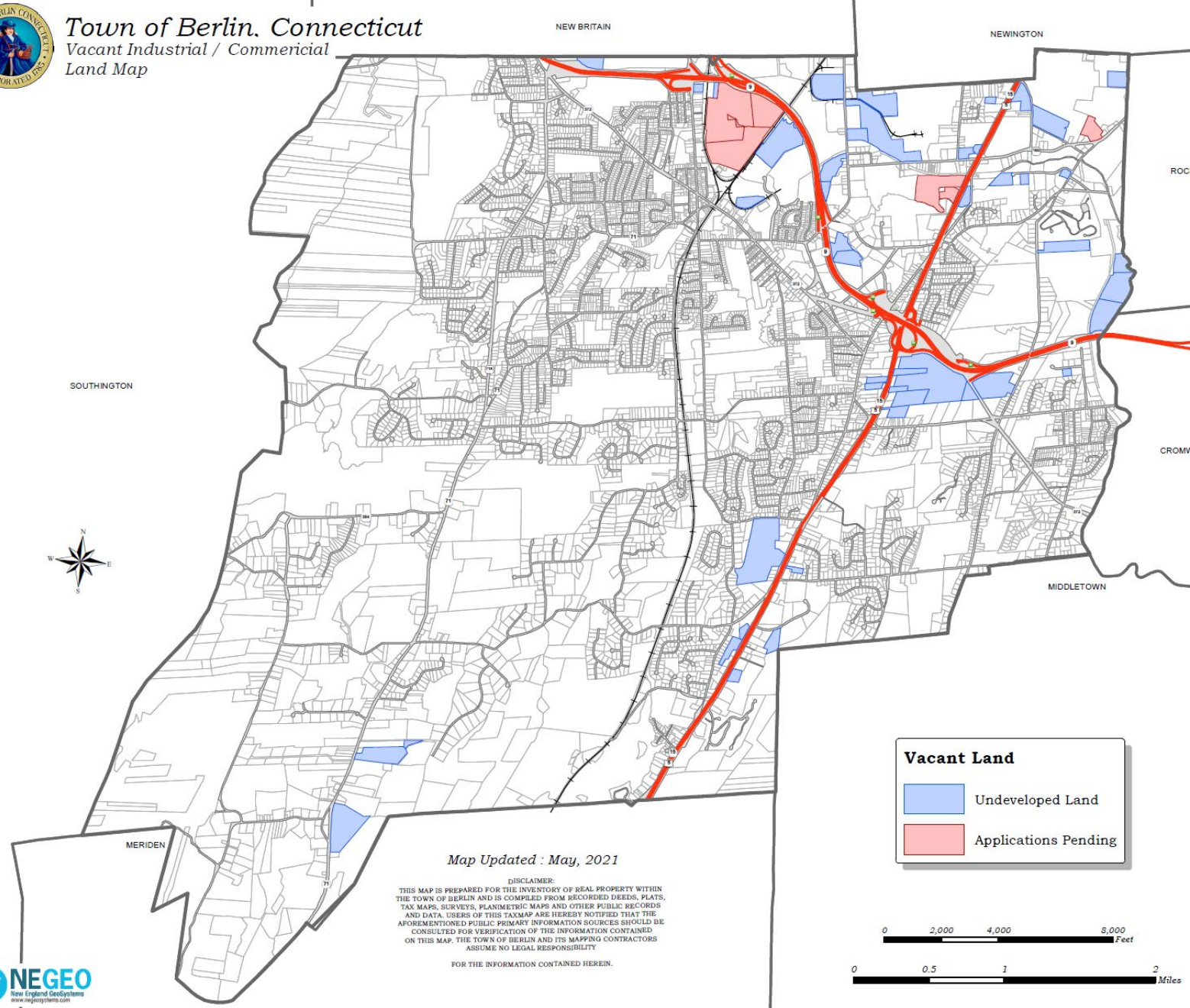






# Vacant Land

- The town has multiple developable parcels that remain undeveloped or have applications pending.
  - 404 Berlin Turnpike and Deming Ridge are now approved.
  - 550 Berlin Turnpike is now pending.
- Most of those parcels are in the Rt 9/15 interchange area.
- Given the location of “undeveloped” land, what type of development would be most desirable?

