



# Town of Berlin

**2023 Plan of Conservation and Development Committee  
Meeting #9 Town Services and Facilities**

**5/26/22**





# Agenda

1. Review of Services and Facilities Needs
2. Discuss survey and outreach
3. Update on Affordable Housing Plan
4. Next steps

# Public Facing Town Services

- Berlin Schools
- Library
- Social & Youth Services, Senior Services and Parks and Recreation
- DPW
  - Engineering Division
  - Building Facilities Division
  - Public Grounds Division
  - Highway Division
  - Water Control Division
- Solid Waste Disposal
- Public Safety
  - Police
  - Fire
  - Ambulance
  - Animal Control
- Building Department
- Economic Development
- Planning and Zoning
- Visiting Nurse Association

# Town Facilities

- Municipal Complex
- Fire Stations
- Berlin Senior Center
- Animal Control Facility
- Berlin Municipal Garage
- DPW Complex
- Material Storage Yard
- Parks and Recreation Facilities



*Town Hall*



# Municipal Complex

- Town Hall Building
  - Constructed in 1975
  - Improvements in 1995, 2016, 2019
  - Roof replacement planned for 2025
- Board of Education
  - Lower level of Town Hall Building
- Berlin Police Department
  - Lower level of Town Hall Building
  - \$5 million renovation planned for 2024
- Berlin Peck Memorial Library (21,655 sf)
  - Constructed in 1989
  - Improvement in 2000, 2016, 2018
  - Roof replacement planned for 2024
- Berlin Community Center (24,000 sf)
  - Lower level of Library



*Municipal Complex*

# Public Safety Facilities

- **Police Department** located at Berlin Town Hall
- **Fire Station #1**, Berlin Vol. Fire Department (Constructed in 1946, updates in 1980, 1995)
- **Fire Station #2**, East Berlin Vol. Fire Department (Constructed in updates in 1960, 1972, 1990)
- **Fire Station #3**, Kensington Vol. Fire Department (Constructed in 1968, updates in 1976, 1995)
- **Fire Station #4**, So. Kensington Vol. Fire Department (Town owned, Constructed in 1973, updates in 1994). Masterplan for facility updates is being considered.



Photo by Zack Bowden [www.firenews.org](http://www.firenews.org)

# Public Safety Services

**Fire**  
Volunteer force  
organized into  
four separate  
companies  
housed in four  
fire stations

**Ambulance**  
Contracted with  
Hunter's  
Ambulance  
Service (now  
Hartford Health  
Care) through  
2030

**Police**  
42 authorized  
sworn positions



# Physical Services Complex

- 7.9 acre site with 8 buildings
- Structures built between 1957 and 1983
- Includes highway garage, salt shed, maintenance garage, water and sewer building, animal control facility
- Site is located in a flood zone
- \$1.6 million of renovations were recommended by a 2014 facilities study





# Berlin Senior Center

- Constructed in 1955
- Improvements in 1985 and 2009
- 17,575 sf
- Leased space from the Housing Authority





# Berlin's Schools

- **Berlin High School**, constructed 1953, 2017 upgrades (866 students). Also a primary emergency shelter.
- **Catherine M. McGee Middle School**, constructed 1969, renovated 1996, 2010, 2019 (600 students). Also a secondary emergency shelter.
- **Mary E. Griswold Elementary School**, constructed 1964, renovated 1992, 2019 (435 students)
- **Emma Hart Willard Elementary School**, constructed 1955, renovated 2013, 2019 (508 students)
- **Richard D. Hubbard Elementary School**, constructed 1965, renovated 1993, 2019 (213 students)



