



# Town of Berlin

**2023 Plan of Conservation and Development**

**Public Workshop**

**6/9/22**



# 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 (30 min.)
3. Interactive Survey (20 min.)
4. Break-Out Sessions (3 sessions, 15 min. each)
5. Report Back and Closing (20 min.)

# 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

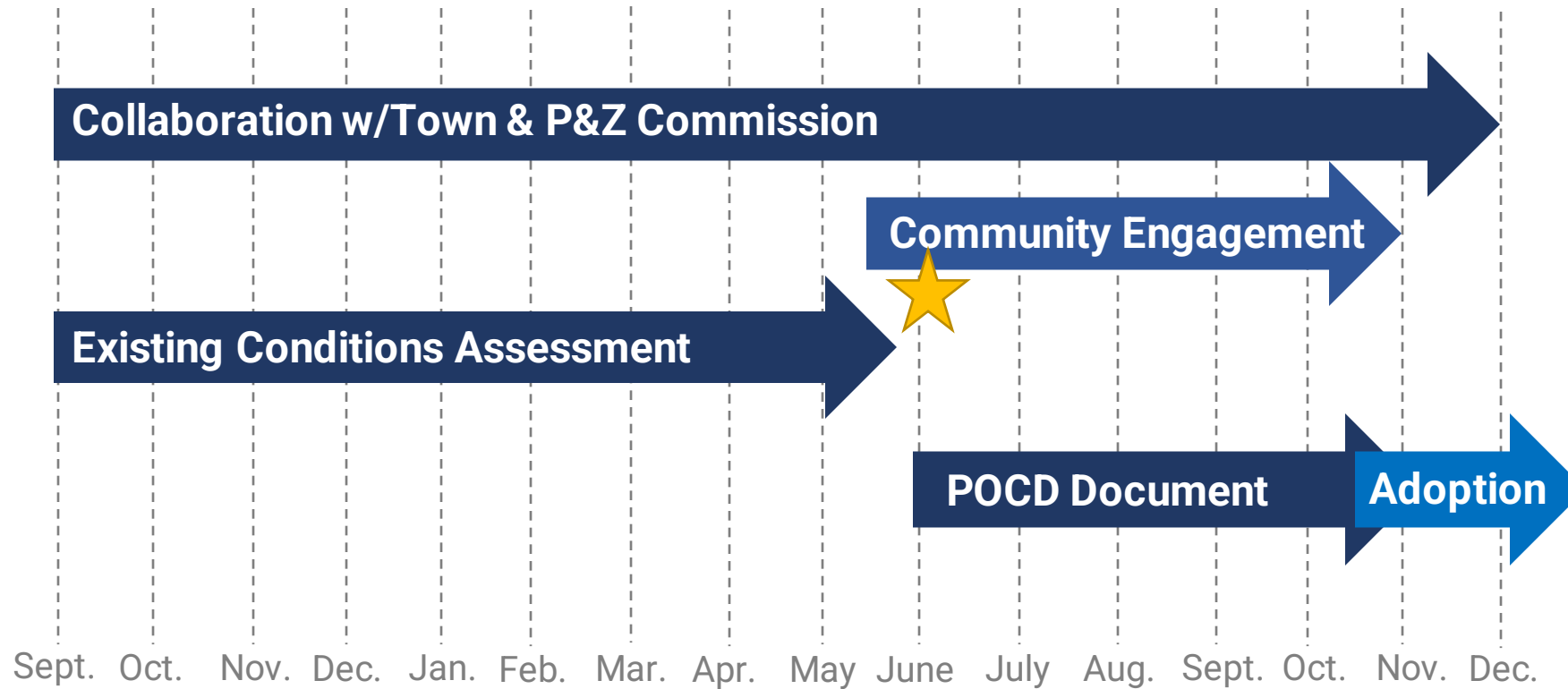
You are here: [Home](#) • [Departments](#) • [Boards & Commissions](#) • [Planning and Zoning Commission](#)

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)



# Community Engagement

- We are now launching the community engagement process.
- Other opportunities to participate include:
  - An online survey that is currently available
  - Thematic meetings scheduled for June 22<sup>nd</sup> and 23<sup>rd</sup>
  - Review and comment on draft document when posted this fall
  - Public Hearing on the plan later this year