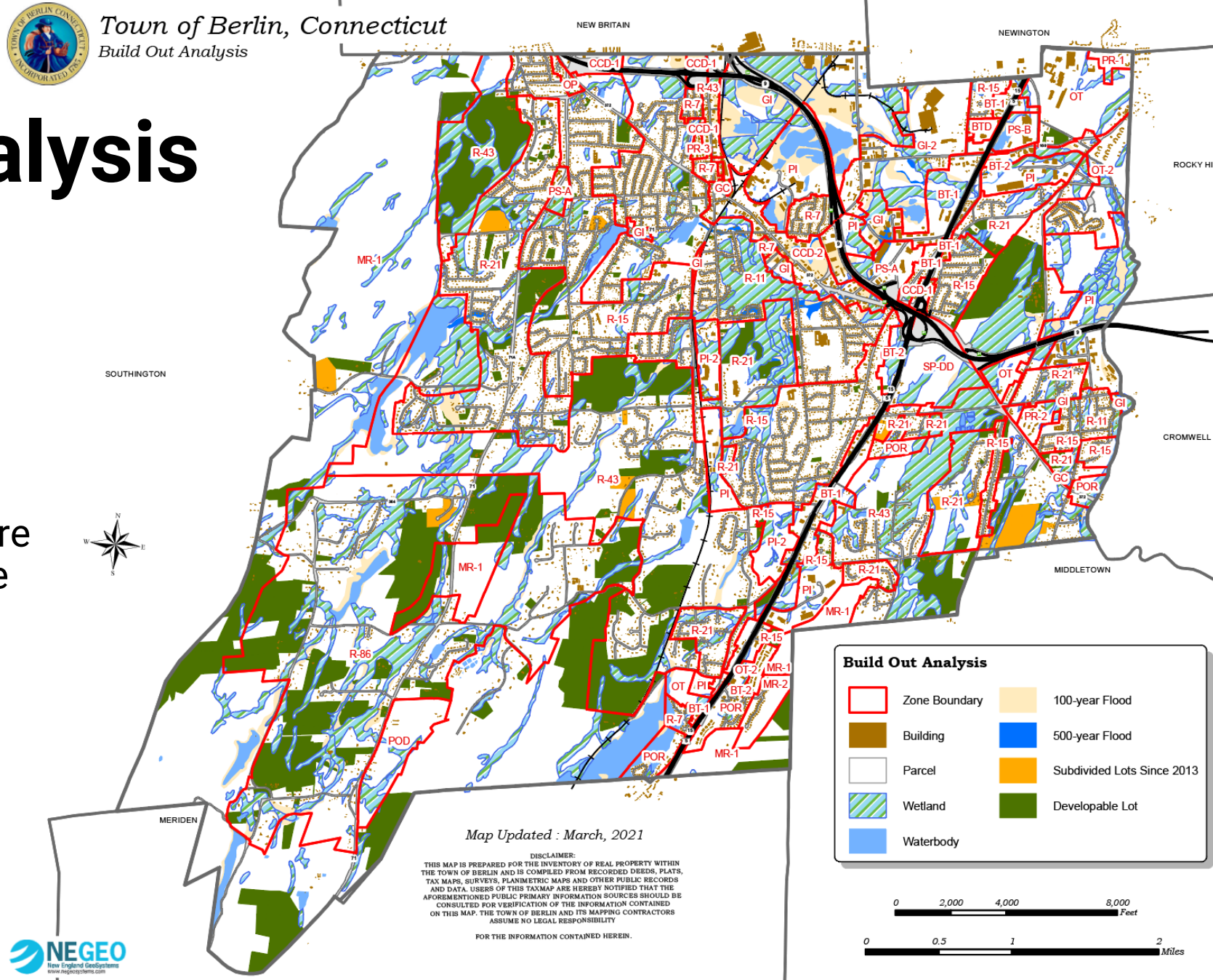






# Build Out Analysis

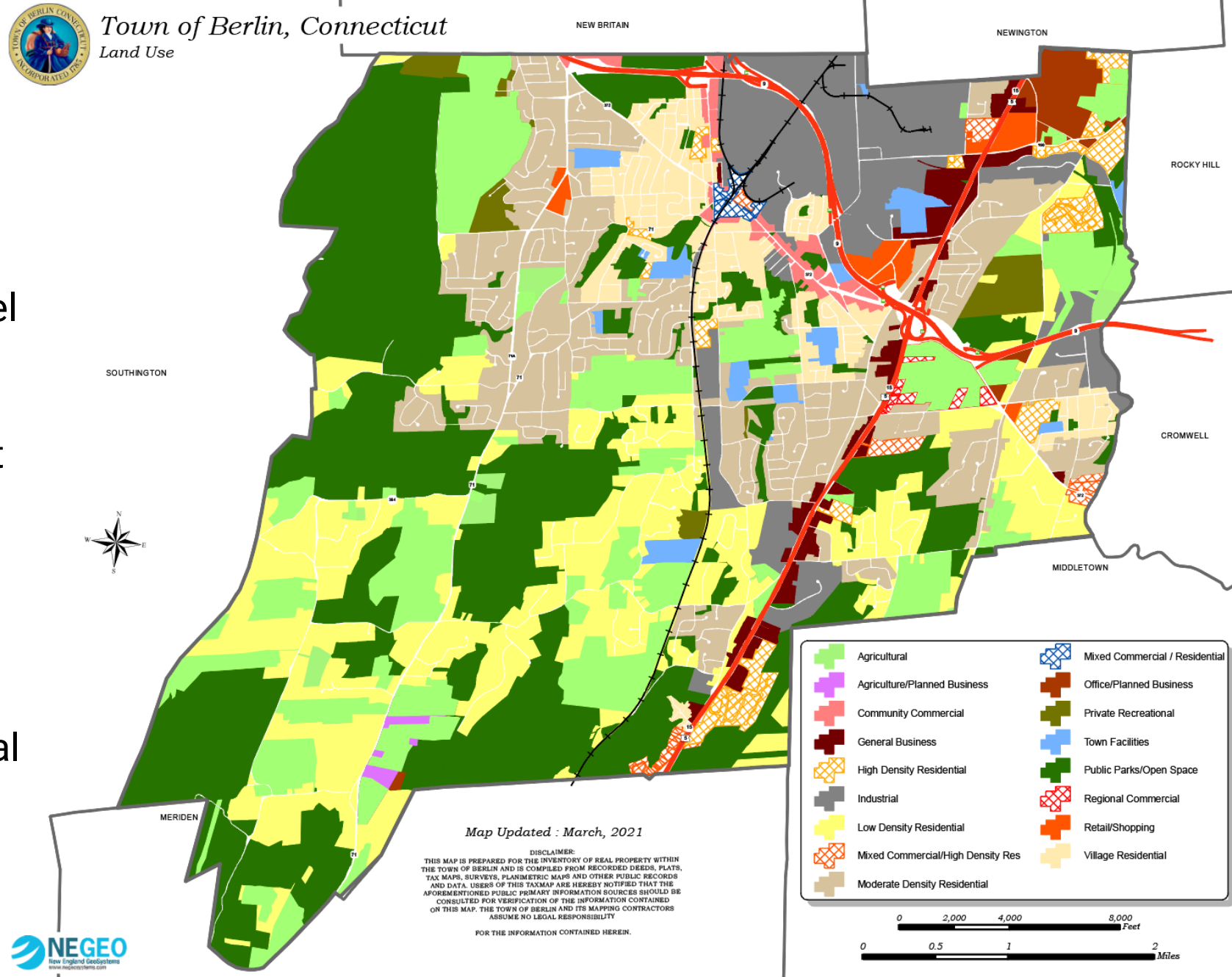
- A build-out analysis conducted by the Town identifies multiple developable properties across the town.
- Many of those properties are located on the western side of town in more rural and naturalized areas