*McGee Middle School*



# Berlin's Schools: Planned Improvements and Projects

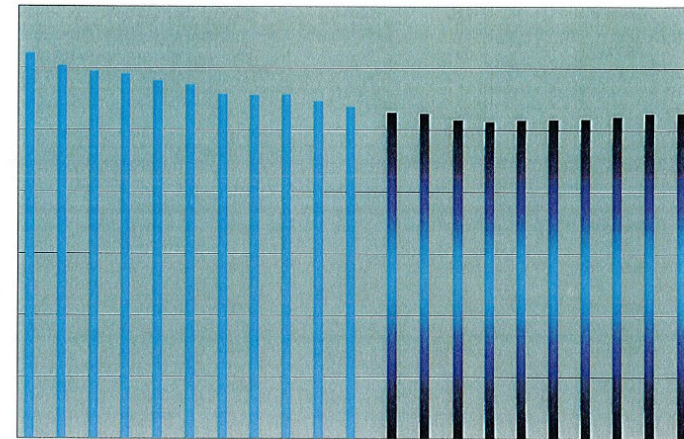
- HVAC improvements are currently planned at all three elementary schools
- \$10 million in HVAC upgrades planned for 2024 and 2025.
- \$3 million in boiler replacement planned for 2026-2027
- \$6.1 million window replacement planned at Griswold, Hubbard, Willard, and McGee in 2027, 2028 and later.
- Board of Education is leasing space at YMCA building at 362 Main Street in Kensington for use by Hubbard Elementary and McGee Middle School



# Berlin's Schools: Enrollment Projections

- Enrollment projections conducted for Berlin Schools in 2020 suggest that total school enrollment will contract slightly through 2030 but will remain relatively stable.
- While enrollment projects suggest that the District will continue to have adequate school capacity over the next decade, programming needs are constantly changing.

## BERLIN PUBLIC SCHOOLS ENROLLMENT PROJECTED TO 2030



Peter M. Prowda, PhD  
28 Old Mill Court  
Simsbury, CT 06070  
(860) 716-7971  
[peteprowda@yahoo.com](mailto:peteprowda@yahoo.com)

October 23, 2020

1-10



# Maintenance of Town Facilities

- Maintenance is conducted by the Building Facilities Division of the Department of Public Works.
- The Building Facilities Division is responsible for maintaining and servicing all 33 Town-owned buildings/schools, including: fire alarms, heating, air conditioning, plumbing, security, lighting and any other areas pertaining to proper operation and maintenance.
- The Division oversees utilities such as electricity, water, natural gas, fuel oil, and telephones (land and cell). They maintain parking lot lighting, traffic lights for the Police Department, recreational field lighting, emergency generators, and security systems.
- The Division also manages and performs preventive maintenance as well as custodial services.

# ADA Compliance

- Ongoing work is being conducted to improve accessibility at Town buildings in accordance with the Town's ADA Transition Plan
- Improvements have been completed, are in progress, or are planned at:
  - Town Hall
  - Library/Community Center
  - Senior Center



# Planned Facilities: Community and Senior Center

- In 2019 The Town received a \$750,000 grant from the State of Connecticut to do a comprehensive study and to prepare preliminary design plans for a new Community and Senior Center.
- The Public Building Commission selected QA+M Architecture and a contract was signed in April 2020 to execute a pre-referendum study and post-referendum design-build documentation.
- The facility would be two stories and 70,000 sf including an aquatics center.
- The facility, as designed, is estimated to cost between \$36 and \$44 million to construct.
- Next step would be a referendum.



# Solid Waste Disposal

- Contracted through Covanta Bristol Inc. which operates a 650 ton-per-day mass-burn solid waste facility in Bristol.
- Berlin is one of 14 communities that are members of the Bristol Facility Policy Board which includes Berlin, Branford, Bristol, Burlington, Hartland, New Britain, Plainville, Plymouth, Prospect, Southington, Seymour, Warren, Washington and Wolcott.
- Operating agreement is in place through 2034.
- Berlin pays a tipping fee for refuse and recyclables.

