



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 14, 2023 6:30 PM

The Town of Berlin, Conservation Commission will hold its regular meeting on Tuesday February 14, 2023 at 6:30 p.m. This meeting will be held in person in the Engineering Room, #120, Berlin Town Hall, 240 Kensington Road, Berlin, CT or remotely by video or telephone as provided below.

Join Zoom Meeting

<https://town-berlin-ct-us.zoom.us/j/8140556035?pwd=YU0xb1J2Yt4RDVLUkRlZFpFTFRuQT09>

Meeting ID: 814 055 6035

Passcode: PZ100

Dial by your location

+1 929 205 6099 US (New York)

Find your local number: <https://town-berlin-ct-us.zoom.us/j/8140556035?pwd=YU0xb1J2Yt4RDVLUkRlZFpFTFRuQT09>

*Data and toll charges may apply.

CALL TO ORDER

AUDIENCE OF CITIZENS

APPROVAL OF MINUTES: JANUARY 10, 2023

ELECTION OF OFFICERS

USE OF TOWN LANDS

- I. Discussion of Recreational Trails Grant application with public comment
- II. Signage Replacements Update
- III. The Team Red Dragon Mountain Bike Race at Hatchery Brook
- IV. Community Garden

PZC APPLICATION COMMENTS

- I. Site Plan Amendment
Joseph Mongillo/Rocky River Realty
1800 sf Eversource Restroom Building in the Existing Training Yard
107 Selden Street
- II. Amendment to Regulations
Anthony Valenti/Newport 903-913 Farmington Avenue, LLC
February 16, 2023
- III. Site Plan Amendment/Special Permit
Anthony Valenti/Newport 903-913 Farmington Avenue, LLC
Modification of mixed-use development/Kensington Overlay Zone, 9, 10, 55 Steele Boulevard
February 16, 2023

COMMISSIONER COMMENTS

COMMUNICATION

- I. Open space awareness and signage for Public Education

ADJOURNMENT

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

Maureen K. Giusti, AICP, Town Planner/ZEO. 860-828-7060. mgusti@berlinct.gov
Frances Semnoski, Land Use Administrator. 860-828-7066. fsemnoski@berlinct.gov

Notice : Public Information Session concerning Middletown/Berlin Recreational Trails Grant Applications for the Pistol Creek/Lamentation Mountain Area Including Connections in Middletown for Future Multi-Use Trail and for Hungerford Park.

The public information session is being hosted by the Berlin Conservation Commission, the Berlin Land Trust, the Hungerford Nature Center, and the City of Middletown and will be part of the Berlin Conservation Commission's regular meeting on Tuesday February 14, 2023 at 6:30 p.m. This meeting will be held in person in the Doc Macintosh Room, Berlin Town Hall, 240 Kensington Road, Berlin, CT or remotely by video or telephone as provided below.

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Project Descriptions:

Hungerford Park Trails

The Hungerford Nature Center is a non-profit organization that operates programs for young people including at the Hungerford Nature Center site located on Farmington Avenue in Berlin. The Nature Center property is located on a 27.1-acre portion of a 71-acre property donated to the City of New Britain by Judge Hungerford in 1933. Part of Hungerford's facility is a system of trails that are open to the public. The trails are used as part of Hungerford's youth outdoor education program. The trails at Hungerford are a valuable local resource, particularly for families with young children and for residents in nearby neighborhoods. The existing trails would benefit from improvements. The concept for the Hungerford Nature Center area grant application is to submit the application as a two-town Berlin/New Britain effort in concert with Hungerford Nature Center New Britain Youth Museum. Project elements will include bog bridges in seasonally wet areas of the trails, a bridge over a small stream, removal of invasive plants and planting of native plants, development and installation of educational exhibits and signage along the trails, extensive removal and disposal of deadfall along trails, purchase of tools and equipment to improve trail maintenance, creation of a tree identification trail, and GPS mapping of the trails to include the trail system on Berlin's website and to make trails information available on trails apps.

