



Town of Berlin

**2023 Plan of Conservation and Development
Open Space, Natural & Historic Resources
6/23/22**



Agenda

1. Introduction to the Plan of Conservation and Development and overview of the planning process (5 min.)
2. Review of findings from work to date (15 min.)
3. Discussion

Plan of Conservation and Development (POCD)

- The State of Connecticut requires municipalities to update their POCD at least once every ten years.
- Berlin's plan was last updated in 2013
- POCD's are required to address the following issues:
 - Physical and economic development
 - Transportation facilities
 - Land use
 - Population density
 - Housing including housing choice and affordable housing
 - Protection of drinking water supplies
 - Other requirements...



Town of Berlin

Plan of Conservation
and Development

Adopted by
The Berlin Planning
and Zoning Commission

Effective Date: September 1, 2013

The 2023 POCD will build upon other relevant and preceding plans

- State of CT Conservation & Development Plan (2013-2018 effective; 2018-2023 draft)
- 2014-2024 CRCOG Regional Plan of Conservation and Development
- 2013 Berlin POCD
- Kensington TOD studies



Plan Development

- The Plan is being guided by the Planning and Zoning Department and a committee comprised of Planning and Zoning Commission members.
- The Planning and Zoning Commission is responsible for adopting the Plan and the Town Council will review the Plan prior to adoption.

Planning and Zoning Commission

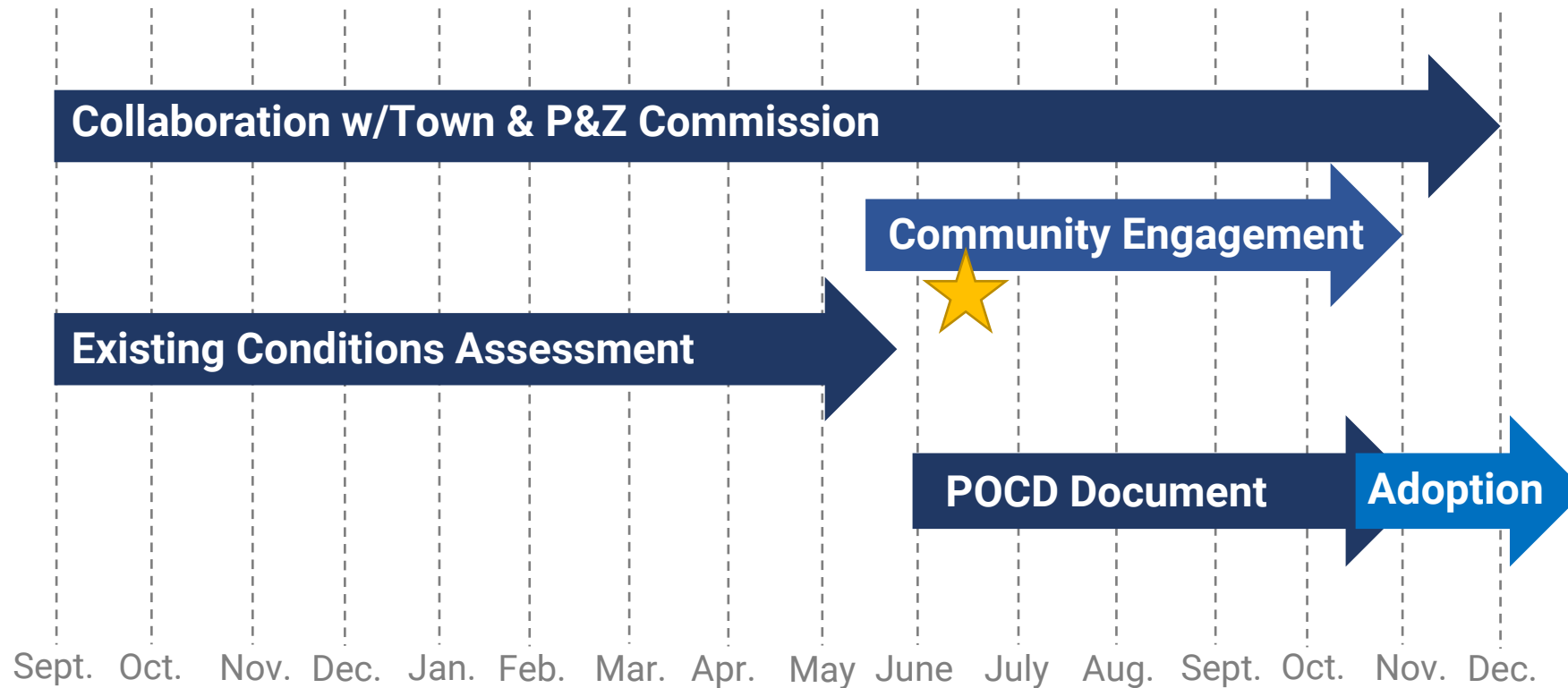
You are here: [Home](#) • [Departments](#) • [Boards & Commissions](#) • [Planning and Zoning Commission](#)

The Planning and Zoning Commission consists of seven regular members and three alternates for five year terms.

- [Planning and Zoning Commission Membership - OnBoard](#)
- [Planning & Zoning Commission - Updated Membership 2022](#)

Project Schedule

15 months (concluding by end of 2022)



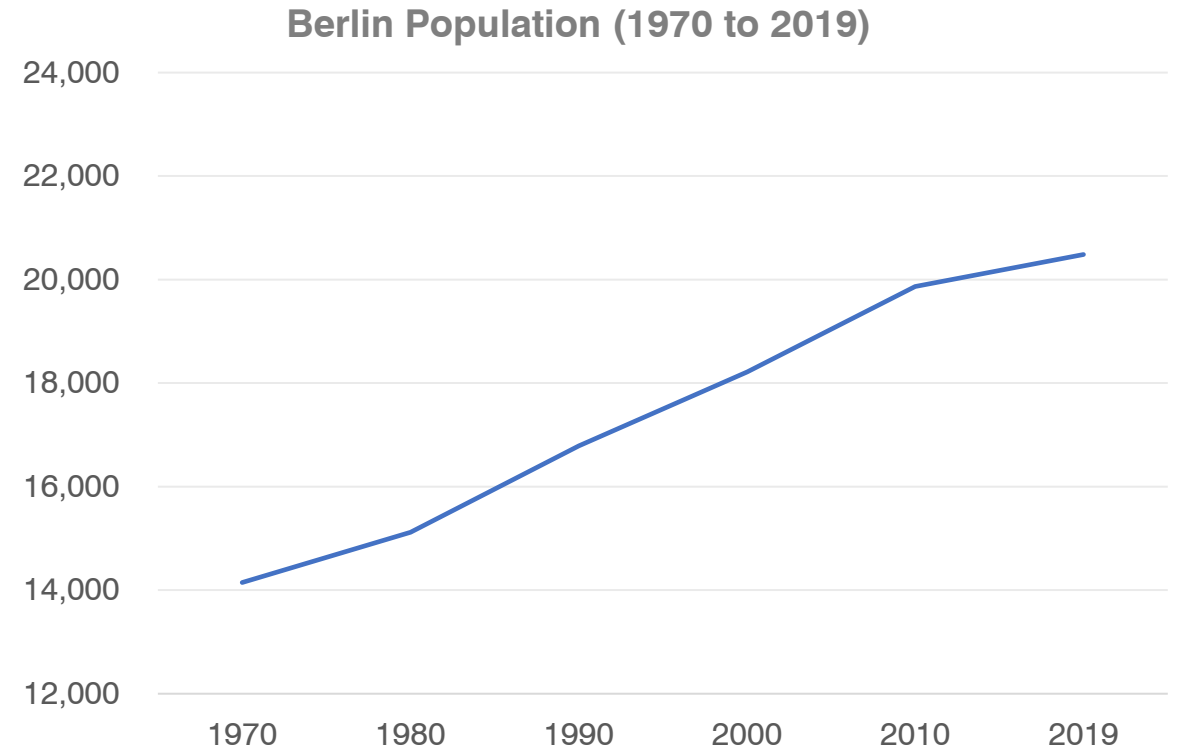
Population Trends and Characteristics



Image Credit: Berlin Fair

Population Change

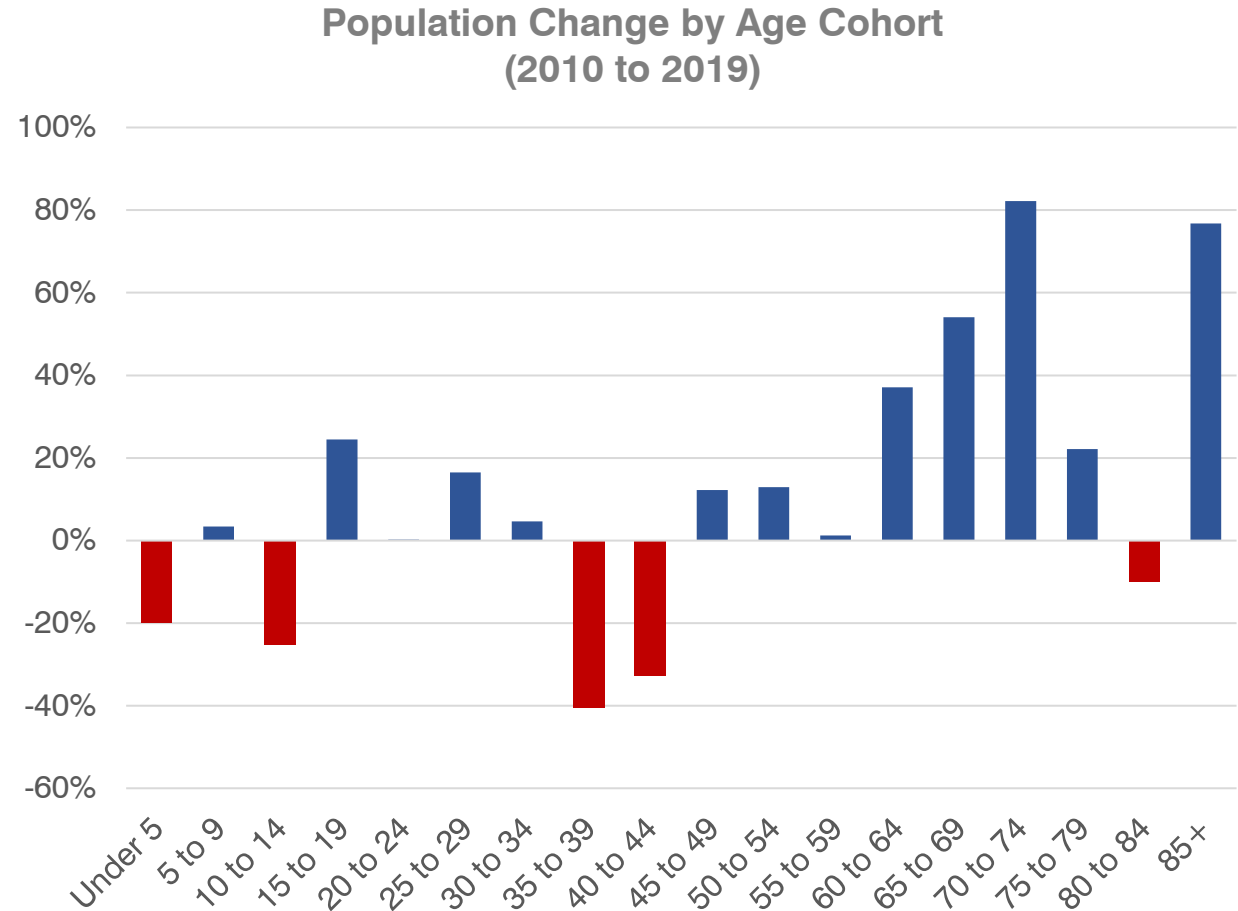
- Berlin's population grew at a steady rate in the 30 years between 1980 and 2010.
- Growth has slowed since 2010