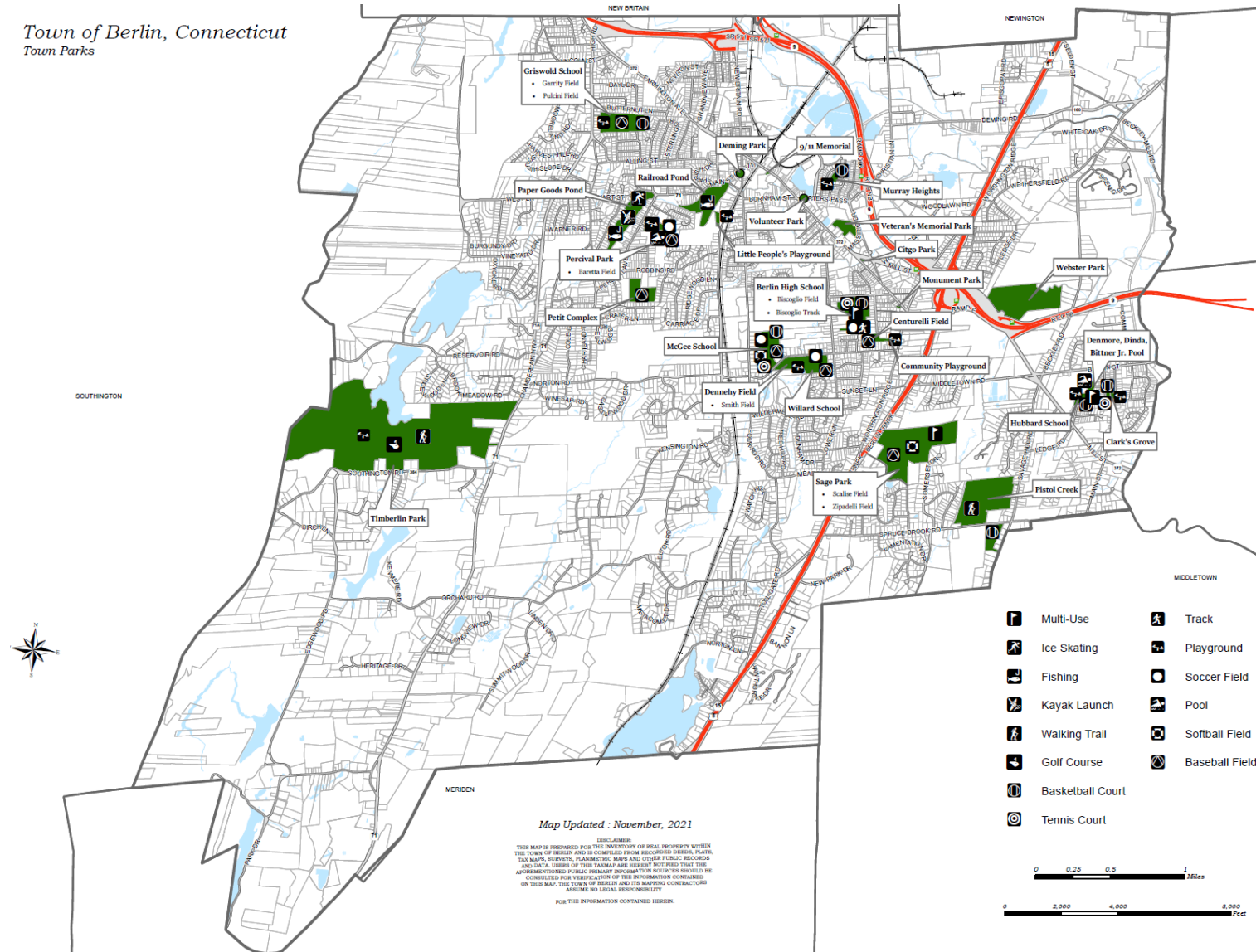


*Covanta facility in Bristol. Image Source: Covanta*

# Parks & Recreation Facilities

- Active Recreation Parks
- Passive Recreation Parks
- School Grounds
- Golf Course