## **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.

**[www.surveymonkey.com/r/berlinpocd](https://www.surveymonkey.com/r/berlinpocd)**

# Population Trends and Characteristics

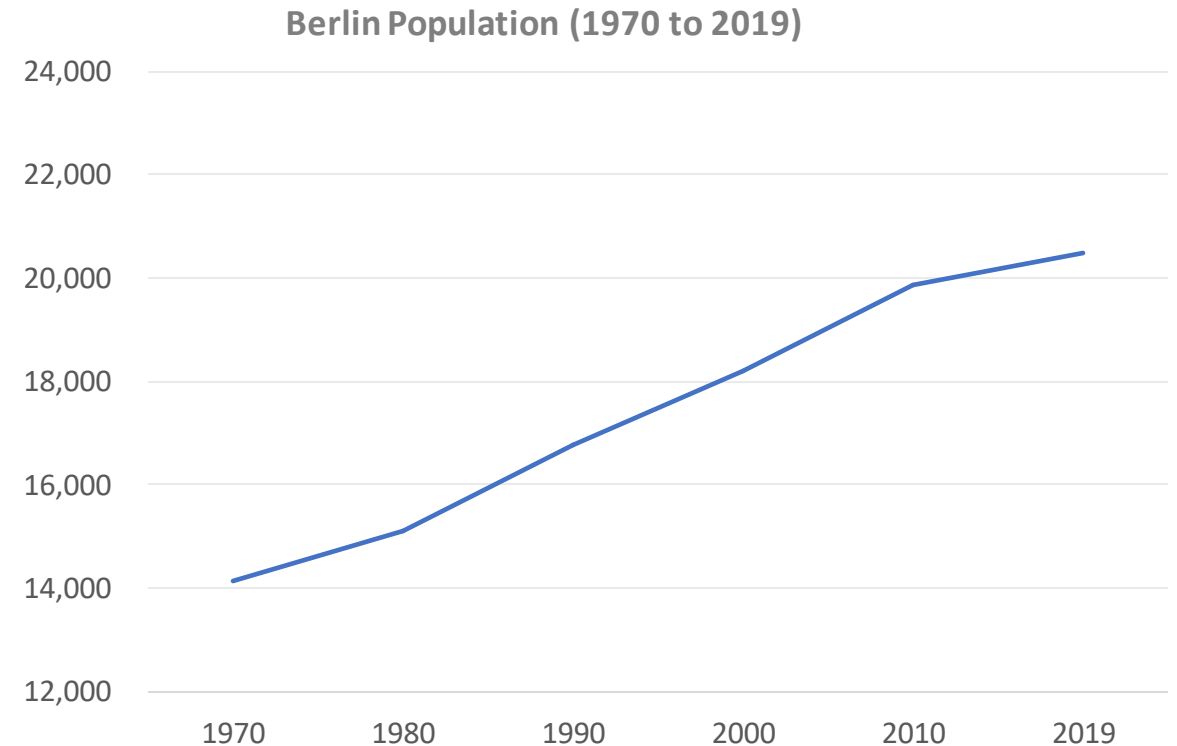


Image Credit: Berlin Fair



# Population Change

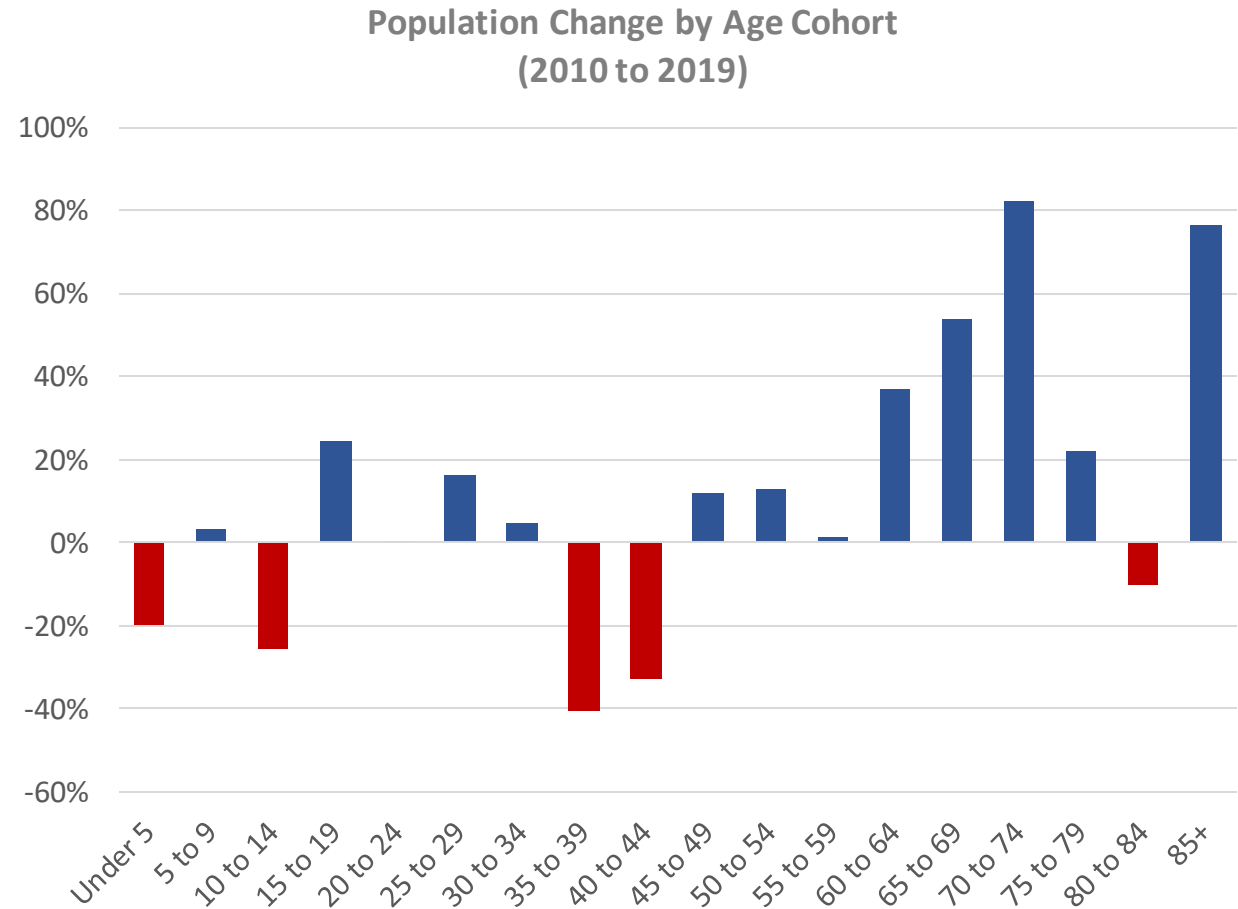
- Berlin's population grew at a steady rate in the 30 years between 1980 and 2010.
- Growth has slowed since 2010



Source: US Census and American Community Survey

# Population Change

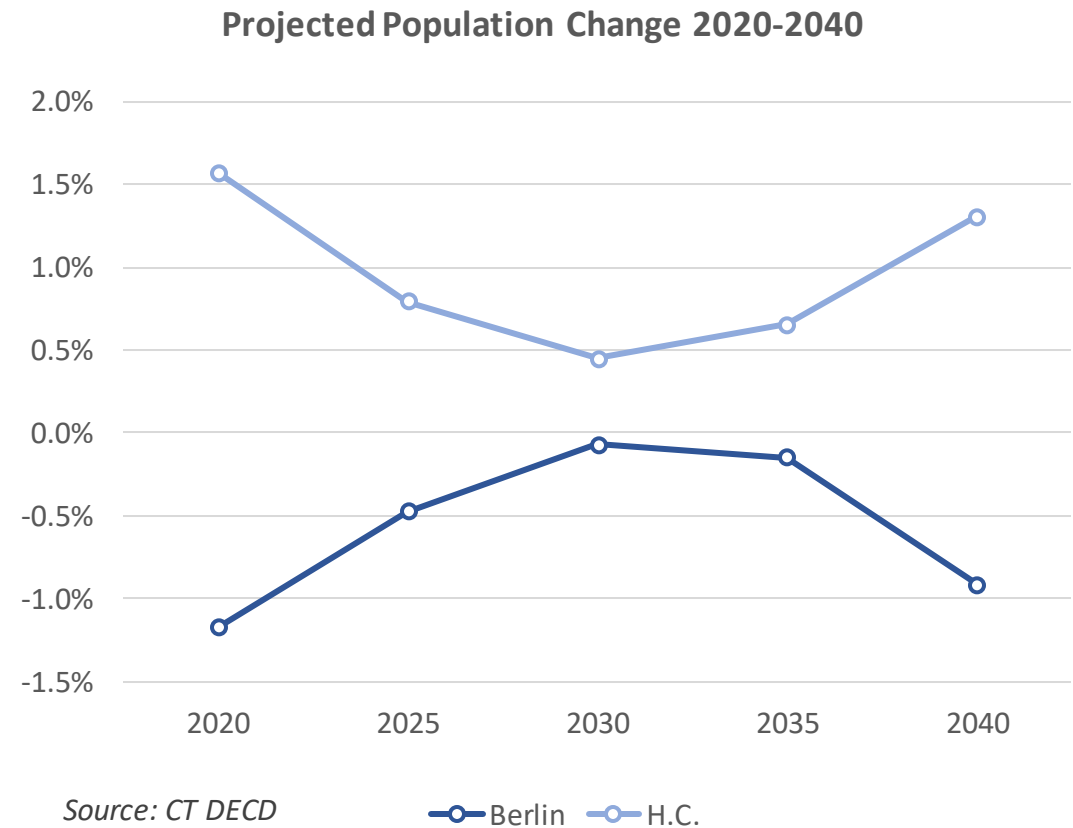
- Berlin's population is growing in those age 45 and older with exception of ages 80-84.
- Population shrunk or grew at a slower rate in those below the age of 45.