# Land Use 2021

- Land Use mapping is parcel based
- The following land use classes are most prevalent in Berlin:
  - Public Parks/Open Space
  - Agriculture
  - Village Residential
  - Low Density Residential
  - Moderate Density Residential
  - Industrial





# Agriculture



*Berlin Plan of Conservation and Development and Affordable Housing Plan*



# Community Commercial



*Berlin Plan of Conservation and Development and Affordable Housing Plan*



# General Business



*Berlin Plan of Conservation and Development and Affordable Housing Plan*



# Low Density Residential



*Berlin Plan of Conservation and Development and Affordable Housing Plan*



# Moderate Density Residential



*Berlin Plan of Conservation and Development and Affordable Housing Plan*



# High Density Residential



*Berlin Plan of Conservation and Development and Affordable Housing Plan*



# Village Residential



*Berlin Plan of Conservation and Development and Affordable Housing Plan*



# Mixed Commercial/Residential



*Berlin Plan of Conservation and Development and Affordable Housing Plan*



# Mixed Commercial/High Density Residential



*Berlin Plan of Conservation and Development and Affordable Housing Plan*



# Industrial



*Berlin Plan of Conservation and Development and Affordable Housing Plan*



# Office/Planned Business



*Berlin Plan of Conservation and Development and Affordable Housing Plan*



# Town Facilities



*Berlin Plan of Conservation and Development and Affordable Housing Plan*



# Public Parks/Open Space



*Berlin Plan of Conservation and Development and Affordable Housing Plan*



# Private Recreational



*Berlin Plan of Conservation and Development and Affordable Housing Plan*



# Regional Commercial



*Berlin Plan of Conservation and Development and Affordable Housing Plan*



# Retail/Shopping



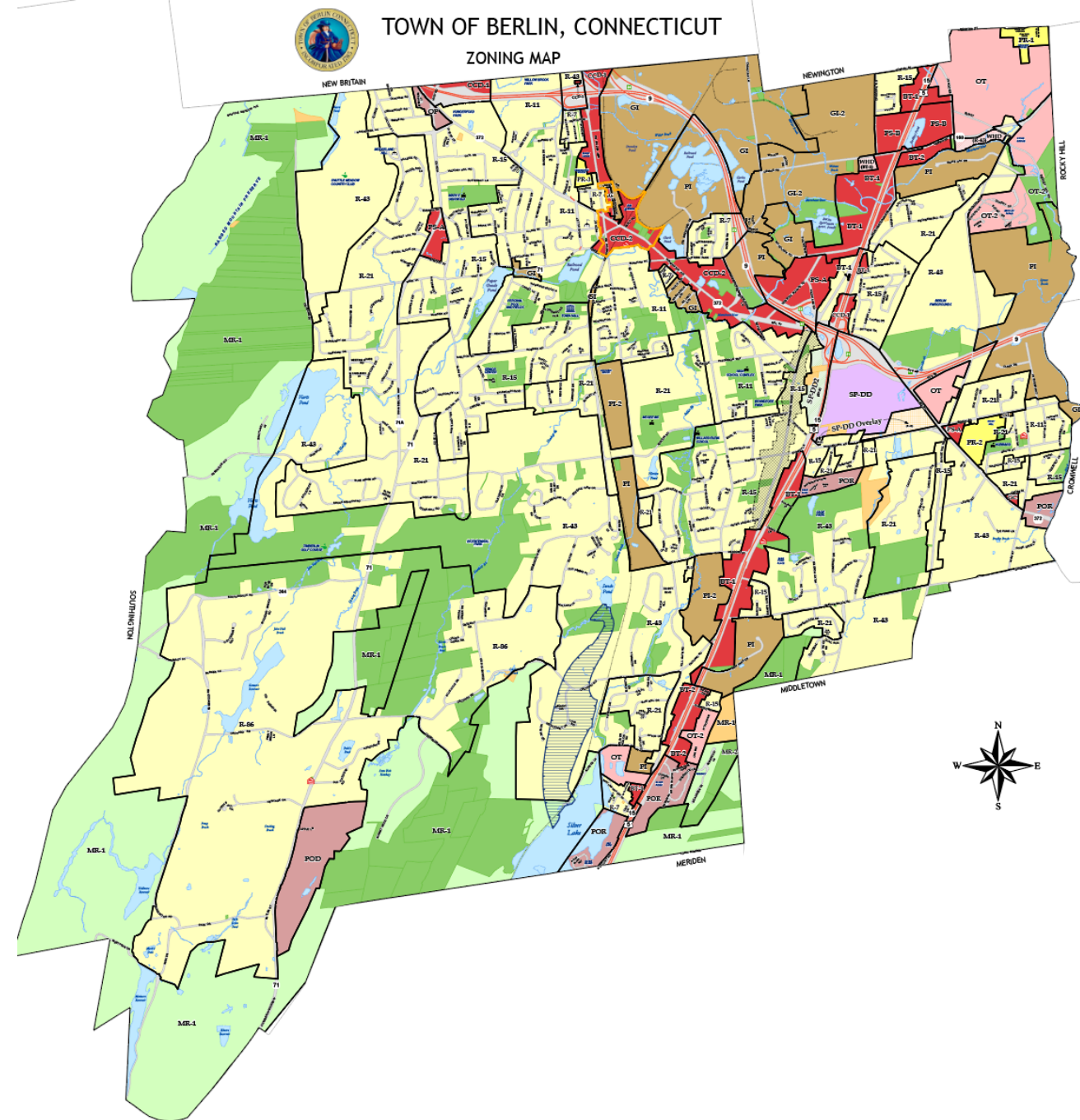
*Berlin Plan of Conservation and Development and Affordable Housing Plan*