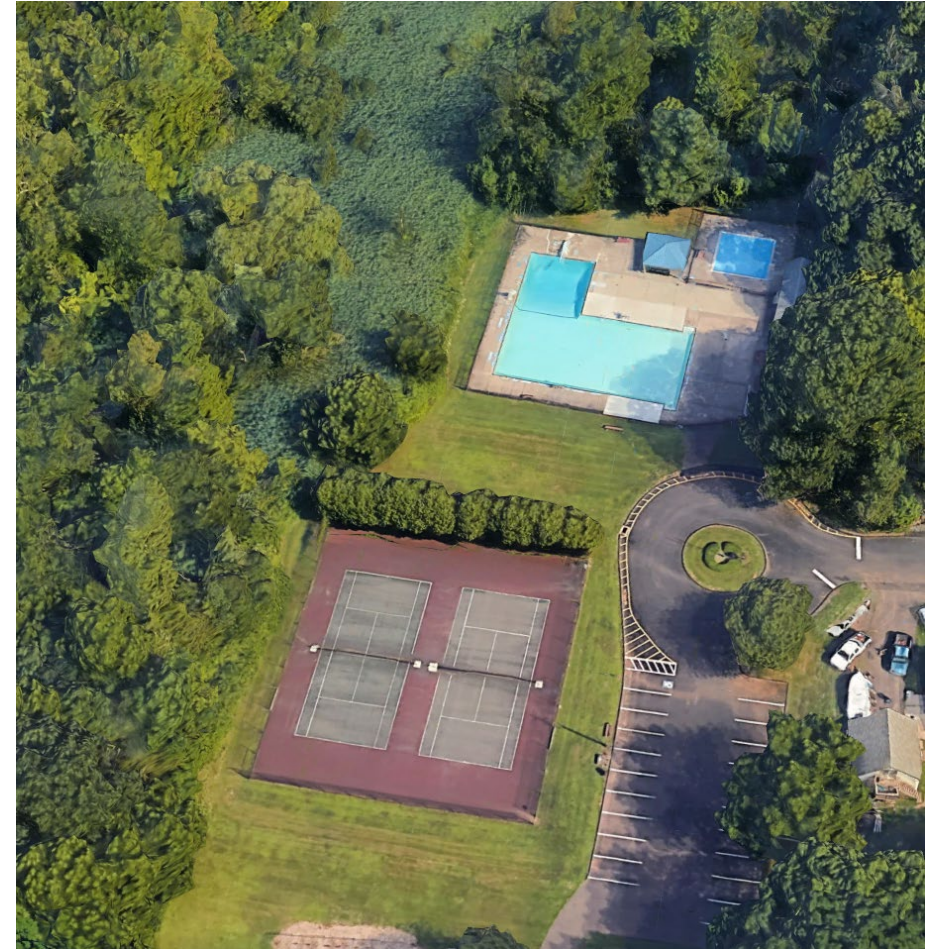
Town of Berlin, Connecticut  
Town Parks





# Parks and Recreation Facilities

- (11) Playgrounds and Playscapes
- (19) Ball Courts (basketball and tennis)
- (25) Athletic fields (soccer, football, lacrosse, baseball, softball, little league, multiuse)
- (1) Track and Field
- (2) Swimming Pools
- (1) Skate Park
- (2) Picnic Pavilions
- (1) Community Garden
- Sledding Hill
- Ice Skating Ponds
- Fishing Ponds
- Boat Launch



*Clark's Grove*

# Maintenance of Parks and Recreation Facilities

- The Public Grounds Division of DPW is responsible for all outdoor maintenance at the Town's parks, school grounds and all other Town-owned land.
- The Public Grounds Division maintains 1,416 acres, 101 of which belong to the school system.



*Sage Park, Image Source: Berlin Schools*



# Active Recreation Parks

- Clark's Grove (2.79 acres)
- Community/Worthington Ridge Grounds and Playground including Centurelli Field (6.1 acres)
- Demore, Dinda, Bittner Jr. Memorial Outdoor Pool with Tennis Courts (2.25 acres)
- Dennehy Field and Smith Field (9.8 acres, includes Smith Field and Willard Pond)
- Friendship Place, Boundless Playground (0.20 acres)
- Little People's Playground/Park (2.25 acres)
- Murray Heights Park (2 acres)
- Percival Pool and Field complex (9.4 acres)
- Petit Complex 1 & 2 (14.1 acres)
- Sage Park (77 acres)
- Timberlin Park (348.3 acres)

*Berlin Plan of Conservation and Development*



*Sage Park*



# Passive Recreation Parks

- Citgo Park (0.3 acres)
- Deming Park (0.24 acres)
- Dorothy “Dot” Heffernan Memorial Park (0.5 acres)
- Paper Goods Pond Park (23.8 acres)
- Pistol Creek (former Pistol Creek Golf Course) (77 acres )
- Veterans Memorial Park (8 acres)
- Volunteer Park (0.26 acres)
- Willard Pond (9.8 acres)
- Worthington Monument/Park (.50 acres)



*Veterans Memorial Park*



# School Grounds

- Berlin High School (9.8 acres\*)
  - *The Town owns two empty lots totaling 10.8 acres across Patterson Way from the high school.*
- Catherine M. McGee School (10 acres\*)
- Emma Hart Willard School (6.5 acres\*)
- Mary E. Griswold School (4.5 acres\*)
- Richard D. Hubbard School (2.7 acres\*)
- *\*Acreage represents athletic and recreation areas only*