Source: US Census and American Community Survey

Population Change

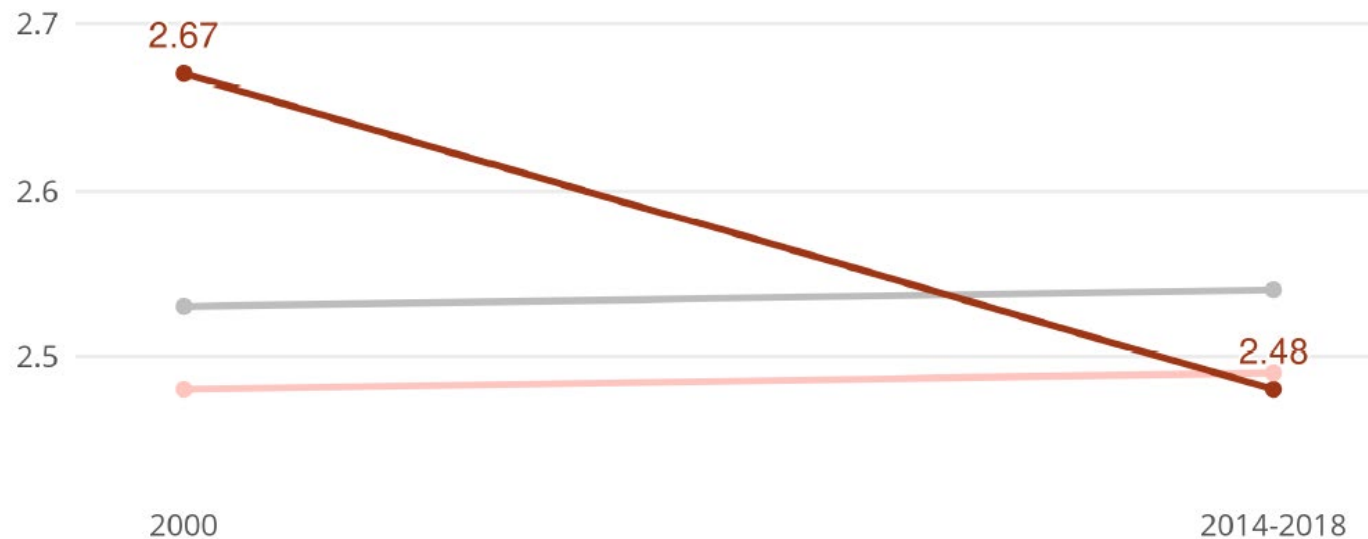
- Berlin's population is growing in those age 45 and older with exception of ages 80-84.
- Population shrunk or grew at a slower rate in those below the age of 45.



Source: US Census and American Community Survey

Household Size

- The average household size in Berlin declined from 2.67 to 2.48 between 2000 and 2018



Source: US Census and American Community Survey

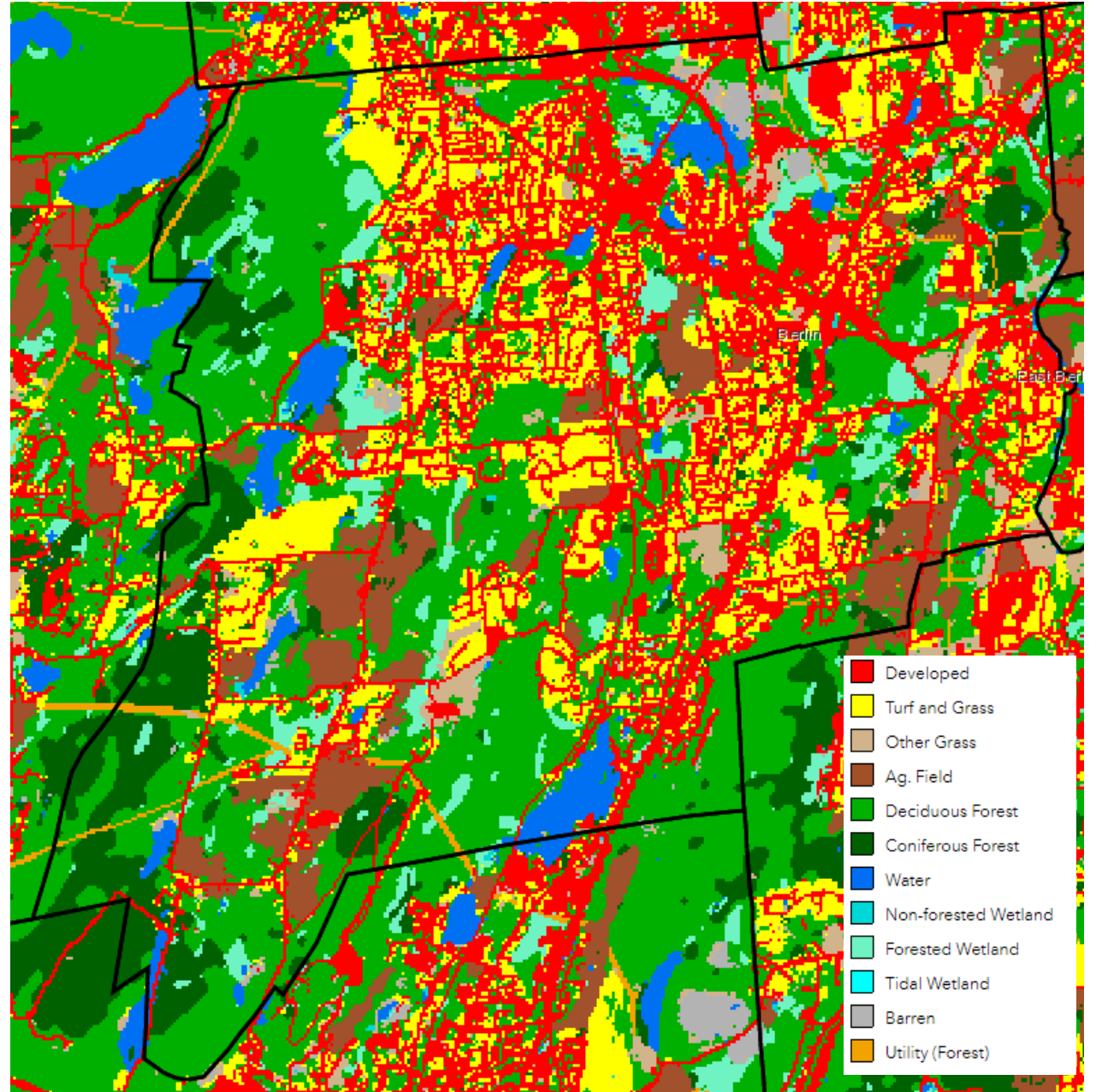
● Berlin ● Hartford County ● Connecticut