# Zoning

- Berlin has 29 base zoning districts and 5 overlay zones.
- Is the Town's zoning effective in guiding and regulating development?
- Should the industrial zoned areas be maintained, expanded, or rezoned?

Residential Zones		Industrial Zones	
<b>R-86</b>	Single Family Residential	<b>GI</b>	General Industry
<b>R-43</b>	Single Family Residential	<b>GI-2</b>	General Industry 2
<b>R-21</b>	Single Family Residential	<b>PI</b>	Planned Industry
<b>R-15</b>	Single Family Residential	<b>PI-2</b>	Planned Industry
<b>R-11</b>	Single Family Residential	<b>OT</b>	Office Technology
<b>R-7</b>	Single Family Residential	<b>OT-2</b>	Office Technology 2
<b>PR-1</b>	Planned Residential	<b>POD</b>	Planned Office/Development
<b>PR-2</b>	Planned Residential		
<b>PR-3</b>	Planned Residential		
Commercial Zones		Special Zones	
<b>CCD-1</b>	Commercial Core District 1	<b>POR</b>	Planned Office/Residential
<b>CCD-2</b>	Commercial Core District 2	<b>OP</b>	Office Professional
<b>PS-A</b>	Planned Shopping A	<b>MR-1</b>	Mountain Reserve
<b>PS-B</b>	Planned Shopping B	<b>MR-2</b>	Mountain Reserve
<b>GC</b>	General Commercial	<b>WHD (BT-1)</b>	Workforce Housing Development
<b>BT-1</b>	Berlin Turnpike 1		
<b>BT-2</b>	Berlin Turnpike 2		
<b>SP-DD</b>	Special Design District		
Overlay Zones			
			Historic District Overlay
			Special Design District 2
			Special Design District Overlay
			Aquifer Protection Area
			Village District Overlay





- The Village District Overlay (VDO) zone is an overlay zoning district that covers much of the commercial district and some of the industrial district in proximity of the train station.
- For any development within the VDO area, the Commission shall consider design guidelines in addition to the standards of the underlying zoning district and any other requirements of the zoning regulations.
- Has the VDO been successful in guiding new development in the station area?
- Are changes needed to the VDO?