# Timberlin Golf Course

- 18-hole golf course with golf shop and restaurant
- Constructed in 1970
- \$2 million of improvements in 2006
- Par 72 layout, 6,733 yards





# Parks and Recreation Facilities: Planned Projects

- Percival Field Reconstruction (soccer field)
- Biscoglio Field (BHS) upgrade to synthetic turf (DEEP grant)
- New scoreboard at Scalise Field (Sage Park)
- East Berlin Pool: New liner and building
- East Berlin Tennis Courts: Resurfacing



*Percival Soccer Field*

# Parks and Recreation Facilities: Future Improvements

- New playground and boundless playground at Willard School
- Drainage improvements and field reconstruction at Willard School Soccer Field
- Resurfacing of basketball and tennis courts at McGee Middle School
- Drainage improvement and field reconstruction at all fields at McGee Middle School
- Percival Pool building upgrade
- Reconstruct both little league fields at Griswold Elementary
- A splash pad is desired, location to be determined
- Reconstruction of Little People's Playground
- Improvements at multiple playgrounds
- Complete Town Hall/Percival Field trail connection

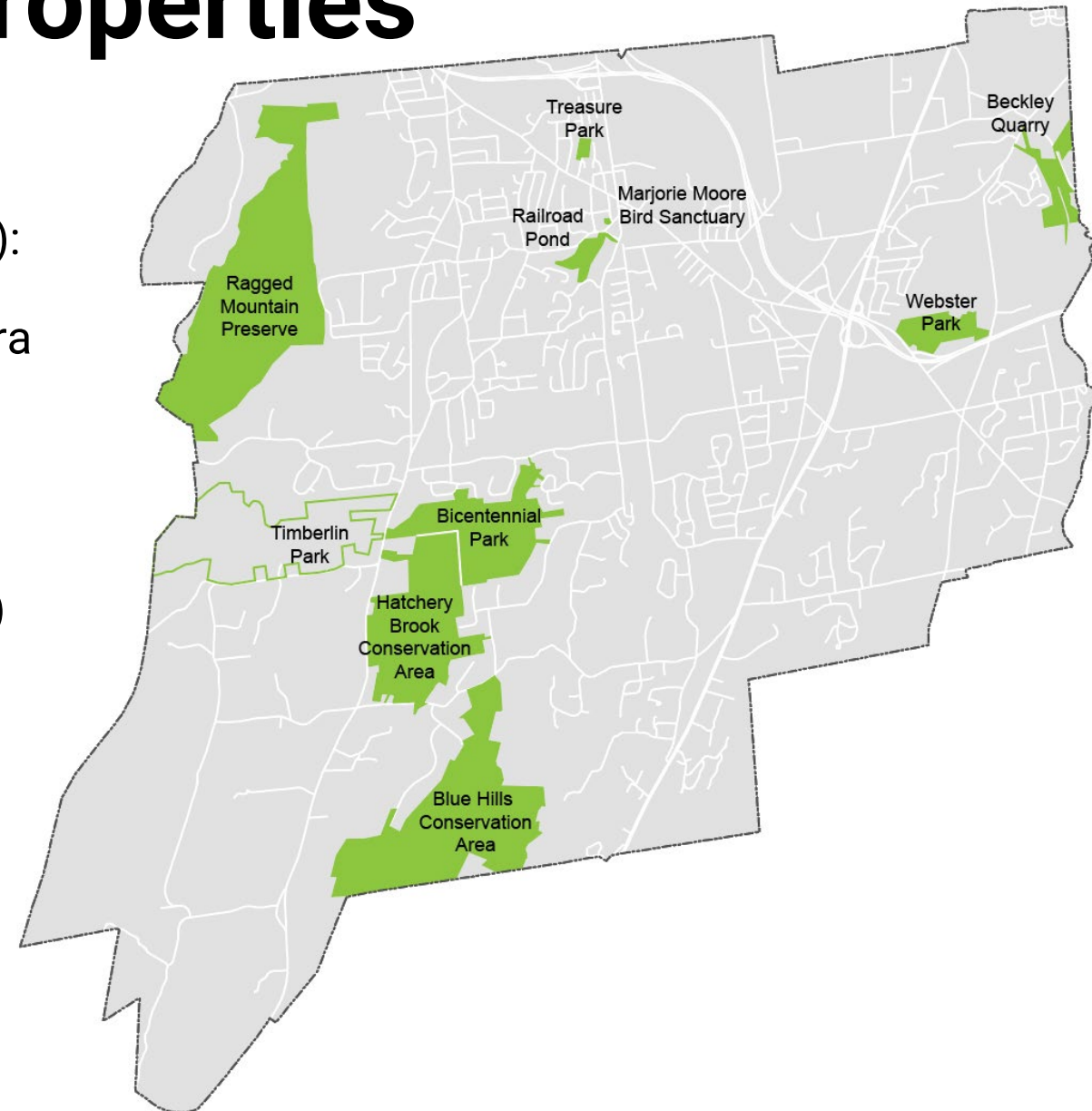


*Little People's Playground*



# Town Conservation Properties

- Bicentennial Park (210 acres)
- Hatchery Brook Conservation Area (321.8 acres):  
Girl Scout/ Former Camp Meribrite/  
Chotkowski/Kensington Orchards/ Scheer/ Sierra  
Ranch properties
- Marjorie Moore Bird Sanctuary (0.40 acre)
- Ragged Mountain Preserve (550 acres)
- Railroad Pond Area (Marjorie Moore Pond/Dam)  
(23 acres)
- Treasure Field Park (5 acres)
- Webster Park (52.1 acres)
- Blue Hills Conservation Area (420 acres)
- Beckley Quarry (41.1 acres)



# Recent Open Space Improvements and Acquisitions

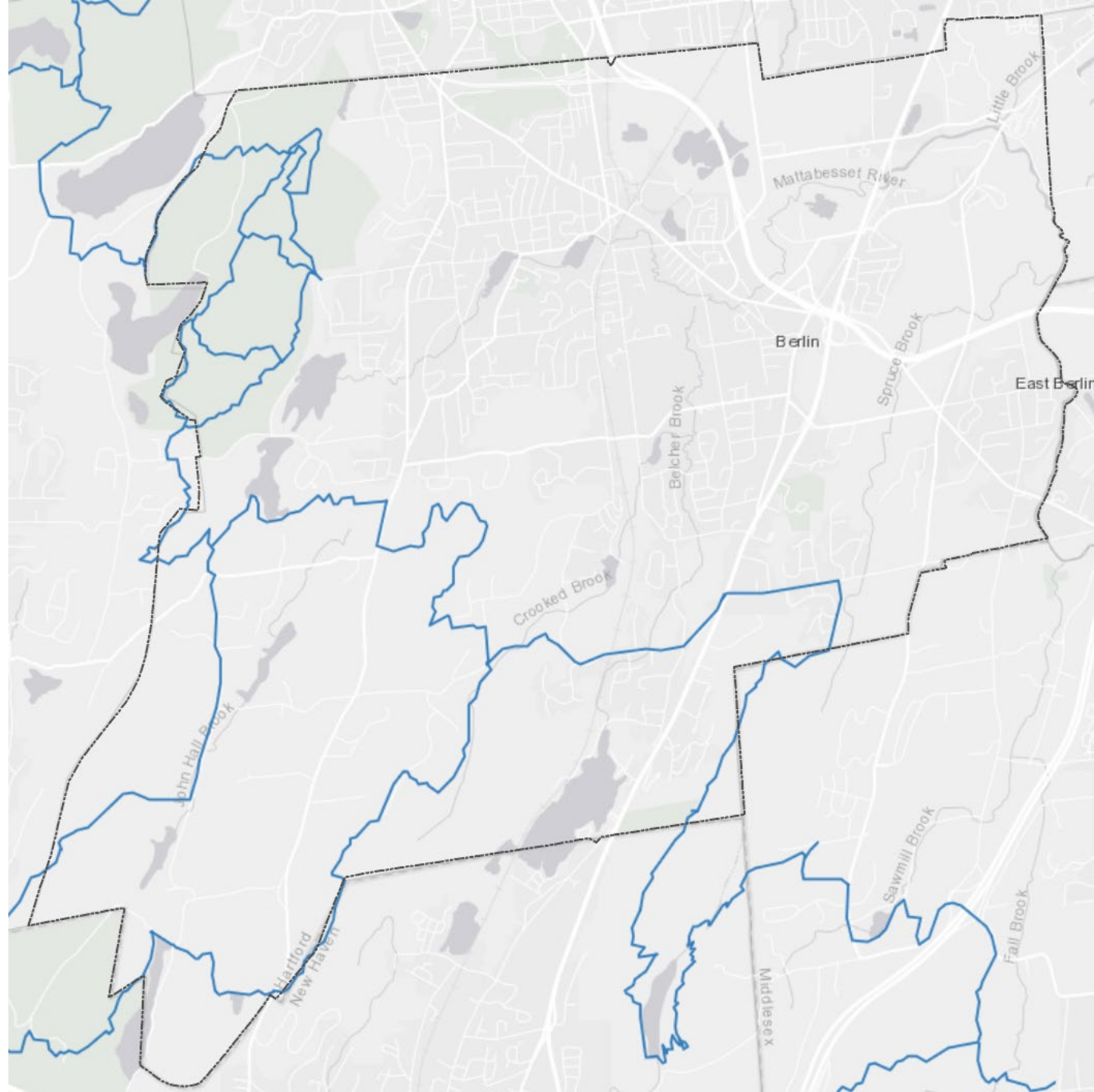
- Chotkowski properties were acquired and added to Hatchery Brook Conservation Area & soil management and restoration efforts completed.
- Parking was added at the Kensington Orchards & Chotkowski properties.
- Open space signage improvements were made.
- Improvements made at Community Garden.