Source: US Census and American Community Survey

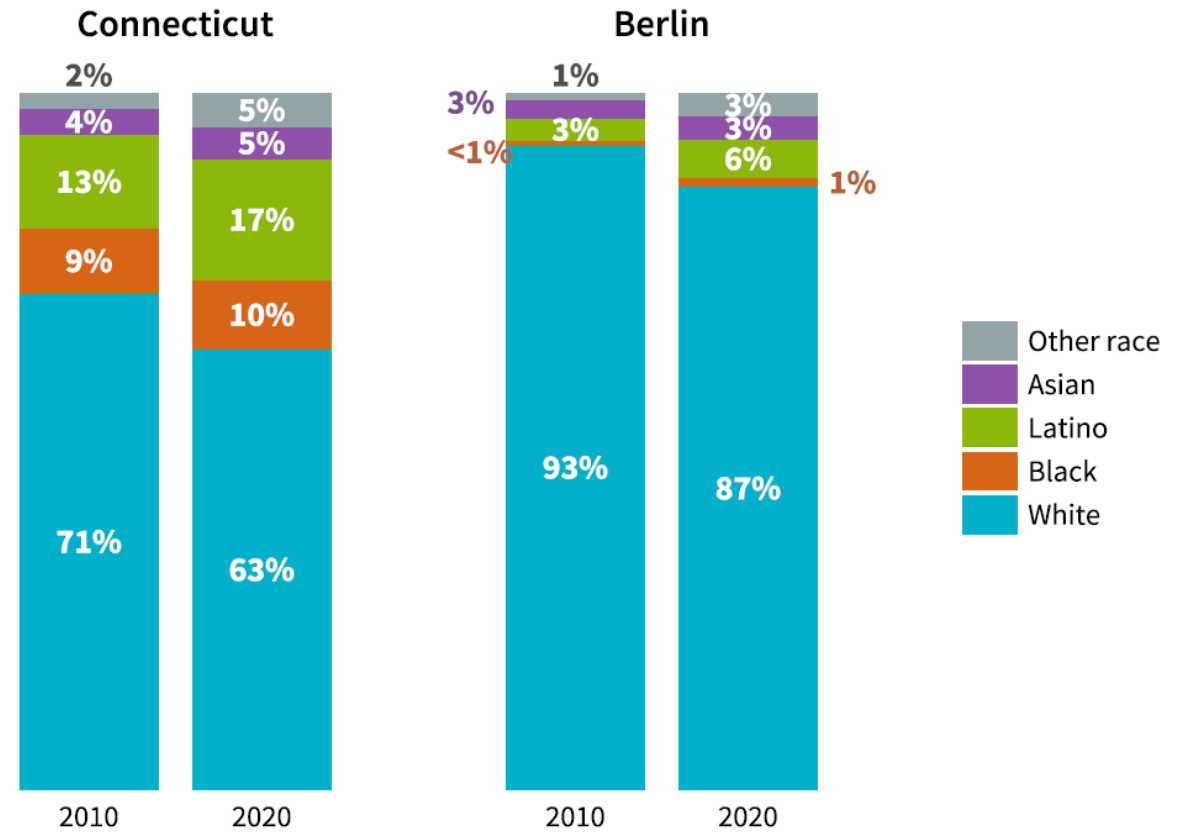
# Population Projections

- Berlin's population change is expected to be negative through 2040.
- Berlin's population change is directly inverse of Hartford County's, which will remain positive through 2040.
- *Projections were conducted in 2017 and may not reflect recent demographic shifts and recent multi-family project approvals and permits.*



# Population Race/Ethnicity

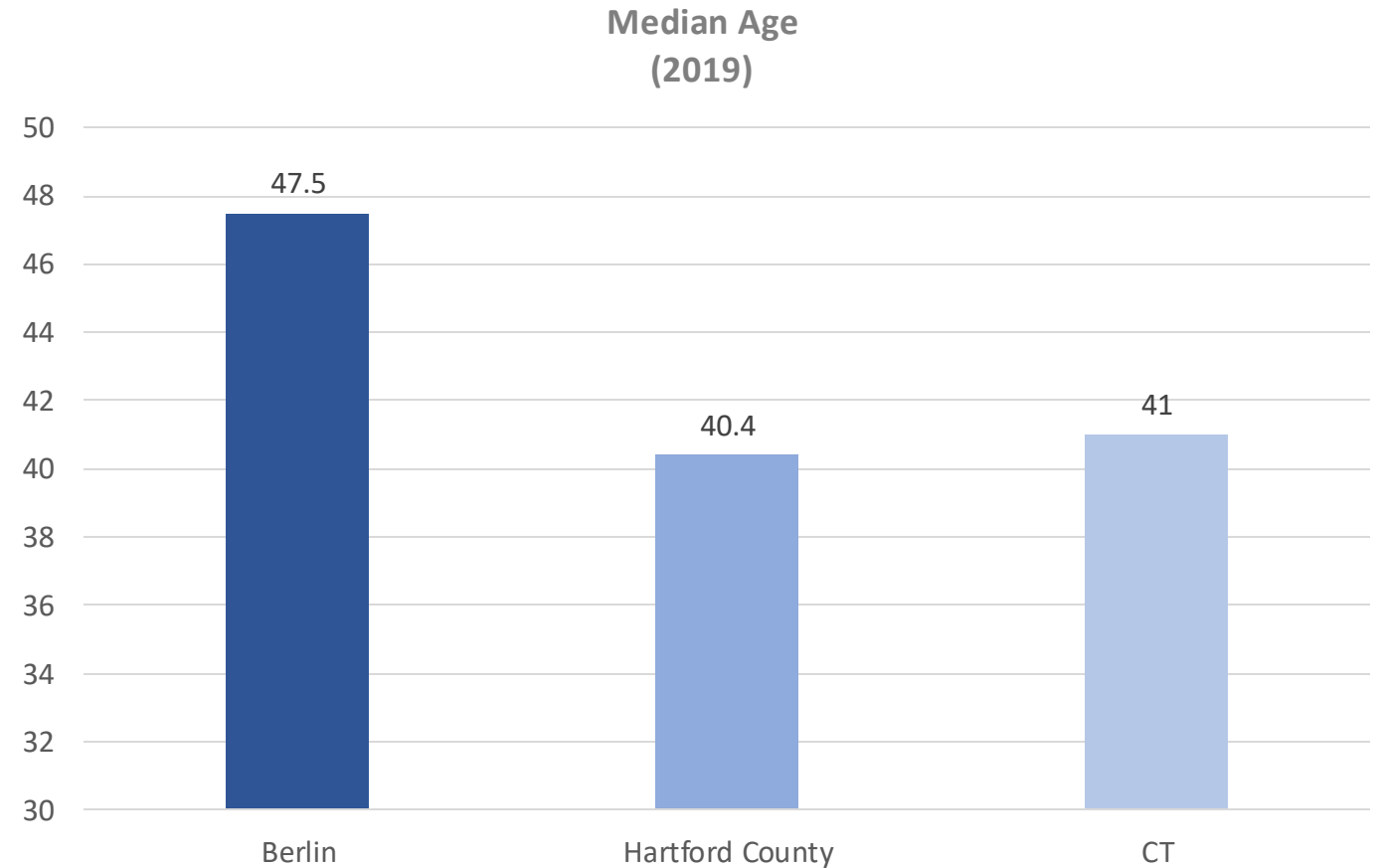
- Berlin is more racially and ethnically diverse now than it was in 2010.
- Connecticut experienced a greater shift in diversity over the same period.



Data Source: American Community Survey

# Resident Age

- Berlin's population is significantly older than both Hartford County's and the State's.