Land Use and Zoning



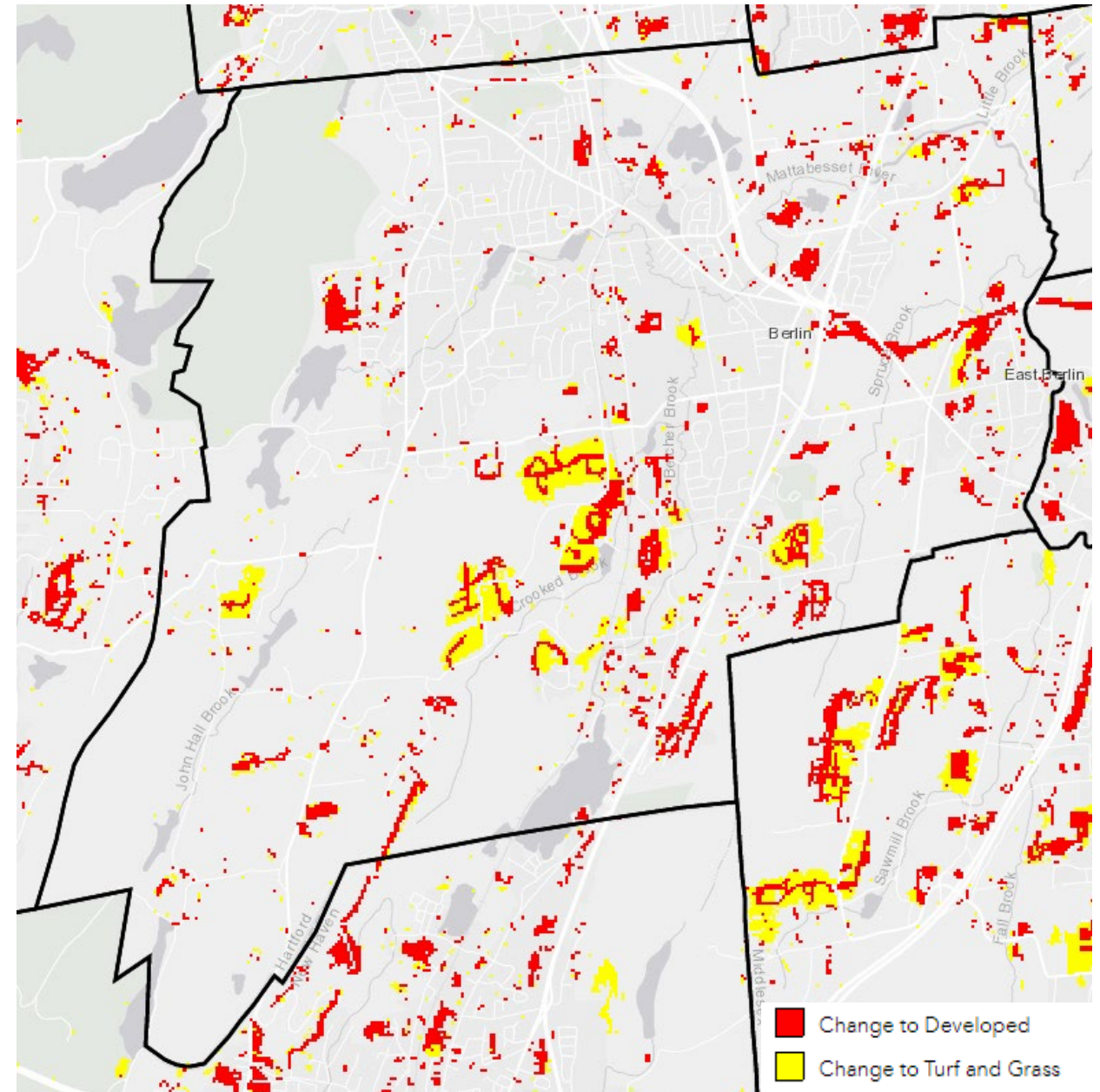
2015 Land Cover

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



Land Cover Change 1985-2015

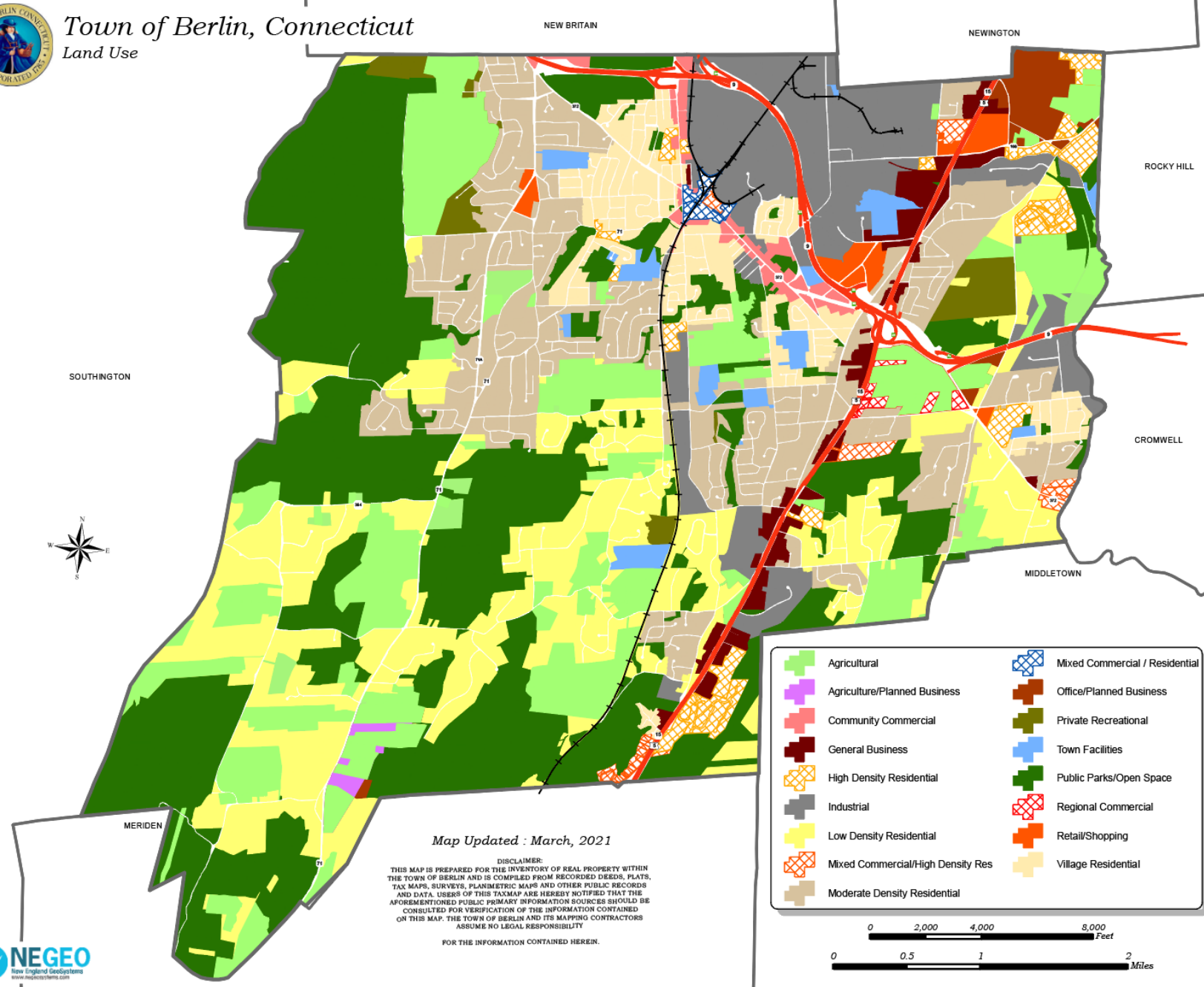
- Multiple areas of Berlin were developed in the thirty-year period between 1985 and 2015.
- Much of that development was residential.





Land Use 2021

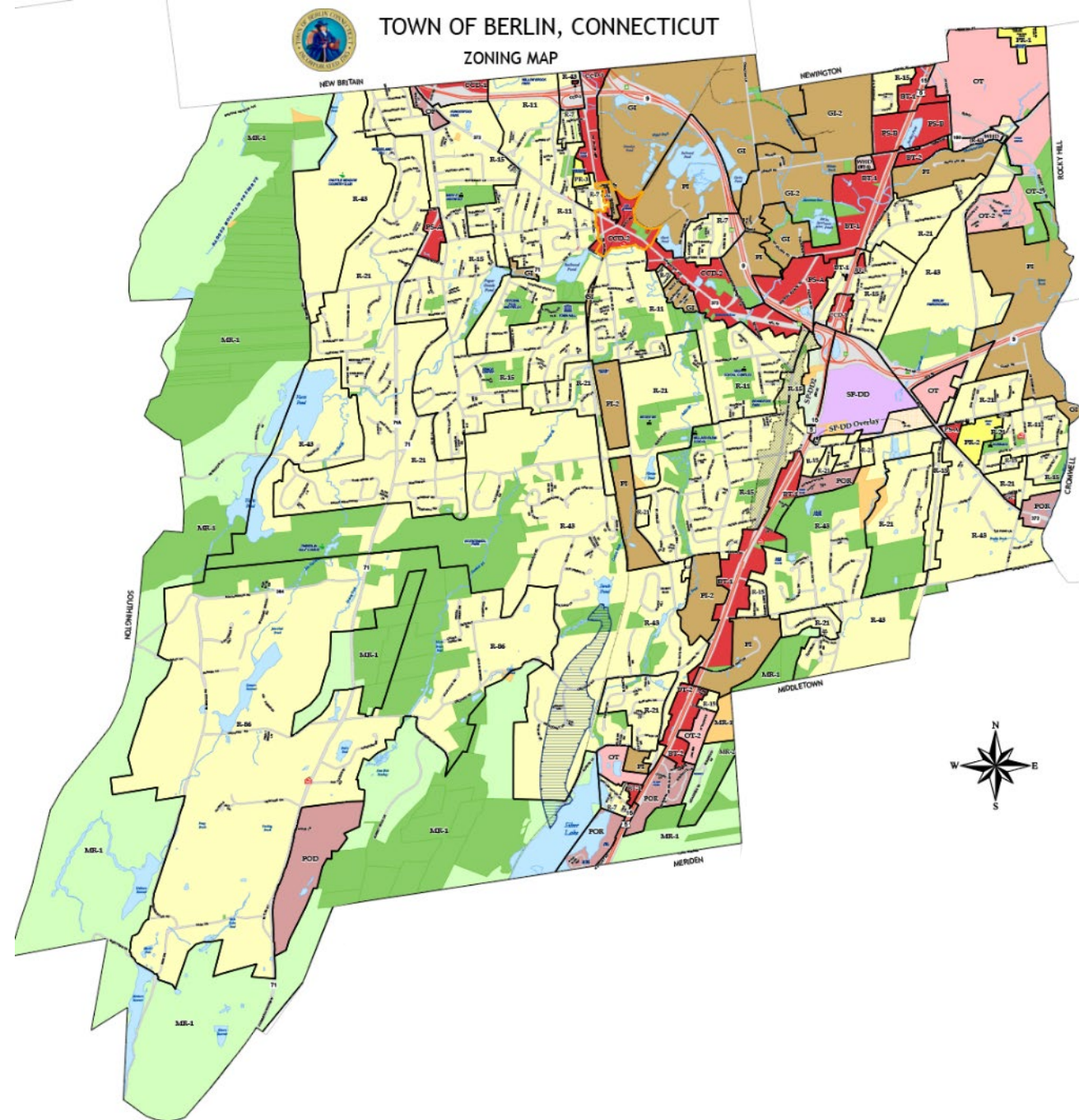
- Land Use mapping is parcel based
- The following land use classes are most prevalent in Berlin:
 - Public Parks/Open Space
 - Agriculture (includes PA-490 properties)
 - Village Residential
 - Low Density Residential
 - Moderate Density Residential
 - Industrial



Zoning

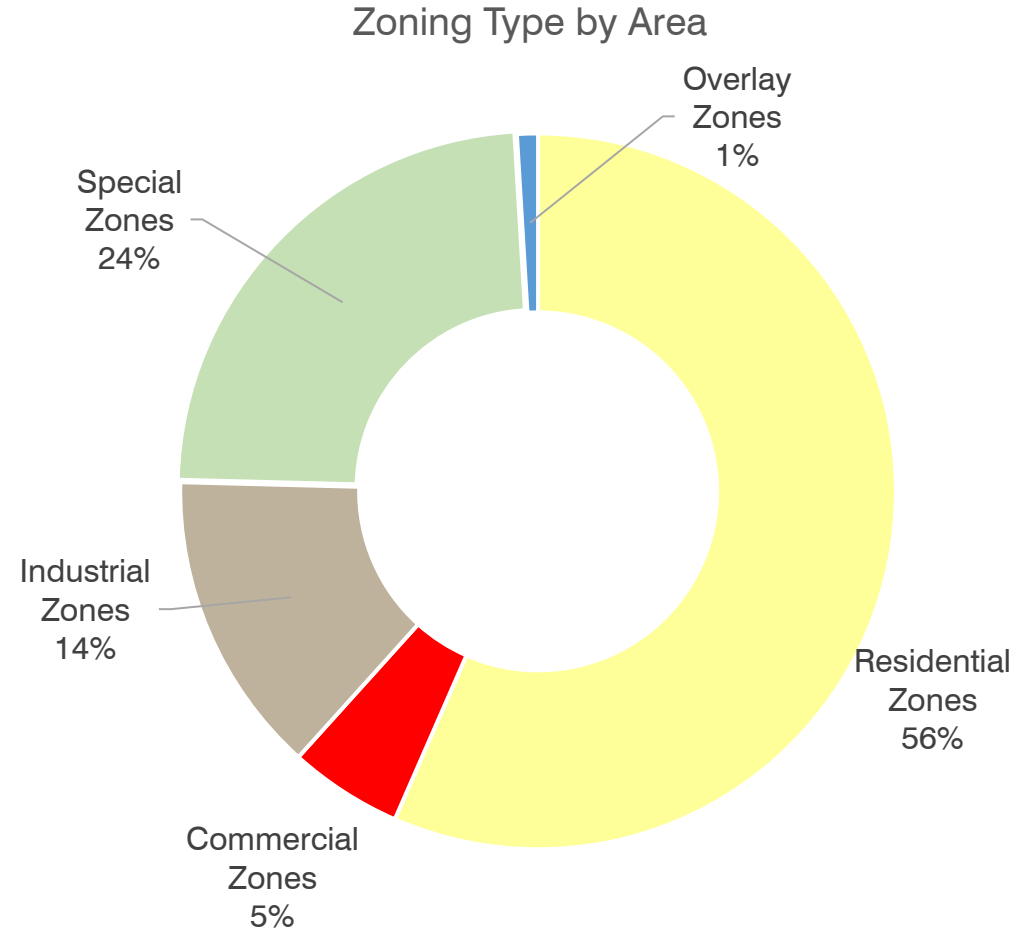
- Berlin has 29 base zoning districts and 5 overlay zones.
- Is the Town's zoning effective in guiding and regulating development?
- Should the industrial zoned areas be maintained, expanded, or rezoned?

Residential Zones		Industrial Zones	
R-86	Single Family Residential	GI	General Industry
R-43	Single Family Residential	GI-2	General Industry 2
R-21	Single Family Residential	PI	Planned Industry
R-15	Single Family Residential	PI-2	Planned Industry
R-11	Single Family Residential	OT	Office Technology
R-7	Single Family Residential	OT-2	Office Technology 2
PR-1	Planned Residential	POD	Planned Office/Development
PR-2	Planned Residential		
PR-3	Planned Residential		
Commercial Zones		Special Zones	
CCD-1	Commercial Core District 1	POR	Planned Office/Residential
CCD-2	Commercial Core District 2	OP	Office Professional
PS-A	Planned Shopping A	MR-1	Mountain Reserve
PS-B	Planned Shopping B	MR-2	Mountain Reserve
GC	General Commercial	WHD	Workforce Housing Development
BT-1	Berlin Turnpike 1		
BT-2	Berlin Turnpike 2		
SP-DD	Special Design District		
Overlay Zones			
		HDO	Historic District Overlay
		SP-DD2	Special Design District 2
		SP-DD Overlay	Special Design District Overlay
		APA	Aquifer Protection Area
		VDO	Village District Overlay



Zoning

- Residential zoning is the most prevalent zoning type in Berlin
- The share of residential zoning districts in the Town (56%) exceeds residential land use (which totals 38%) by 18 percentage points.