Pistol Creek/Lamentation Mountain Area

The City of Middletown and Town of Berlin are collaborating on an application for a Connecticut Department of Energy and Environmental Protection Recreational Trails Grant to improve and enhance the former Pistol Creek golf course and the Lamentation Mountain hiking and open space area that is traversed by Mattabesett Trail/New England National Scenic Trail. In December 2022, Berlin bought 19.6 acres of the former Pistol Creek golf course that straddles the Middletown, Berlin Town line. With this acquisition, Middletown and Berlin now own all the land that comprised the former course. Both Municipalities also have land holdings and share an interest in the Lamentation Mountain open space area that is near Pistol Creek. These common interests have spurred the communities to initiate a focused collaborative intertown planning effort to improve and enhance the former Pistol Creek golf course cart path trail network and the Lamentation Mountain hiking and open space area. The hiking area in the Lamentation Mountain

area also extends to Giuffrida Park in Meriden and Meriden is also involved in the open space area planning effort but is not a partner in this Recreational Trails Grant application.

The planned grant application proposes improvements to sections of the cart paths at Pistol Creek in both municipalities, a connection from Pistol Creek to Lamentation Mountain via a new trail on Middletown open space, bog bridge and bridge improvements to the Mattabesett Trail to improve hiking in wet areas, improvements to the Stantack Road right of way in Middletown to connect the Mattabesett Trail at the Middletown/Berlin line to the Wilcox Conservation Area at Footit Road and parking improvements. A map showing the project area is attached.

Background about Pistol Creek

The Town of Berlin owns the three sections of the Pistol Creek property at the corners of Savage Hill Road and Spruce Brook Road totaling 97.3 acres and Middletown owns property on the east side of Atkins Street. The four parcels are:

- a. 63.2 acres north and west of the intersection of Spruce Brook Road and Savage Hill Road (behind houses at the west side of Savage Hill Road). The western border of this parcel is approximately at the centerline of Spruce Brook. The Berlin Land Trust has a conservation easement along Spruce Brook for the length of the western boundary of this parcel. The easement area varies in width from about 50 feet to about 115 feet.
- b. 29.5 acres south and west of the intersection of Spruce Brook Road and Savage Hill Road including the clubhouse and 19.64 acres along the west side of the Atkins Street frontage purchased by the Town in December of 2022.
- c. 4.6 acres south and east of the intersection of Spruce Brook Road and Savage Hill Road and abutting the Town of Middletown parcel on the east side of Atkins Street.
- d. Land owned by the City of Middletown on the east side of Atkins Street.

These four parcels comprised the former Pistol Creek golf course. The Town and Berlin Land Trust also own other contiguous properties north of Pistol Creek that extend to Berlin's Sage Park. These parcels have significant areas of wetlands, and no trail system has been developed but the parcels are a valuable as part undeveloped and largely protected wildlife corridor that extends from Sage Park at the north to Giuffrida Park and beyond to the south.

The Pistol Creek properties are improved with paved cart paths and are used for passive recreational use including walking, jogging, and bicycling. Berlin got a Connecticut Recreational Trails Grant in 2018 and started to resurface and repave damaged segments, but the project budget did not allow repair and repaving of the entire cart path network. Cart paths most actively used are on the portion of the property north and west of the intersection of Savage Hill and Spruce Brook Roads, including the sections improved with the 2018 grant. These sections are less hilly, partially improved and have adjacent parking at the former clubhouse and at handicap spaces were added on the north side of Spruce Brook Road. Now that Middletown and Berlin have purchased the balance of the former golf course, the plan is to improve the remainder of the cart paths in both Towns to integrate and expand the Pistol Creek trails system and to better connect this area to trails in the Lamentation Mountain area.