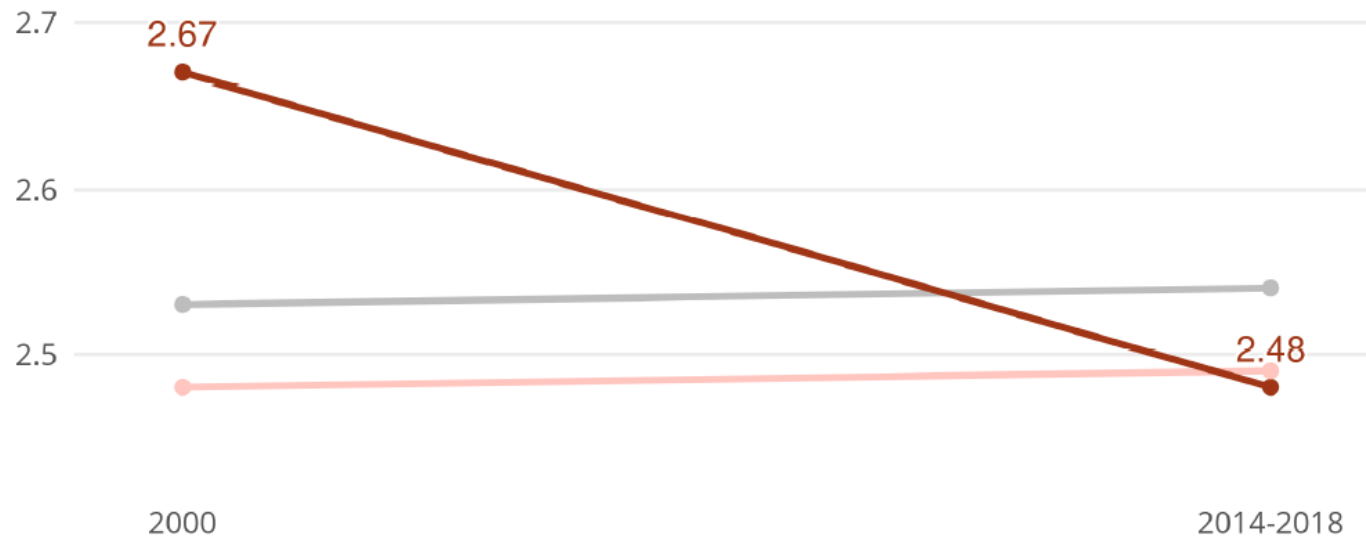
Source: American Community Survey

# Household Characteristics



# Household Size

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



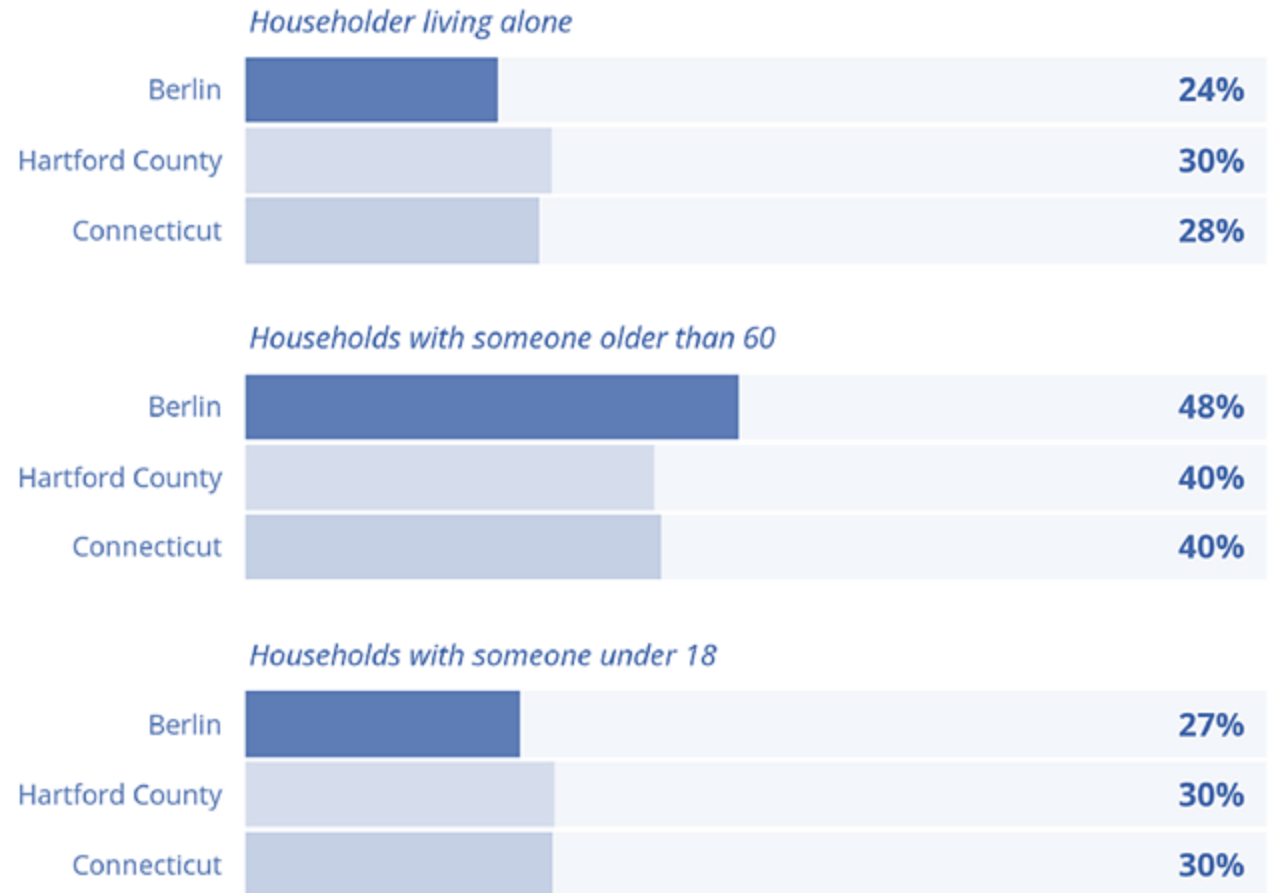
Source: US Census and American Community Survey

● Berlin ● Hartford County ● Connecticut

# Household Type

- Berlin has fewer householders living alone than Hartford County and the State.
- Berlin has a greater share of households with someone older than 60 years old than Hartford County and the State.
- Berlin has fewer households with someone under 18 than the County or the State.

## Household Types as a Percent of Total (2019)

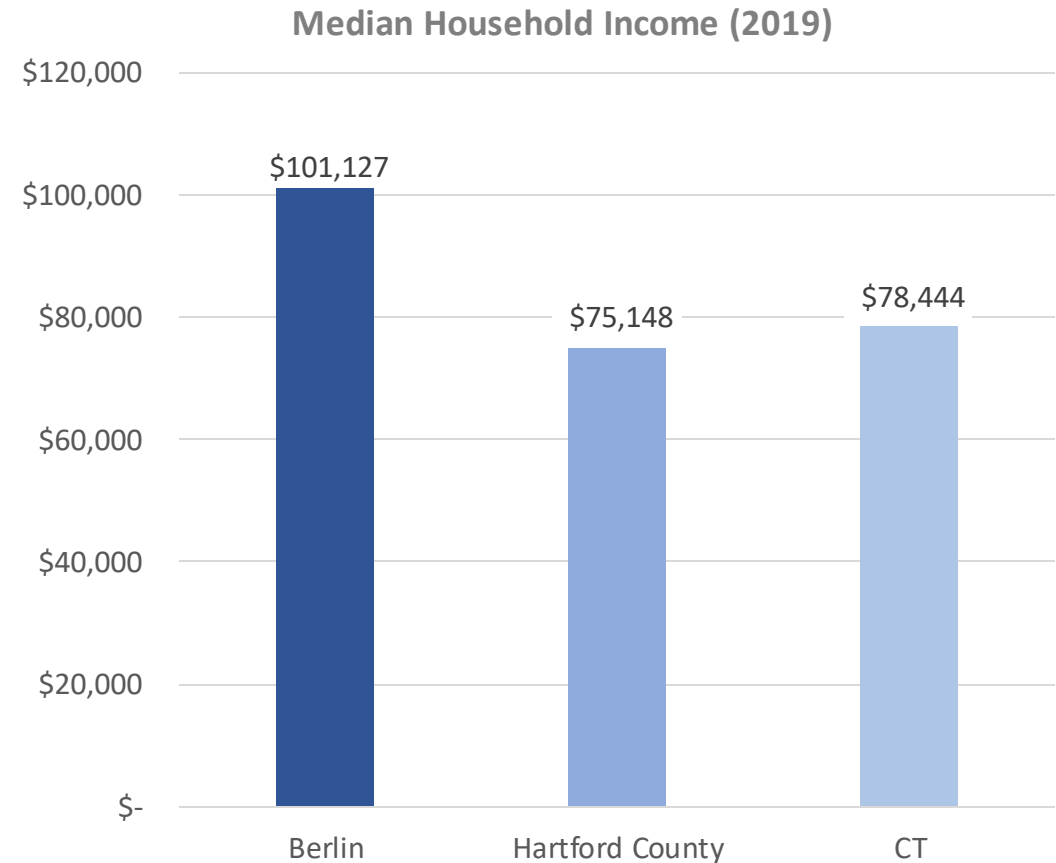


Source: American Community Survey



# Median Household Income

- Berlin's median household income is higher than both Hartford County's and the State's.
- 35% higher than Hartford County
- 29% higher than Connecticut