Open Space & Environmental Resources

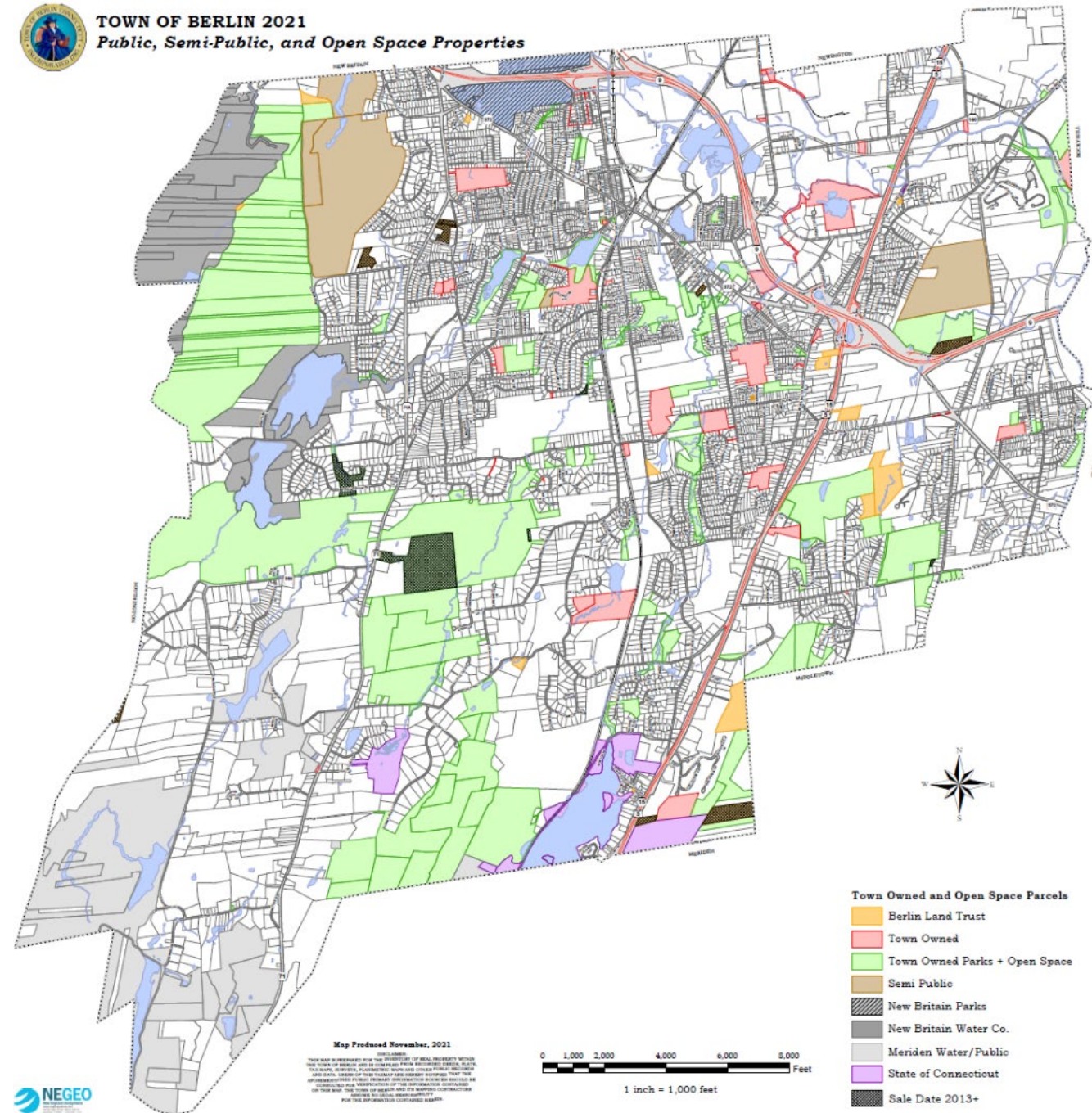




Public and Open Space Parcels

There is a range of open space in Berlin:

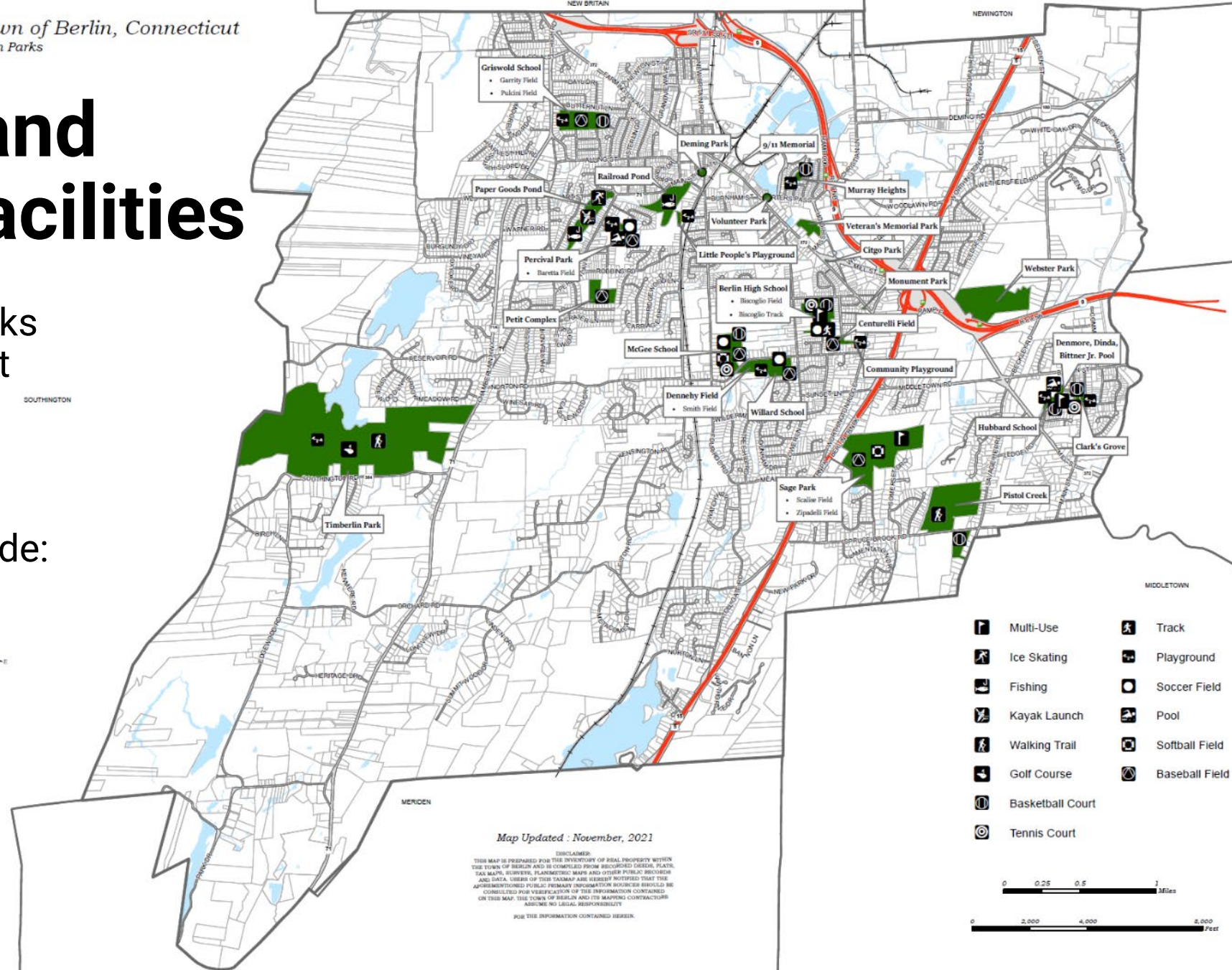
- Town-owned parcels
- Town-owned parks and open space
- Berlin Land Trust
 - 28 properties
- New Britain park properties
- New Britain water company land
- Meriden water company land
- State properties





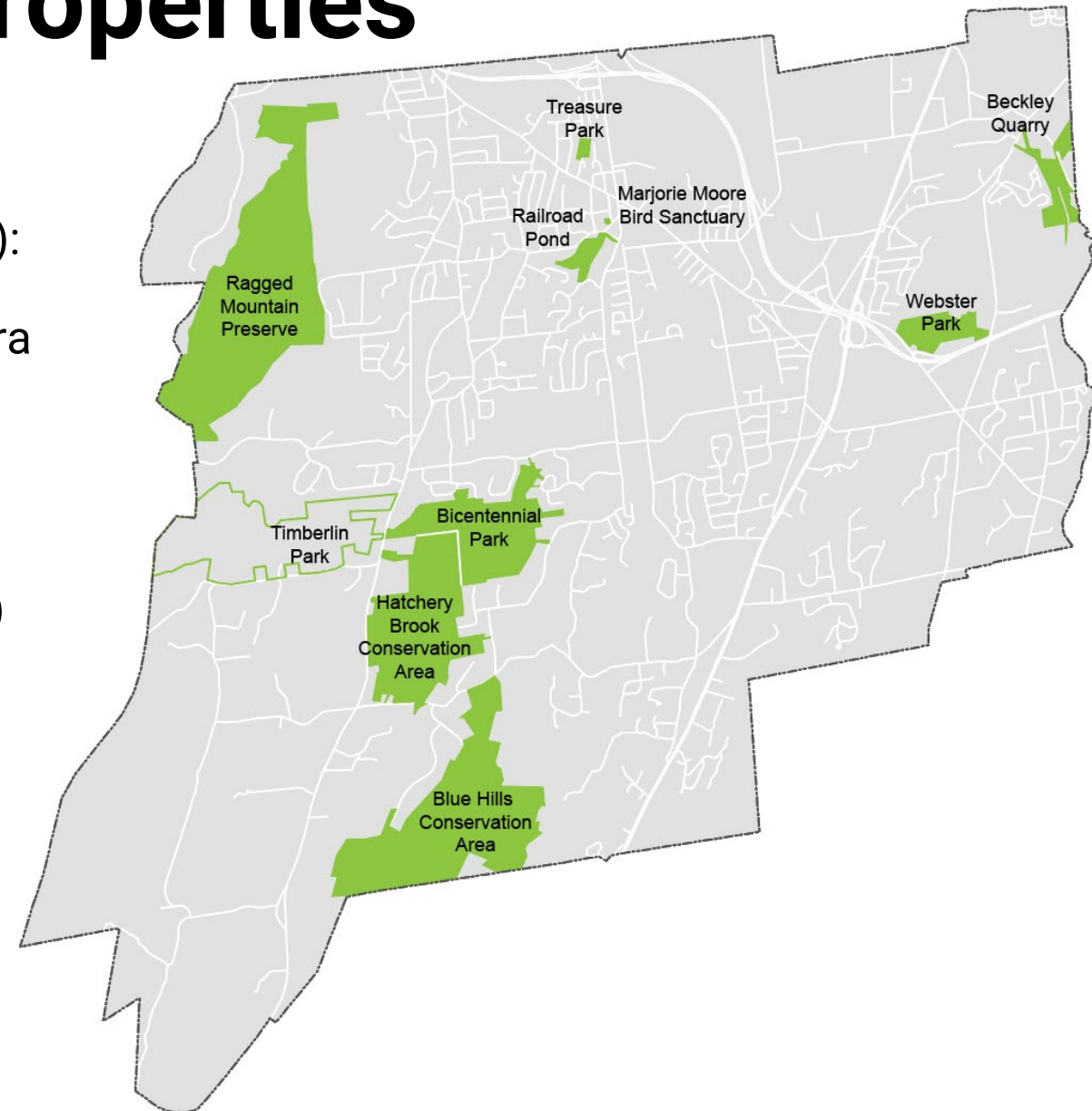
Town Parks and Recreation Facilities

- The Town has multiple parks ranging in size from pocket parks and playgrounds to large parks with active and passive recreation
- Recreation amenities include:
 - Athletic Fields
 - Ball Courts
 - Playgrounds
 - Pools
 - Fishing
 - Kayak Launch
 - Golf Course