# Trail Facilities

- New England National Scenic Trail (Blue Blazed Trails)
  - Metacomet Trail
  - Mattabasset Trail
- Local Trails
  - Beckley Quarry
  - Bicentennial Park/Hatchery Brook
  - Blue Hills Conservation Area
  - Pistol Creek
  - Timberlin Park
  - Ragged Mountain
- Potential Connections
  - Connection to New Britain and CT Fastrak pathway
  - Trail connection between Timberlin and Ragged Mountain



# Recent Trail and Trail Bridge Improvements

- Completed Metacomet Loop Trail
- Relocated Metacomet Trail at Meriden line
- Bicentennial Trails were extended to Norton Road, including the completion of an Eagle Scout bridge
- Repaved some Pistol Creek Trails
- Trail system completed in Bicentennial/Hatchery Brook area
- CFPA assisted the Town on many on trail improvements
- CCSU students-built bridges; Sage Park and Timberlin Park
- Bridges were constructed, Bicentennial, Ragged, Hatchery Brook replacement
- New bridge was completed at rear of Town Hall to connect to Percival Field, trail now under construction



*New trail and bridge connecting Town Hall to Percival Field*



# State Parks

- Lamentation Mountain State Park (47 acres)
- Silver Lake
- Both parks are located on Berlin's town line and are partially located in adjacent communities.



*Lamentation Mountain State Park, Image Source: Wikipedia*

# Planned Outreach

- Online survey is ready for launch.
- Public workshop is scheduled for June 9<sup>th</sup>.
- Thematic Meetings are being planned for June 22<sup>nd</sup> and 23<sup>rd</sup>. Four meetings will be conducted, and potential topics include:
  - Transportation, Infrastructure, and Facilities
  - Housing and Neighborhoods
  - Economic Development and Commercial Areas
  - Open Space, Farms, Historic, and Environmental Resources

## **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.



# POCD Next Steps

- Launch Community engagement efforts
  - Launch online survey
  - Prepare for workshop
  - Prepare for thematic meetings
- Continue to coordinate mapping with NEGEO

## Public Workshop for Berlin's Plan of Conservation and Development

Please join us for an in-person workshop for the ongoing Plan of Conservation and Development update to provide the planning team with your thoughts about multiple aspects of Berlin including housing, economic development, open space and environmental resources, cultural resources, transportation and infrastructure, and town facilities.



Thursday  
June 9th, 2022



6:00-8:00 pm

**Berlin Community Center**  
230 Kensington Rd  
Berlin, CT 06037

Questions? Contact Maureen Guisti, Town Planner, at [mgjusti@berlinct.gov](mailto:mgjusti@berlinct.gov)



Take the Survey too!  
Tell us what your priorities are for Berlin.  
[www.surveymonkey.com/r/berlinpocd](http://www.surveymonkey.com/r/berlinpocd)



Find out more about the Berlin's POCD update: [bit.ly/berlinpocd](http://bit.ly/berlinpocd)