Source: American Community Survey

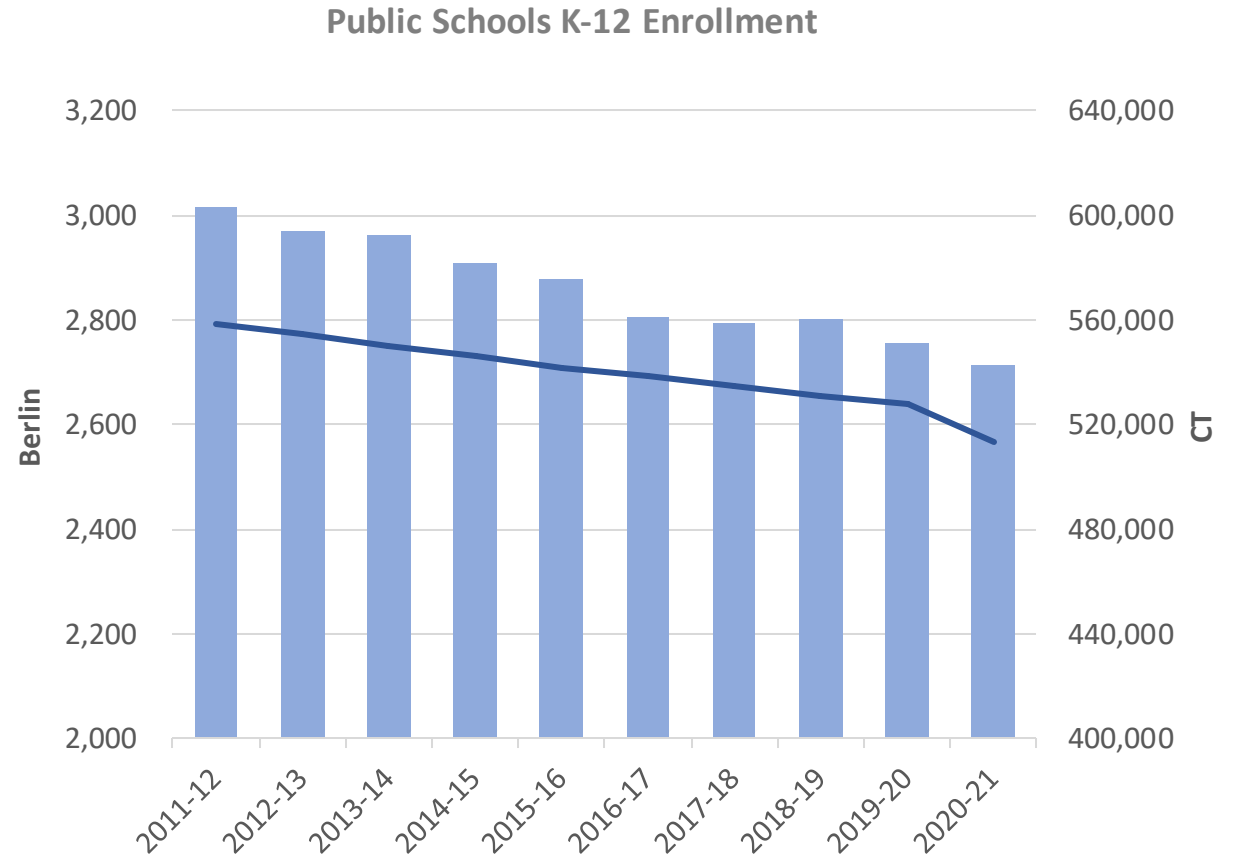
# Schools and Educational Attainment



Image Credit: FIP Construction

# School Enrollment

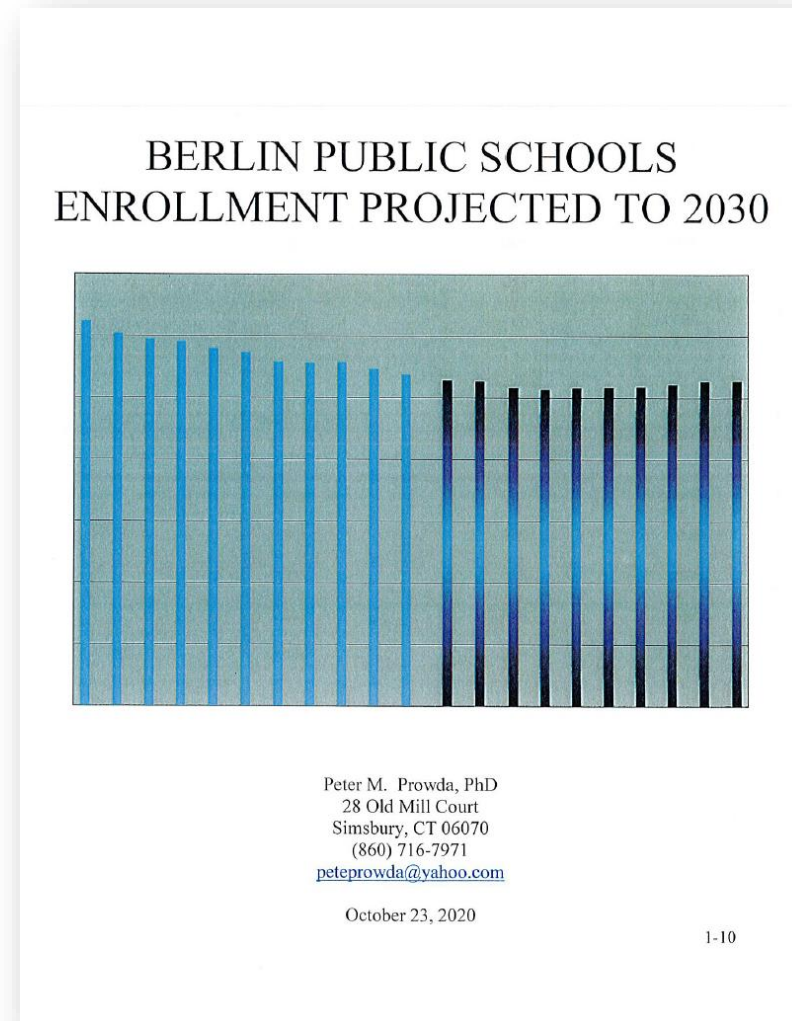
- School enrollment in Berlin's public schools has consistently decreased over the past ten years.
- This follows the same trend as school enrollment in the State.



Source: CT Department of Education

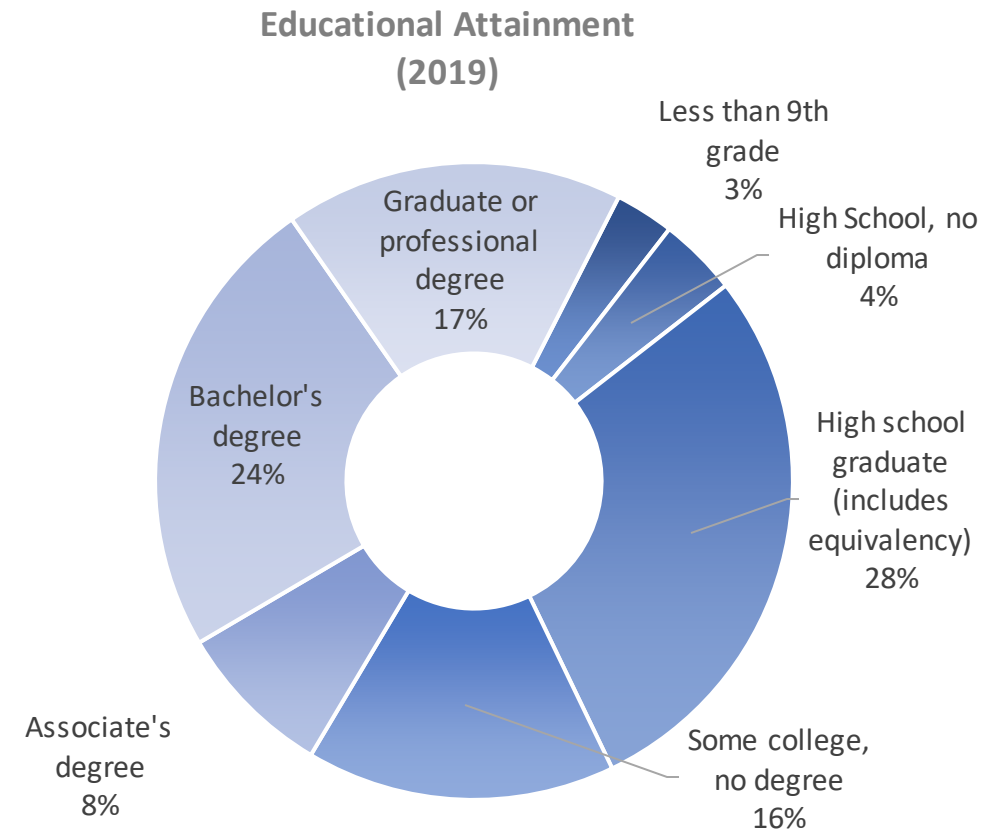
# Berlin's Schools: Enrollment Projections

- 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.