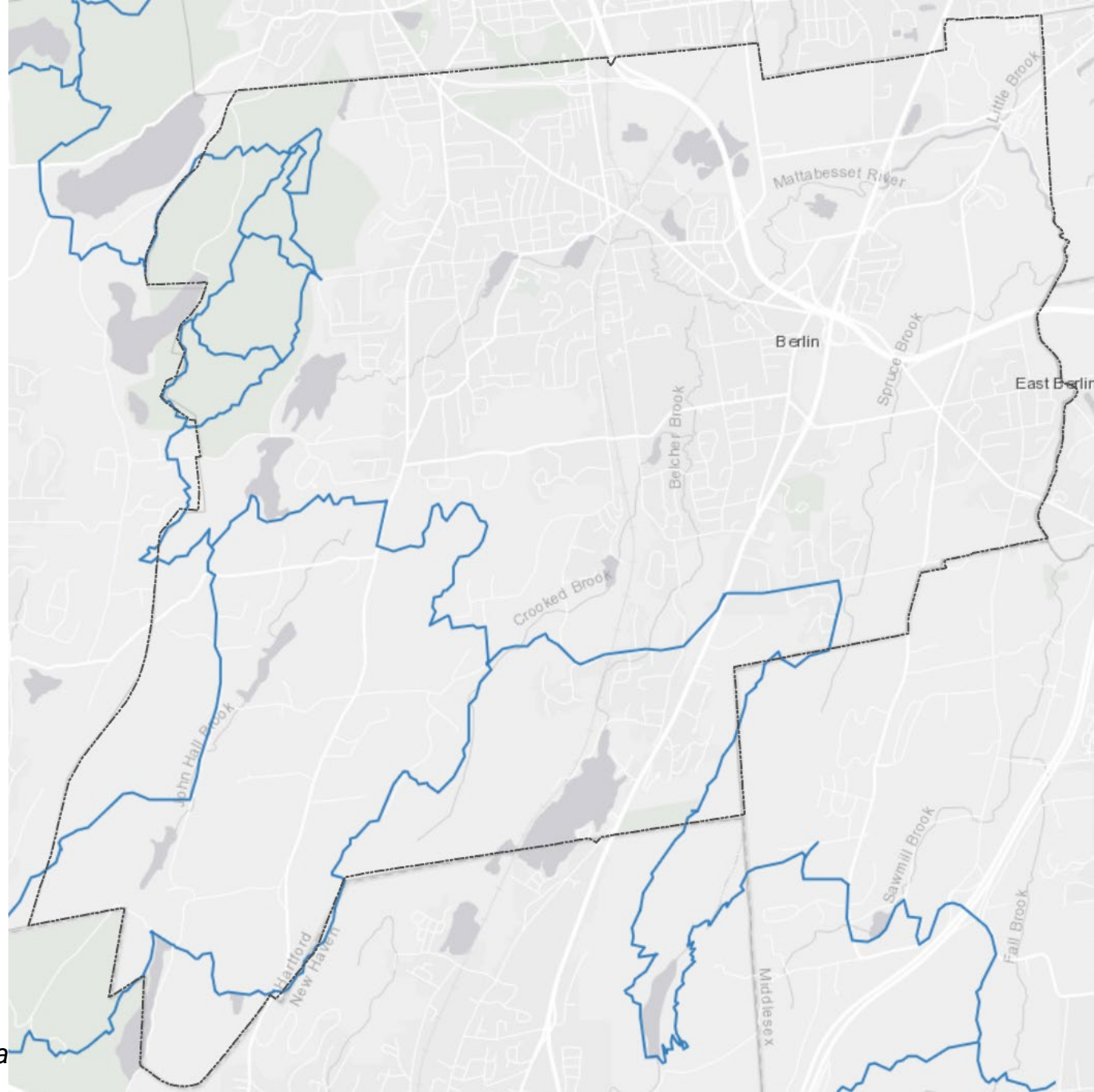
Town Conservation Properties

- 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)



Trail Facilities

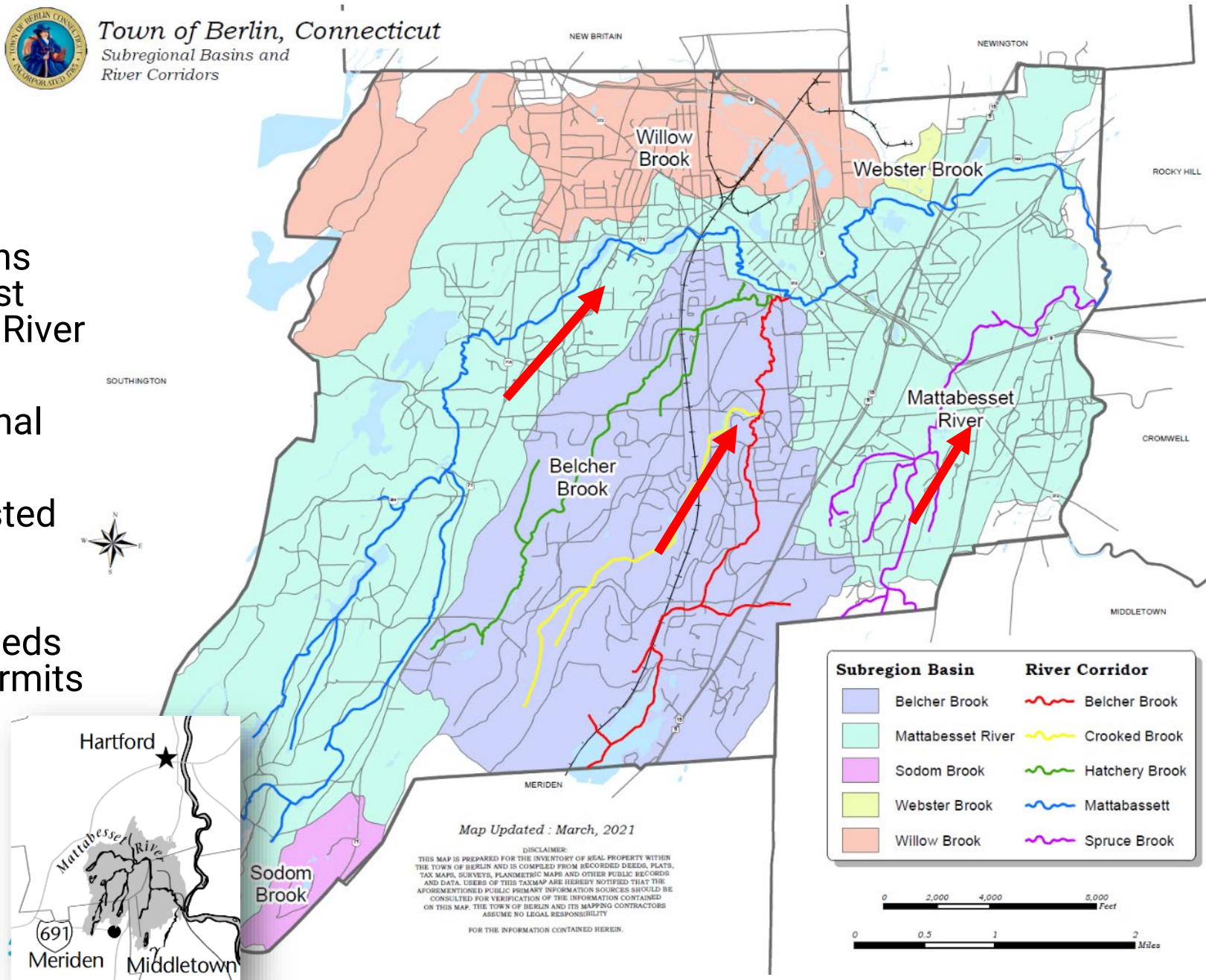
- New England National Scenic Trail (Blue Blazed Trails)
 - Metacomet Trail
 - Mattabasset Trail
- Local Trails
 - Beckley Quarry
 - Bicentennial Park/Hatchery Brook
 - Blue Hills Conservation Area
 - Pistol Creek
 - Timberlin Park
 - Ragged Mountain
- Potential Connections
 - Connection to New Britain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





Watersheds

- The Mattabesset River drains 97.5% of Berlin. It flows east and meets the Connecticut River in Middletown.
- The town has five subregional watershed basins.
- The Mattabesset River is listed by the State as an impaired water body.
- Water flow into the watersheds is impacted by diversion permits for Water Companies

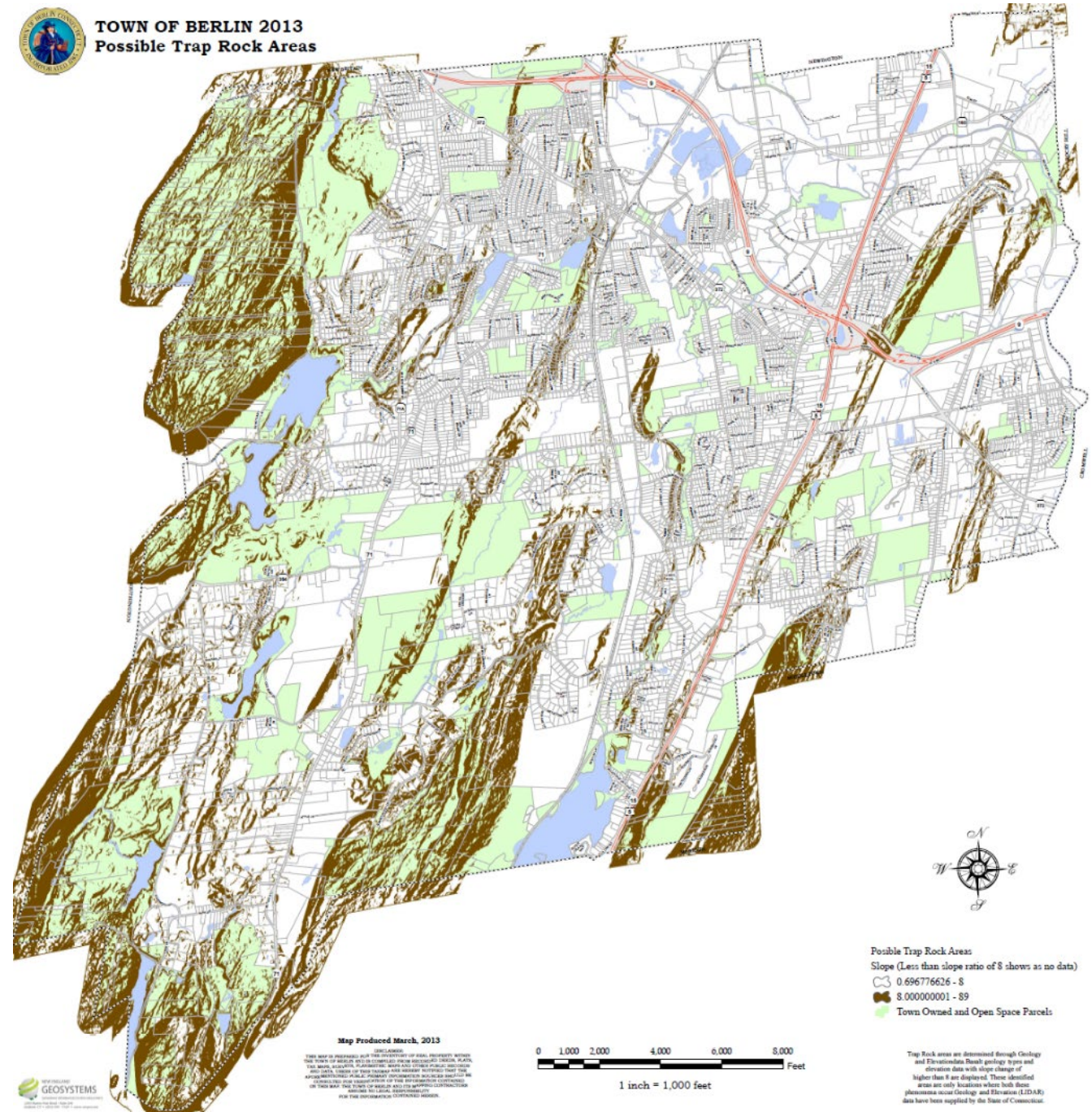


Ridgelines

- Berlin's ridgelines are oriented north/south and are heavily concentrated in the western and southern parts of town
- These ridgeline areas provide habitat for a wide range of species