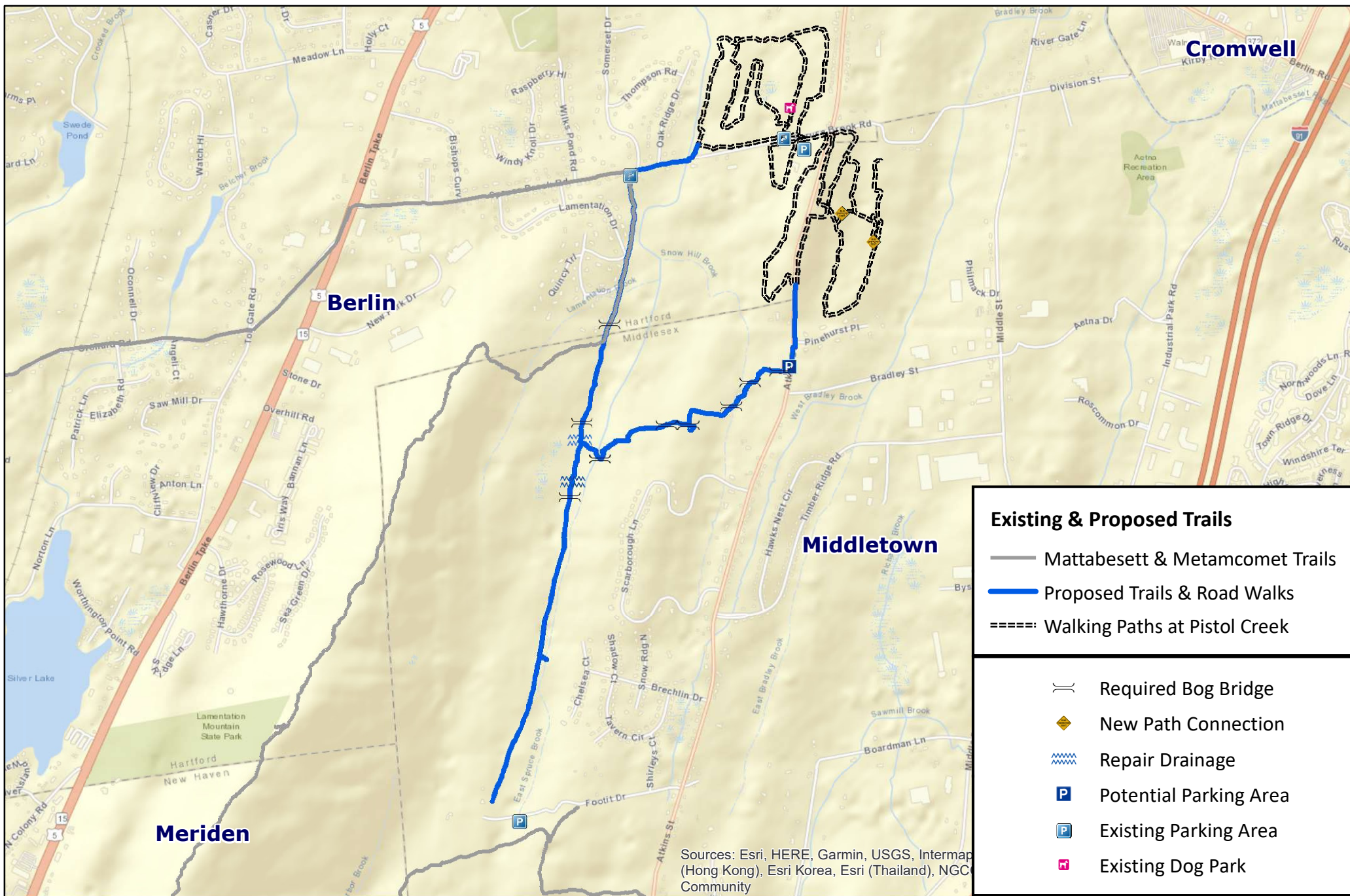
Background on Through Trails

The Mattabesett Trail is 65 miles in length extending from the Berlin, Middletown border south to Guilford and then reversing course and traveling northeast to Middletown at the Connecticut River. The New England National Scenic Trail (NET) includes the Mattabesett Trail, the

Metacomet Trail and the Monadnock Trail. It is 220 miles in length and extends north from Long Island Sound to the New Hampshire/Massachusetts border.

A public information session on the proposed application is being hosted by the Berlin Conservation Commission and will be part of the Berlin Conservation Commission's regular meeting on Tuesday February 14, 2023, at 6:30 p.m. This meeting will be held in person in the Doc Macintosh Room, Berlin Town Hall, 240 Kensington Road, Berlin, CT or remotely by video. The public information session is being held to provide information and to receive comments from nearby property owners and other members of the public. Additional information about the proposed application is available for public viewing at the Planning and Zoning Department, Room 121, Berlin Town Hall, 240 Kensington Road, Berlin and information and remote links to attend the meeting can also be found at the events section of the homepage of the Town of Berlin website at berlinct.gov

For questions about this meeting contact Jim Mahoney, Economic Development Coordinator, Town of Berlin, 860-250-0317, jmahoney@berlinct.gov