# Educational Attainment

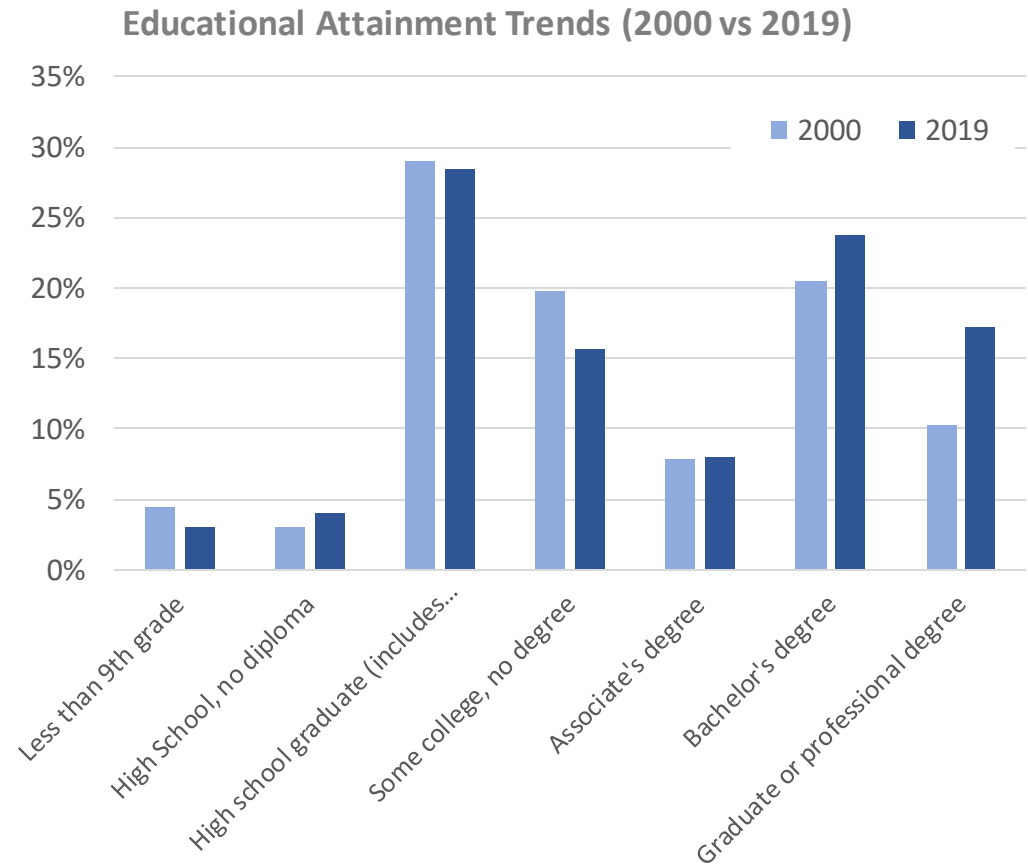
- 41% of Berlin's residents have a Bachelor's degree or higher.
- Only 7% of residents lack a High School Diploma



Source: American Community Survey

# Educational Attainment

- Berlin's population shifted towards more educational attainment between 2000 and 2019.
- The greatest growth in educational attainment was seen in those with a Bachelor's or Graduate or Professional Degree.



Source: US Census and American Community Survey

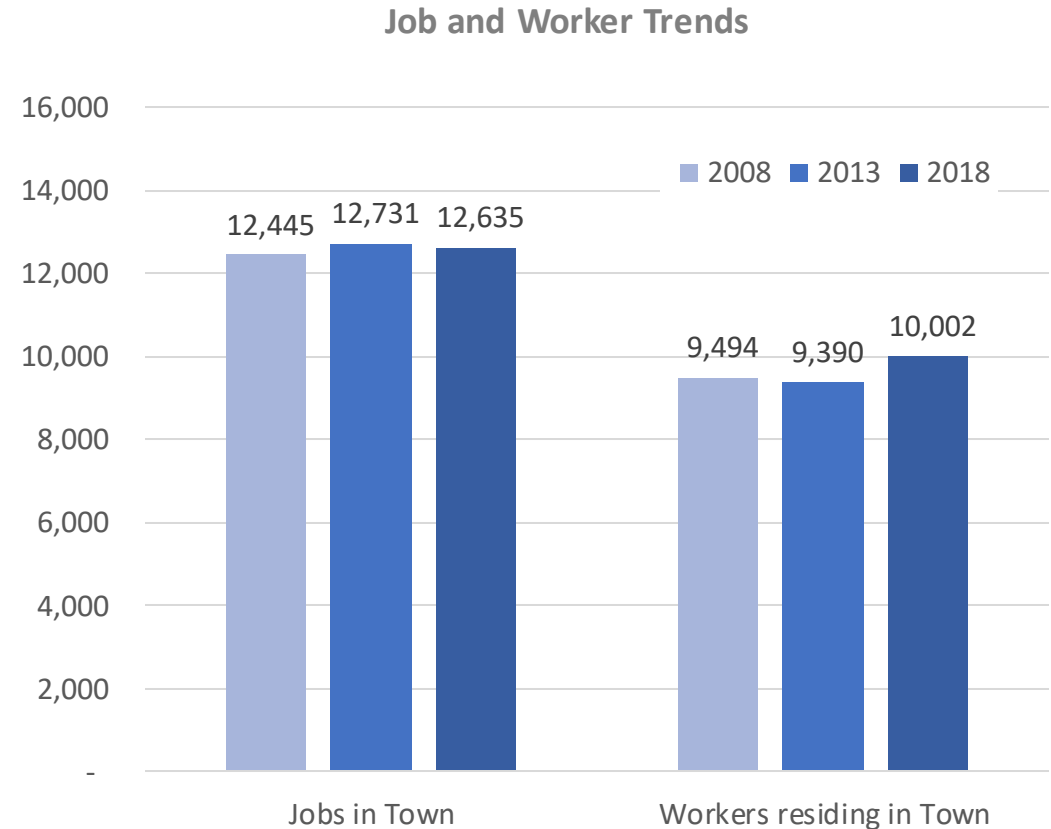
# Jobs and Employment



*Image Credit: Forrest Machine Inc.*

# Job and Worker Trends

- Berlin has more jobs in the town than workers residing in the town.
- The size of Berlin's resident workforce grew by 5% between 2008 and 2018.
- The number of jobs in town grew by 1.5% over the same period.