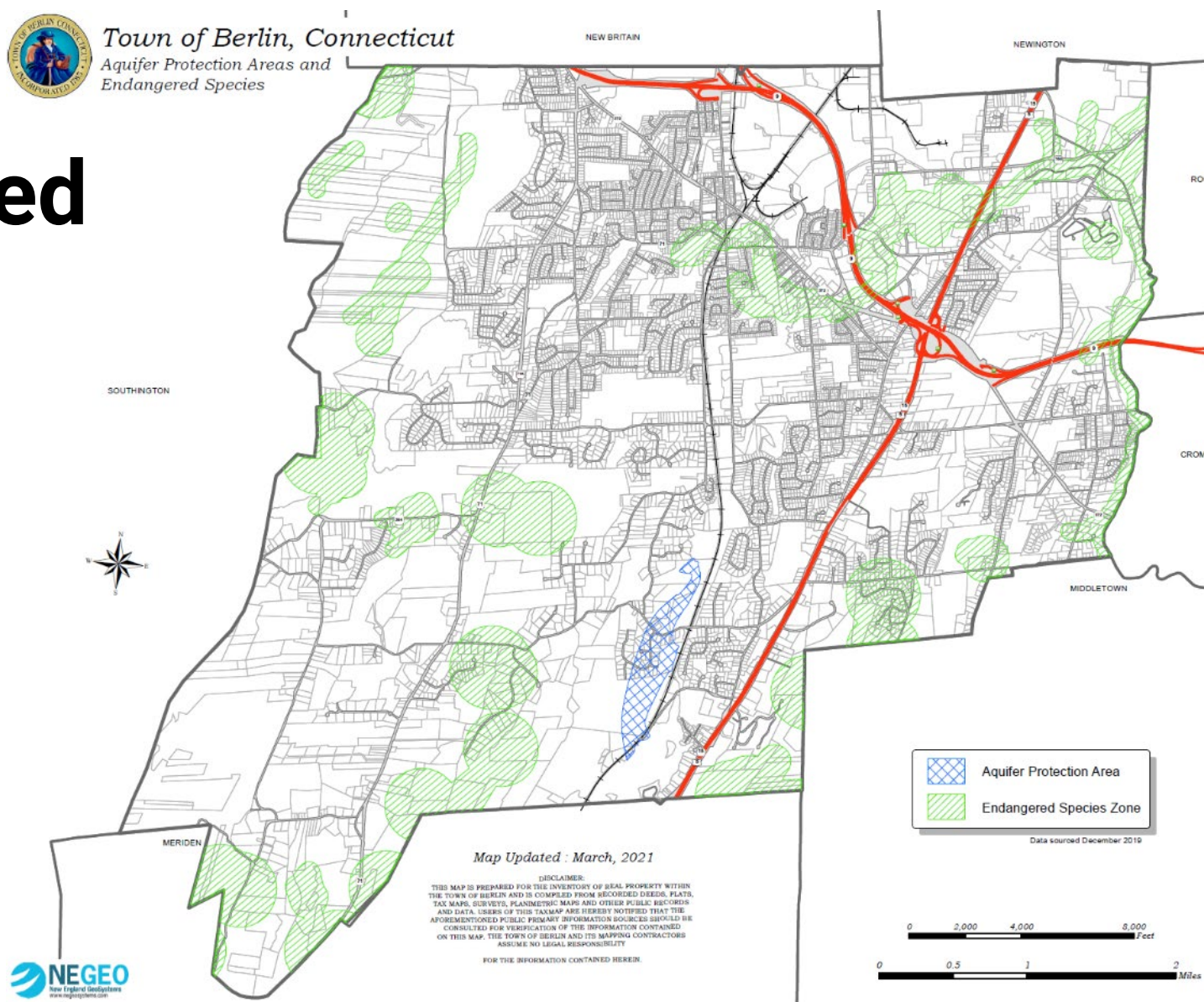


TOWN OF BERLIN 2013
Possible Trap Rock Areas



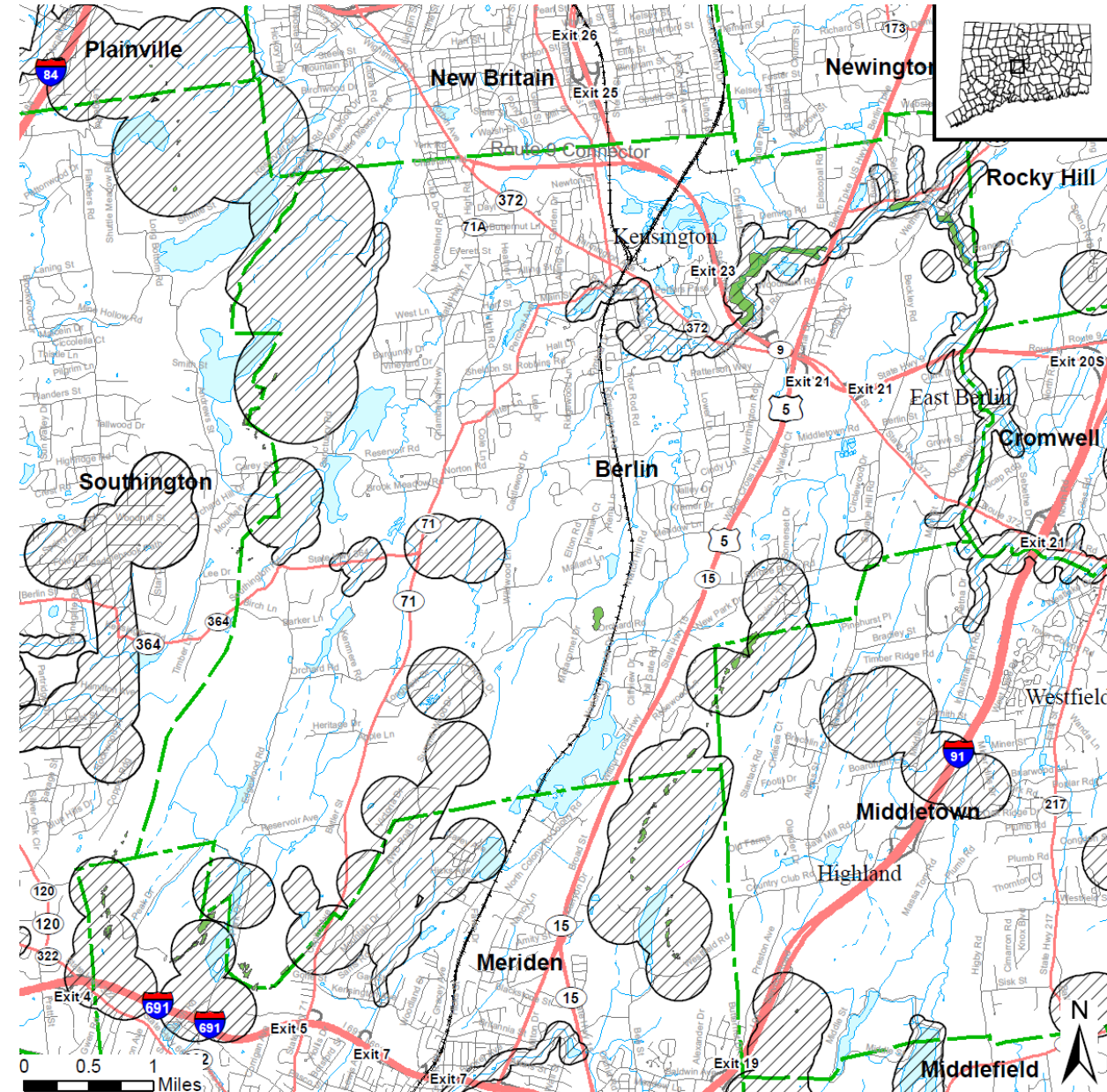
Aquifer Protection Area and Endangered Species Zones

- Berlin only has one aquifer protection area. It is located along Belcher Brook and spans Orchard Road.
- Other potential water supply resources are located at Bicentennial Park, Woodlawn Road, and City of Meriden parcel in South Kensington
- There are multiple endangered species habitat areas across the Town.



Natural Database Diversity Areas

- Natural Diversity Data Base areas represent approximate locations of endangered, threatened, and special concern species and significant natural communities in Connecticut.
- Exact locations are masked to protect sensitive species from collection and disturbance and to protect landowner's rights where species occur on private property.



Cultural Resources



Museums

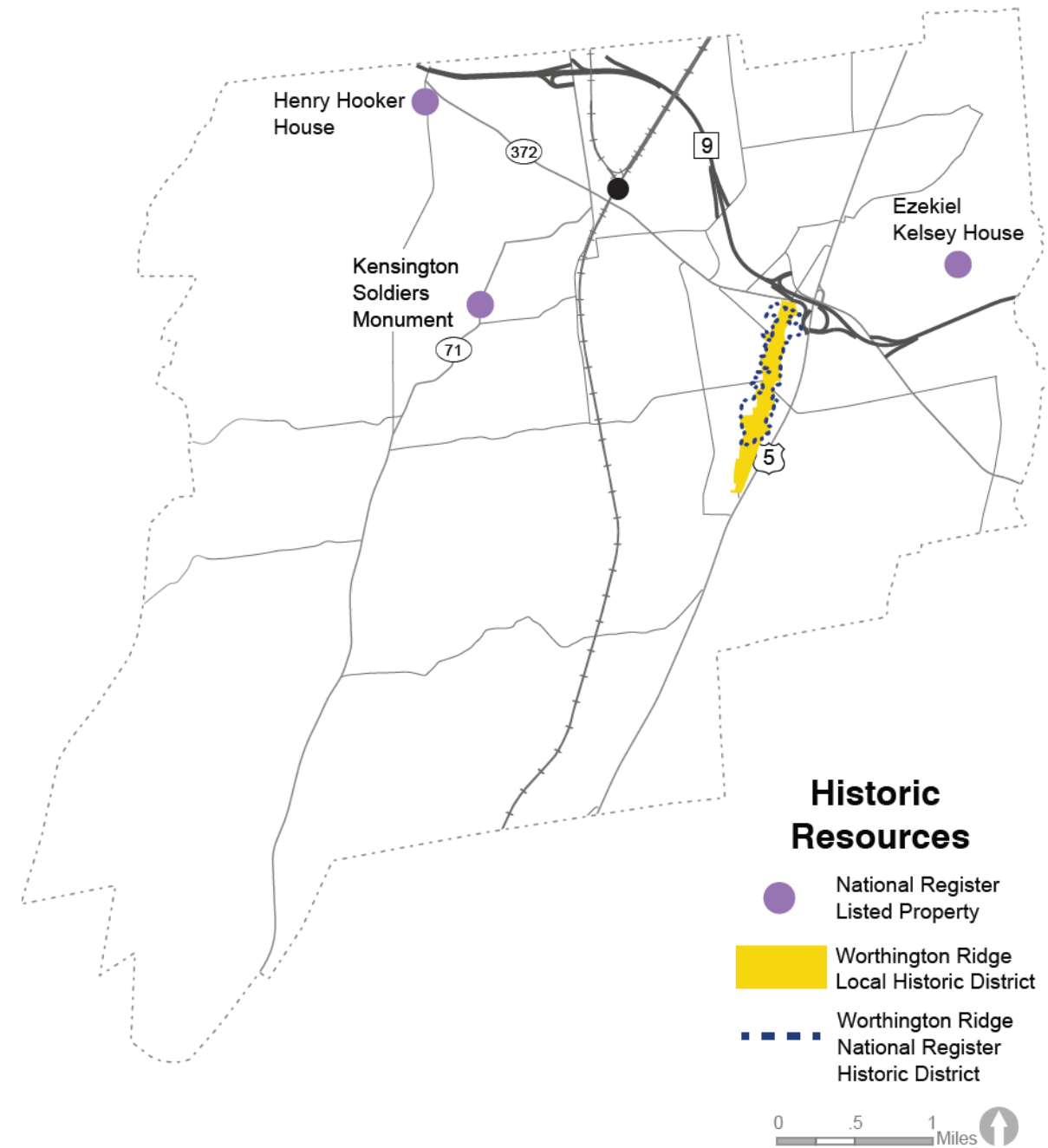
- Berlin Historical Society Museum
- New Britain Youth Museum at Hungerford Park