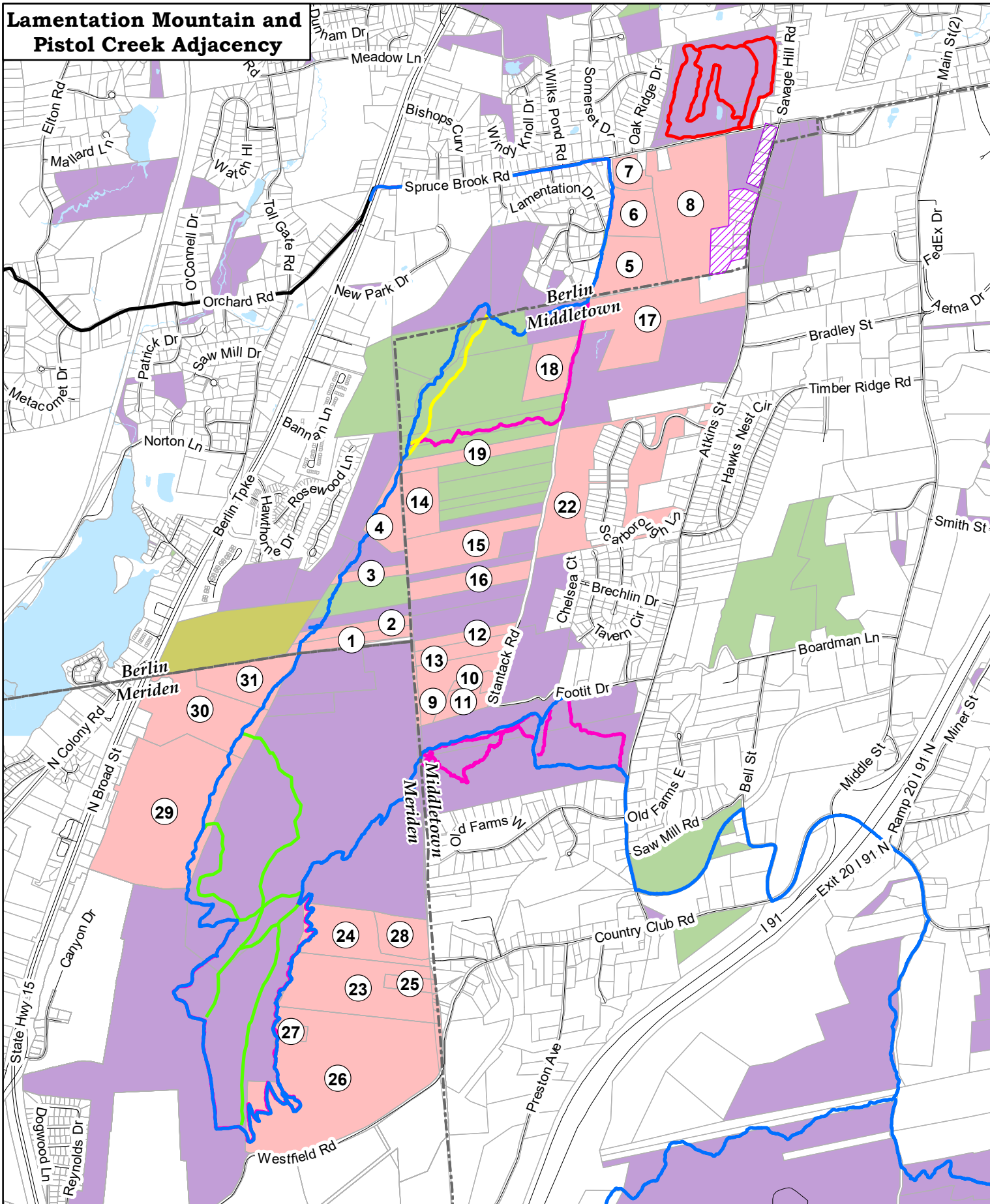
0 0.25 0.5 Miles

Proposed Mattabesett Trail Connections & Walking Path Restoration at Pistol Creek

The City of Middletown & The Town of Berlin, Connecticut

February 2023

Lamentation Mountain and Pistol Creek Adjacency



- Municipal Property
- Municipal Acquisition Pending
- State Property
- Land Trust Property
- Private Property

0 1,400 2,800
Feet