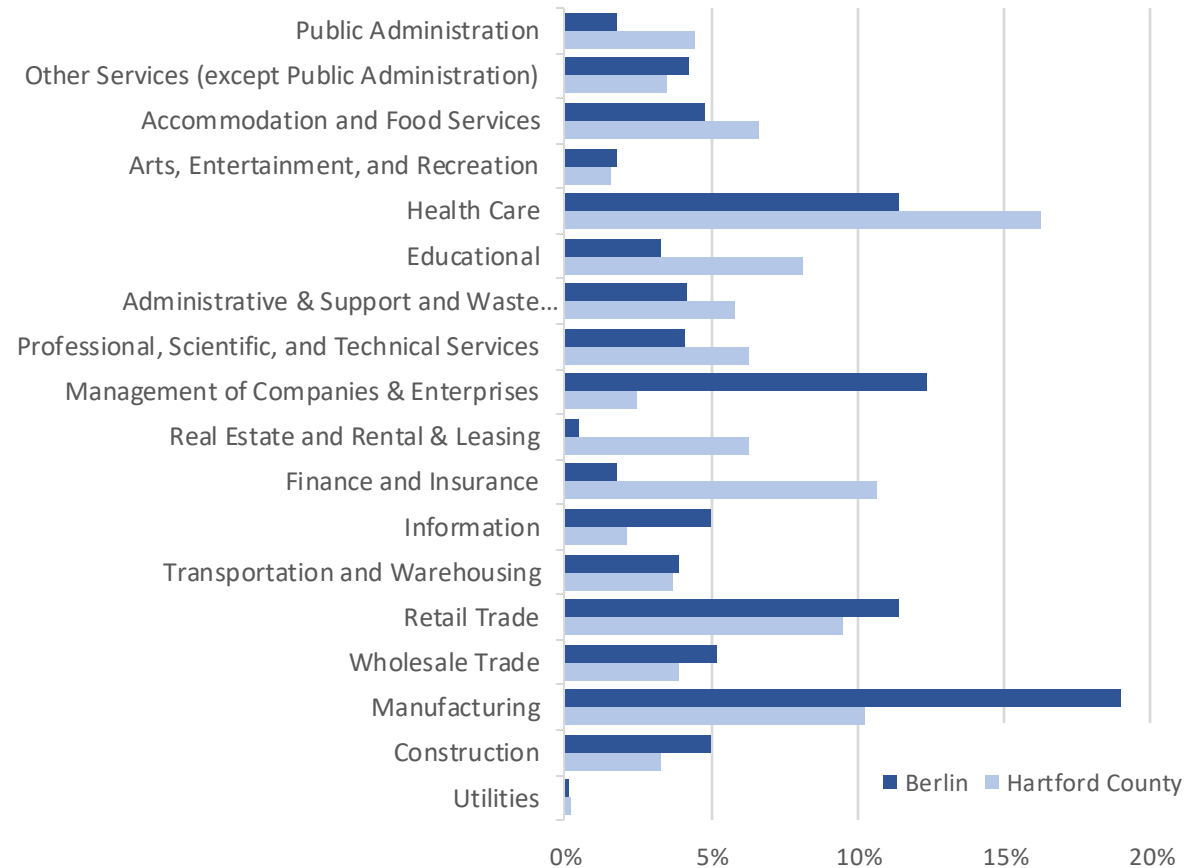
Source: USCB Longitudinal Employer-Household Dynamics



# Jobs by Industry

- Berlin has a high share of jobs in the health care, management, retail, and manufacturing industries.
- Berlin leads Hartford County in share of jobs in management, retail, and manufacturing, but lags the County in share of jobs in health care.
- *Some jobs of Berlin-based businesses are held by workers who work outside of Berlin.*

Share of Jobs by Industry  
(2018)

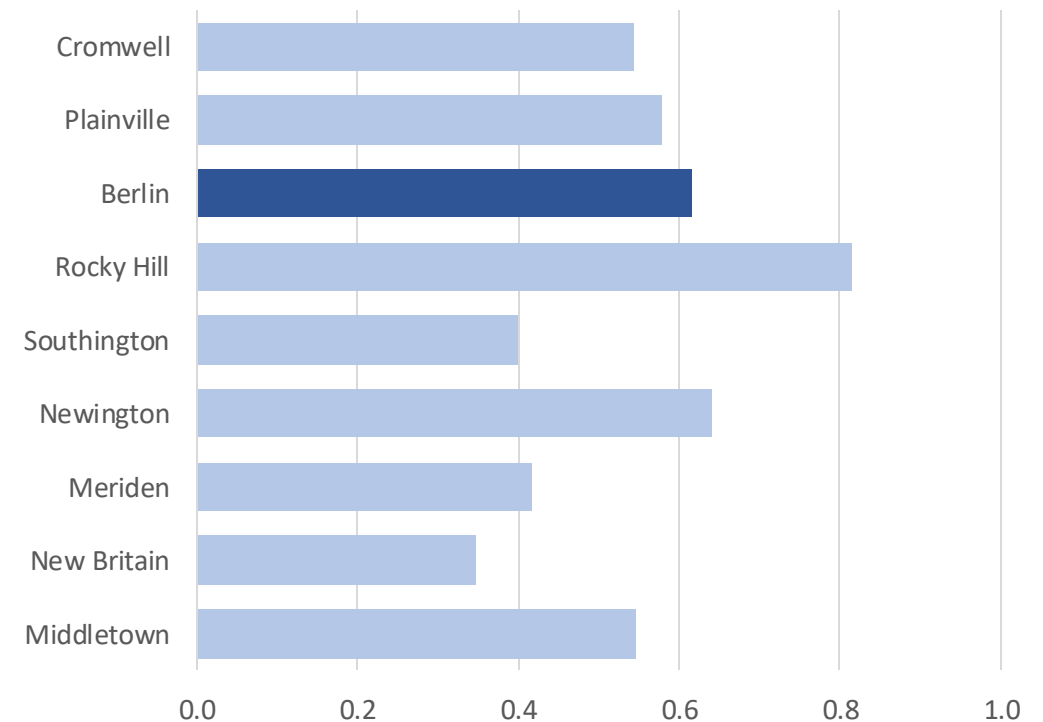


Source: USCB Longitudinal Employer-Household Dynamics

# Jobs in Berlin vs Region

- Berlin has a comparable number of jobs per capita as Cromwell, Plainville, Newington, and Middletown.
- Berlin exceeds communities such as Southington, Meriden, and New Britain in jobs per capita
- Berlin lags Rocky Hill in jobs per capita

Jobs per Capita in Berlin vs Neighboring Towns (2018)