Source: *Berlin Historical Society*

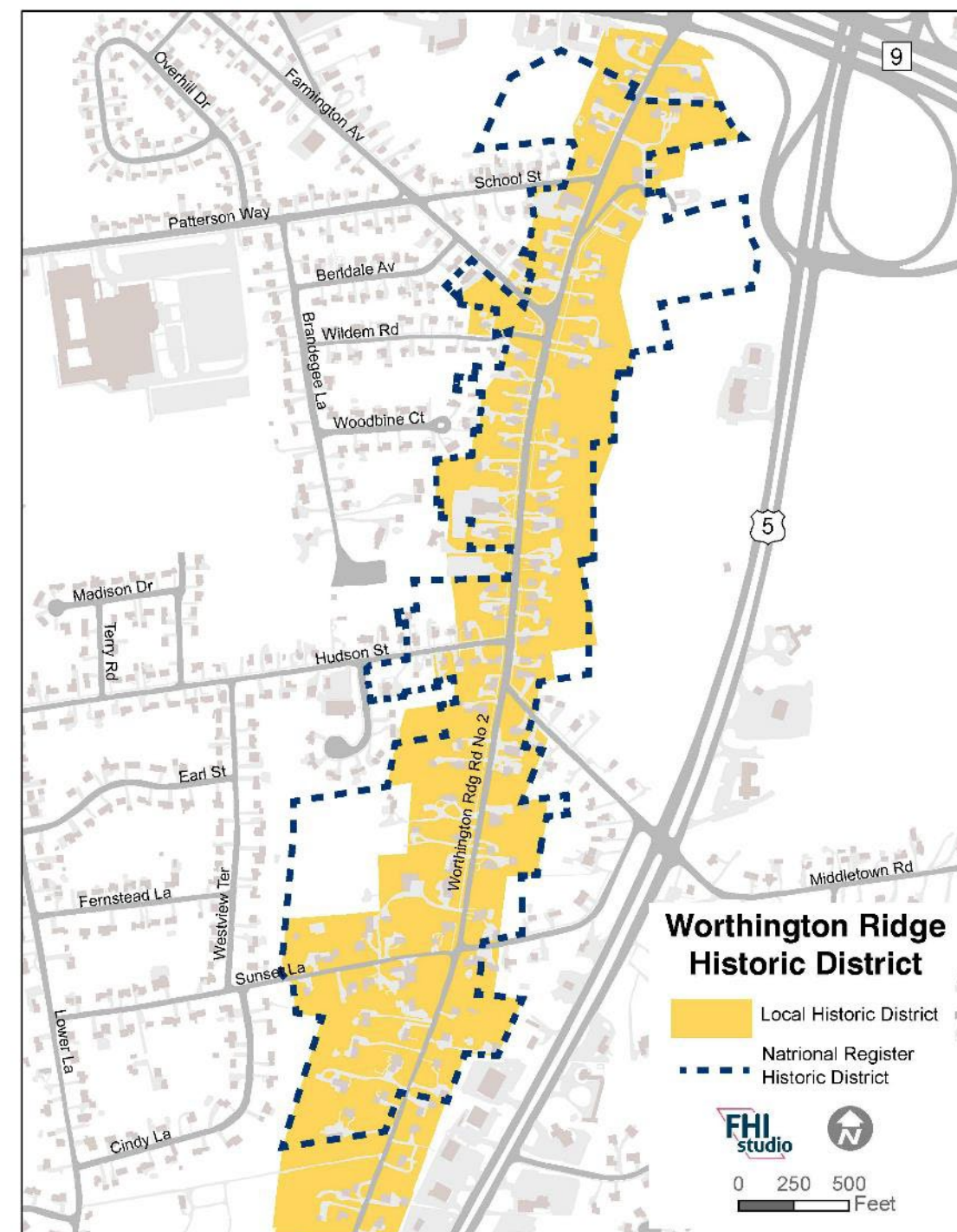
Historic Properties in Berlin

- The Worthington Ridge Historic District (NR, SR, LHD)
- Ezekiel Kelsey House (NR)
- Henry Hooker House (NR)
- Kensington Soldier's Monument (NR)
- Additional historic features and elements that make up the Town's cultural landscapes



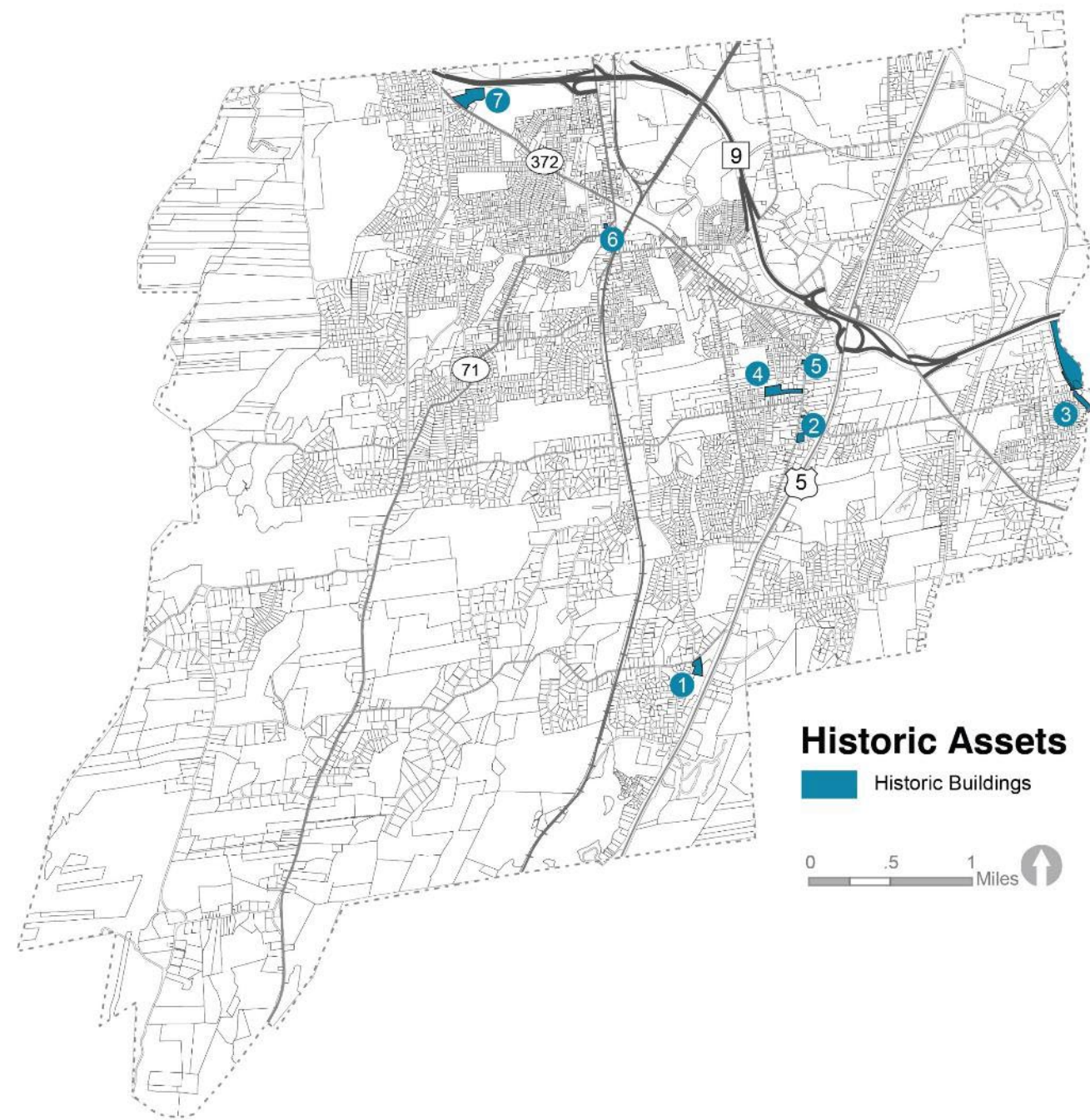
Worthington Ridge Historic District

- National Register listing identifies 118 resources with 94 historically and/or architecturally significant properties
- Includes institutional and commercial center of Town through 1850
- Residential properties spanning more than two centuries
- Local Historic District with similar boundary



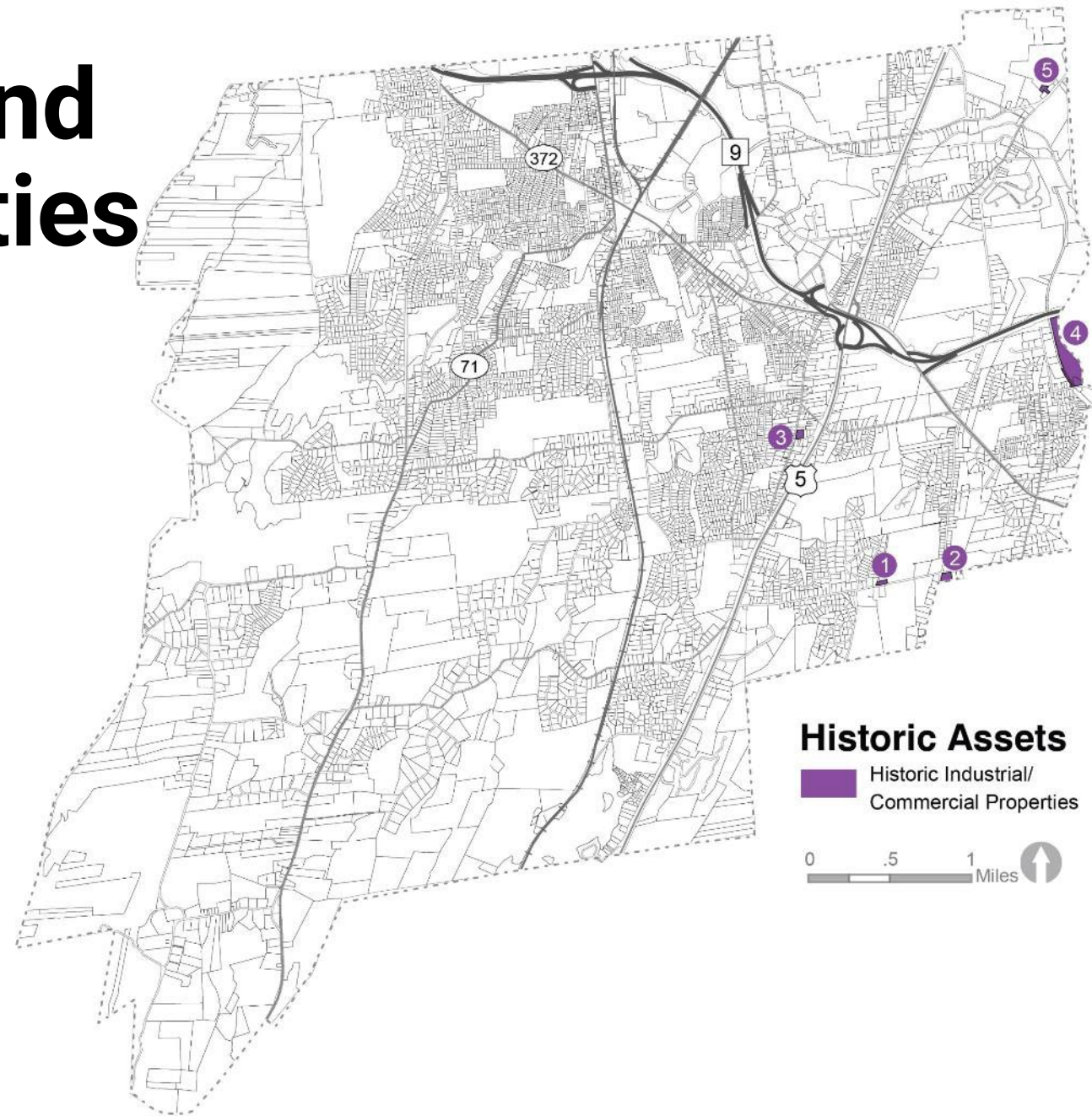
Historic Buildings

Historic Buildings	
NUMBER	NAME
1	Toll House
2	Former Berlin Town Hall/ Brandegee Hall
3	East Berlin Train Station
4	Community Center and Field
5	Berlin Hotel
6	Berlin Historical Society Museum/ Peck Library
7	Hungerford Riding Stable