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Connecticut Sand & Stone Brownfields Assessment Site

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CCD-2

R-1

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# Online Survey

## Berlin Plan of Conservation and Development

Welcome to Berlin's Plan of Conservation and Development Survey!

The purpose of this survey is to collect information to assist the Town with its update to the Plan of Conservation and Development (POCD). The plan covers areas such as economic development, housing, transportation, infrastructure, open space, environment, and municipal services.

The Town would like your thoughts on how Berlin should grow and change in the future. Your response to this survey will help in the preparation of the 2023 POCD. This is an opportunity for everyone in the community to decide how to guide change over the coming decade. By participating in this survey, you will be contributing to this effort.

⊕ NEW QUESTION



or [Copy and paste questions](#)



Next



# Visioning Exercise: Summary from Last Meeting





# Visioning Exercise: Summary from Last Meeting

What do you value most about Berlin?

- Location, location, location, geographic center of State
- Farmlands, small town feel, water courses, meandering roads, walking trails (more)
- Accessibility to outdoor activities and conservation spaces, parks
- History of town, historic properties, history of industry, heritage, agriculture (3<sup>rd</sup> generation farmer)
- Peaceful atmosphere and community



# Visioning Exercise: Summary from Last Meeting

What would you like to see more of in Berlin?

- Develop more businesses along Berlin Turnpike
- Provide more water supply from aquifer
- Further establish greenways
- Improve Kensington Center
- More entertainment venues
- Summer concerts in the park, more opportunities for the community to come together, more cultural opportunities
- Better pedestrian access, more sidewalks and bikeways
- Make Kensington Center more walkable and attractive
- Work with surrounding towns to make a regional walking and biking network
- Capture people from New Britain Bees traffic for restaurants

# Visioning Exercise: Summary from Last Meeting

What concerns do you have for Berlin's future?

- The Town's water resources need to be protected
- Tax base needs continued expansion, growth has been good over last couple of years under economic dev. Director
- Character of town potentially being lost due to development
- Future of emergency services, particularly firefighters, may need greater share of paid employees in the future



# Draft Vision Statement

Berlin is a community with a small-town feel founded in a rural and agrarian landscape that benefits from its location at the center of the state. The town has a rich history, strong community, and provides a peaceful atmosphere for its residents. Berlin will continue grow, but in a sustainable manner and without compromising the town's natural resources or outgrowing its ability to provide high-quality services to its residents. Strong connections to the region and within town are high valued by the community for all modes of travel. Berlin will balance growth against preservation of its historic landscape and village centers. The town's village centers are important to the history and identity of Berlin; protecting and improving areas such as Kensington Center will remain a priority for the town.

# Next Steps

- Launch Community engagement efforts
  - Develop press release and social media content
  - Launch online survey
  - Develop list of key stakeholders for interviews/focus group meetings
- Coordinate mapping with NE GEO
- Continue collection of data for the Affordable Housing Plan
- Conduct Conservation, Open Space & Recreation assessment



# Recommended Meeting Topics through April 2022

- **November:** Conservation, Open Space & Recreation
- **December:** Cultural and Historic Resources
- **January:** Facilities and Infrastructure
- **February:** Mobility
- **March:** Housing and Affordable Housing
- **April:** Economic Development
  
- *Discussion and updates on Community Engagement progress will be conducted at all meetings*

# Next Meeting

- Monday, November 22<sup>nd</sup> at 7:00 pm

NOVEMBER 2021						
SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
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