# Affordable Housing Plan Update

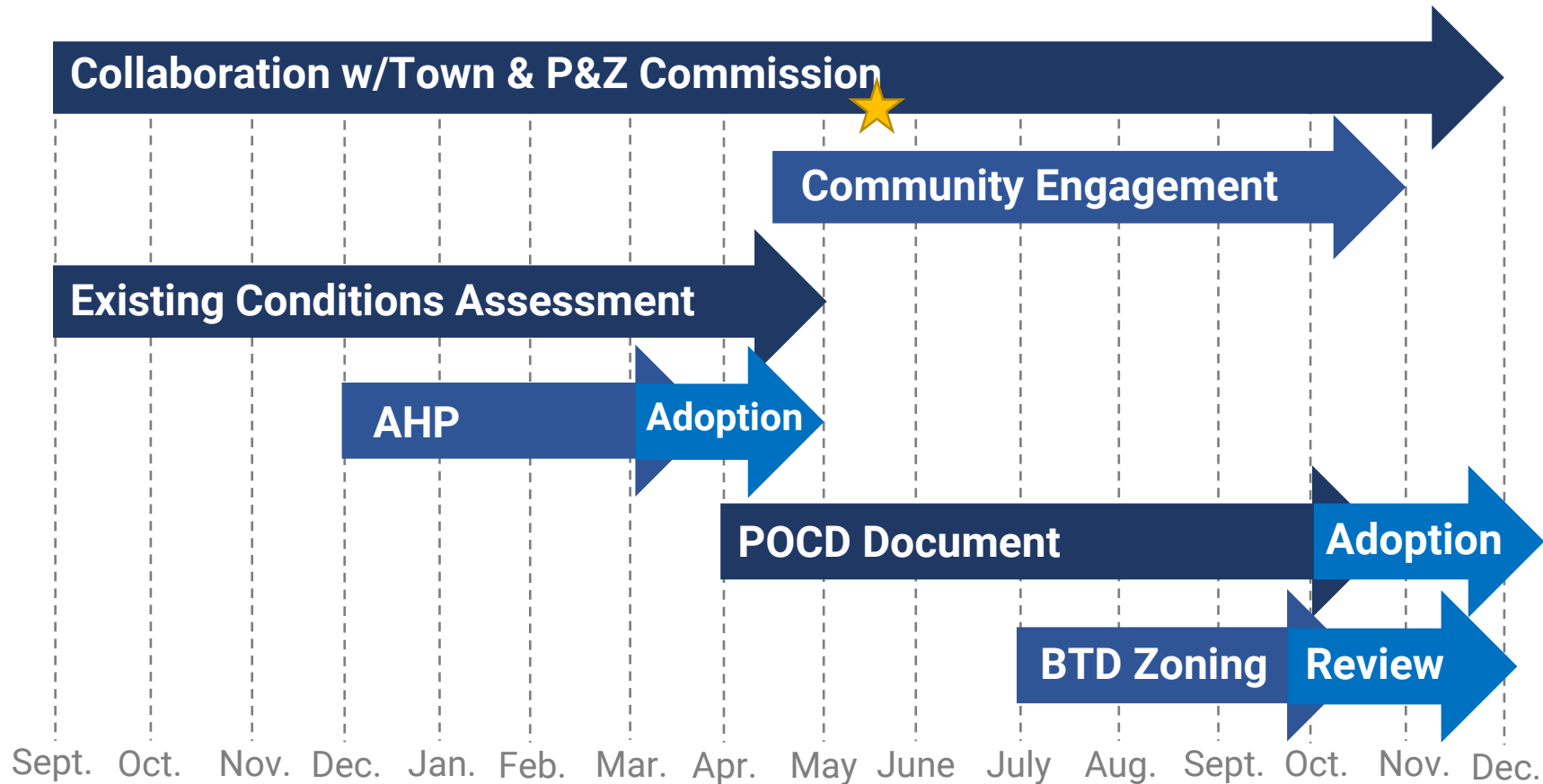
- The Plan was adopted by Town Council at a Public Hearing conducted on May 17<sup>th</sup>.





# POCD Project Schedule

15 months (concluding by end of 2022)



# Next POCD Meeting

Thursday, September 22<sup>nd</sup>  
at 6:00 pm

## SEPTEMBER 2022

SUN	MON	TUE	WED	THU	FRI	SAT
28	29	30	31	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	28	29	30	1