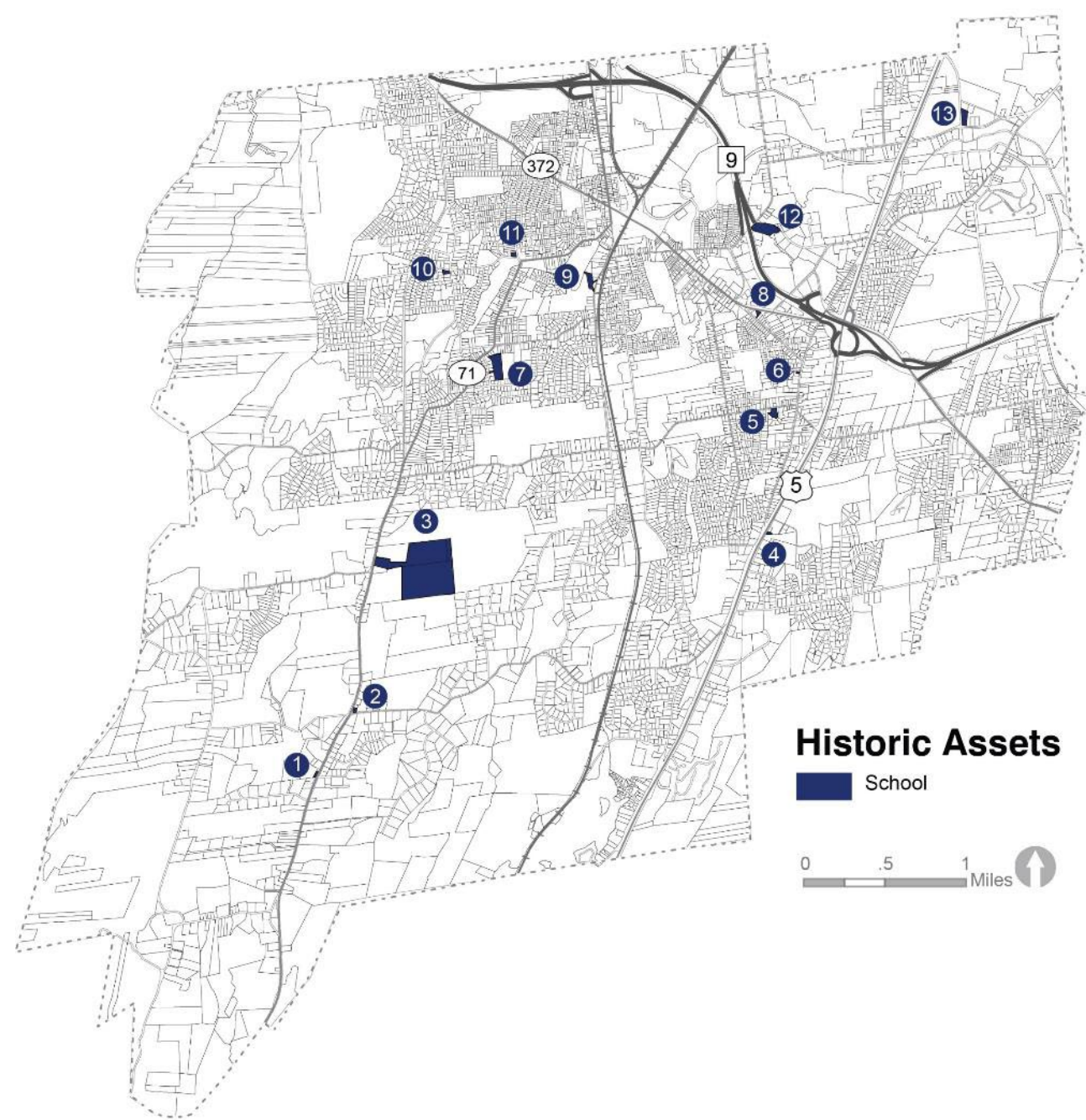
Historic Industrial and Commercial Properties

Historic Industrial/ Commercial Properties	
NUMBER	NAME
1	Simeon North Mill
2	Cheney Clock Shop
3	Fuller Tavern
4	Berlin Iron Bridge Company
5	Beckley Mill



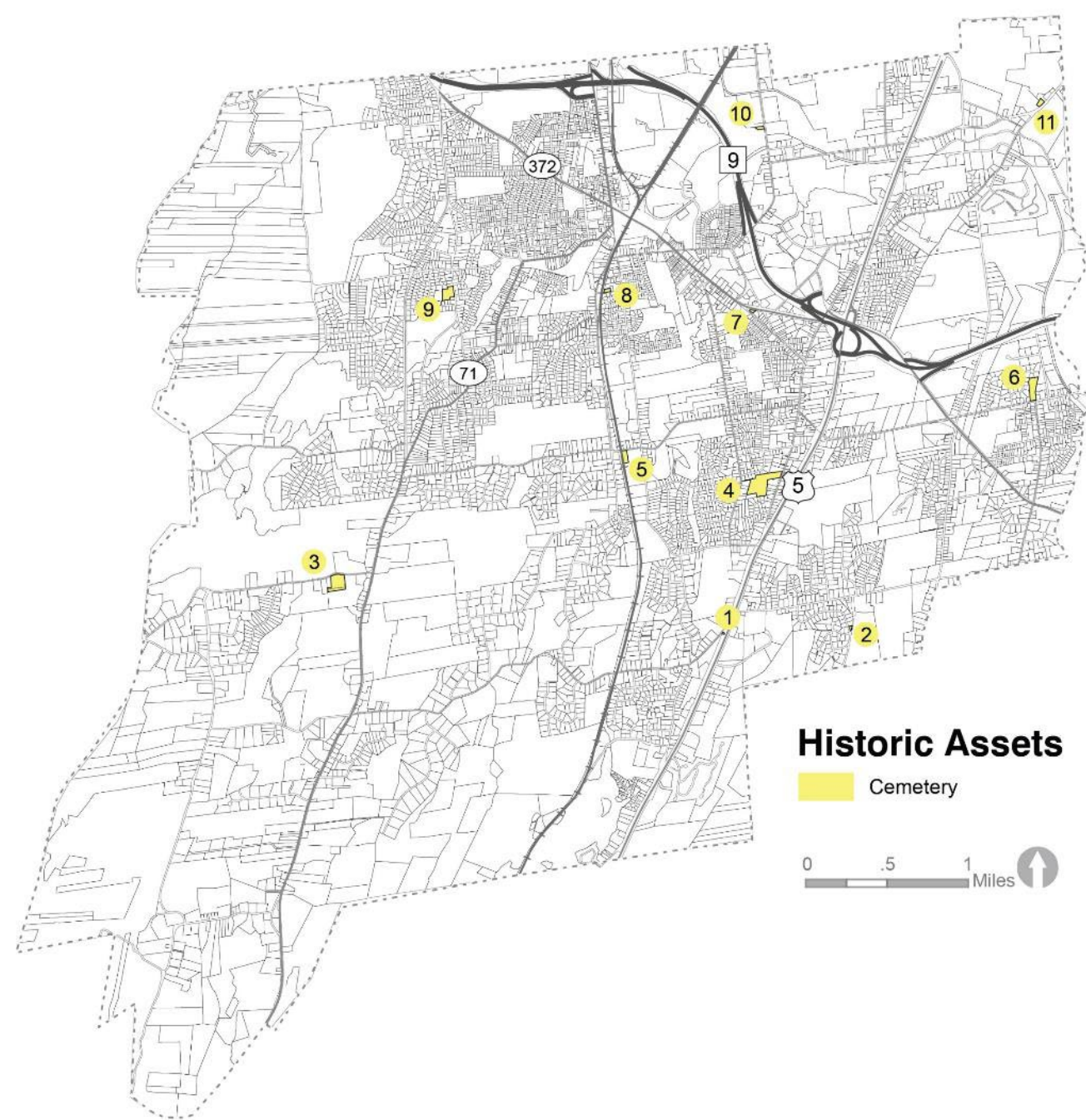
Schools

Schools	
NUMBER	NAME
1	Former Blue Hills School
2	First Blue Hills School
3	Stockings Brook School
4	South School
5	Merricourt and St. James School
6	Former Worthington Academy
7	Percival School
8	Loveland Tavern/ Miss Roy's School
9	Ledge School
10	West Lane School
11	Pond School
12	Bandbox School
13	Selden School



Cemeteries

Cemetery	
NUMBER	NAME
1	Hall Cemetery
2	Old Yard Cemetery
3	South Burying Ground
4	Maple, Brandegee, or South Cemetery
5	South Meadow, Dunham or Norton Cemetery
6	Wilcox Cemetery
7	Bridge, Blue House, Dennison Cemetery
8	East, Ledge or South Middle Cemetery
9	West Lane Cemetery
10	Christian Lane Cemetery
11	Beckley or East Cemetery



Preservation Priorities

- Ledge School
- Worthington Meeting House
- Old Berlin Train Depot
- Old Town Hall
- Berlin Iron Bridge spanning the Mattabessett River
- Augustus Moore
home/property/stables on High Road
- Historic barns

Source: Berlin Historical Society

Berlin Plan of Conservation and Development



*Worthington Meeting House
Source: Berlin Historical Society*

Berlin's Farms

- Berlin's Farm's play an important role in the Town's history and significantly contribute to its cultural landscape.
- Over 100 farms that were in operation in the 20th century have been documented by the Town. Several are still in operation.
- Ongoing work is being conducted through the POCD effort to identify the Town's active farms.



DeMaria Family Farm, Source: Ctvisit.com

Active Farms

- Fontanella Farms
- Chotkowski Farm (now Rooster's Rise)
- DeMaria Farm
- Krystopik Farm
- Petow Farm
- Lower Lane Dairy Land
- Hanson Farm
- Matson Farm



Fontanella Farms, Source: Fontanellafarms.com

Discussion

- What are the issues and needs with respect to Open Space, Natural & Historic Resources in Berlin?

Discussion

- What ideas do you have for meeting needs related to Open Space, Natural & Historic Resources in Berlin?
- What needs to be done and how can the plan support the protection of these resources?
- What and where are the opportunities?

More Opportunities to Participate!

- **Visit the Town's Planning and Zoning Webpage**
 - Meeting materials and updates regarding the plan
- **Take the survey if you have not already**
 - www.surveymonkey.com/r/berlinpocd