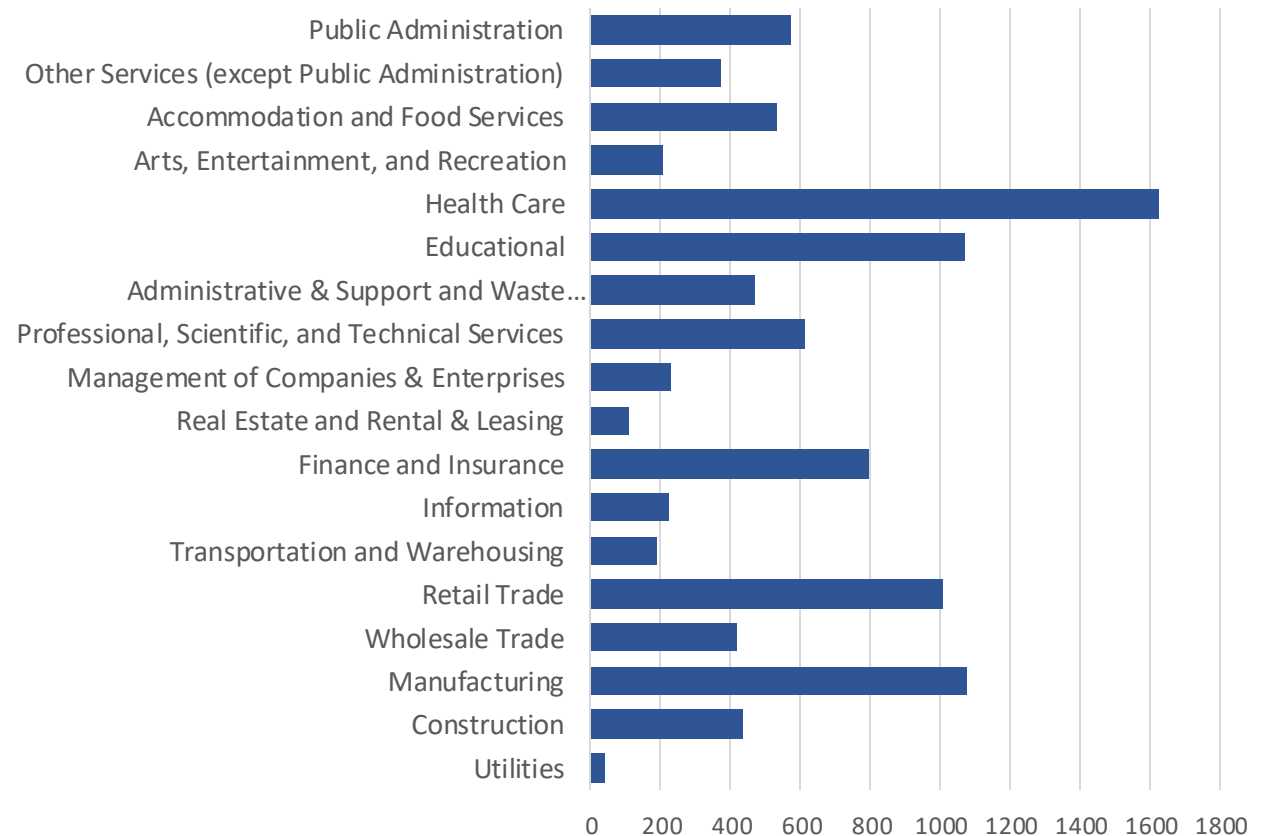


Source: USCB Longitudinal Employer-Household Dynamics

# Resident Employment

- The greatest share of resident employment is in the health care, education, retail, and manufacturing industries.

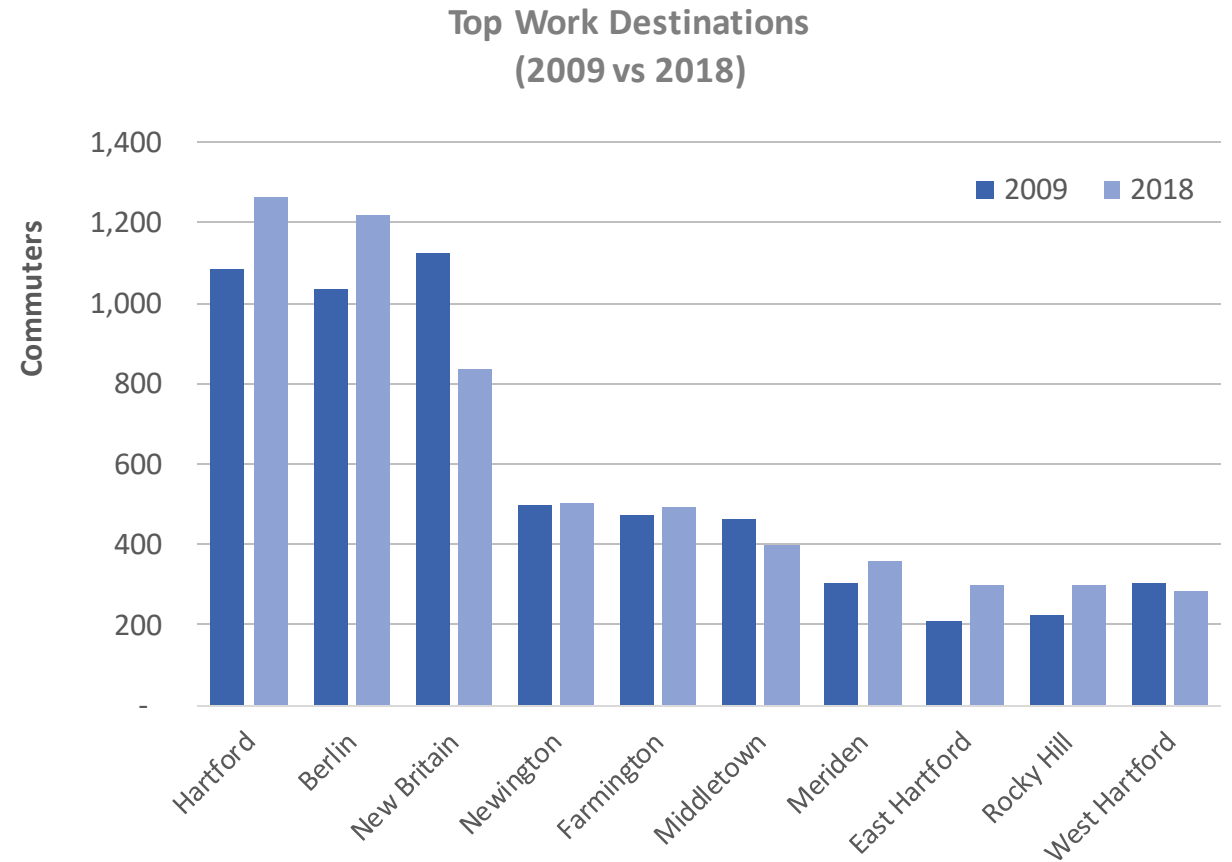
Resident Employment by Industry (2018)



Source: USCB Longitudinal Employer-Household Dynamics

# Resident Employment Locations

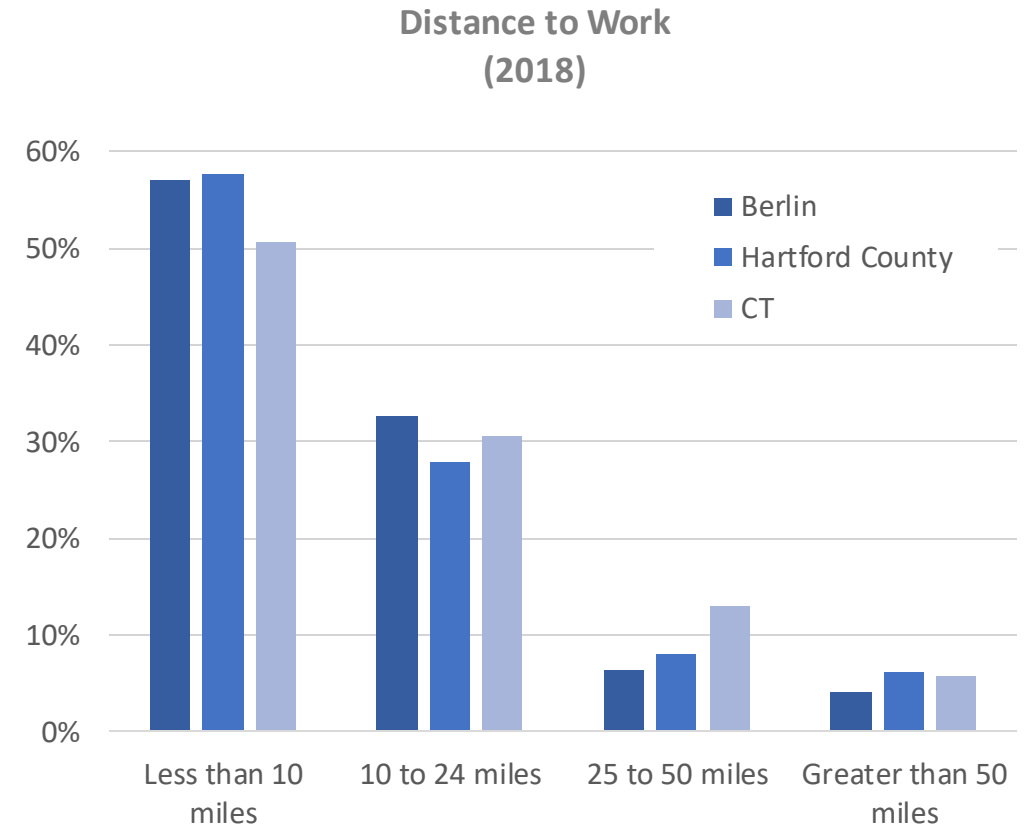
- Hartford, Berlin, and New Britain are the top employment locations of the town's residents.
- Berlin residents employed in Hartford and Berlin grew by approximately 11% between 2009 and 2018.
- Berlin residents employed in New Britain contracted by 26% over the same period.



Source: USCB Longitudinal Employer-Household Dynamics

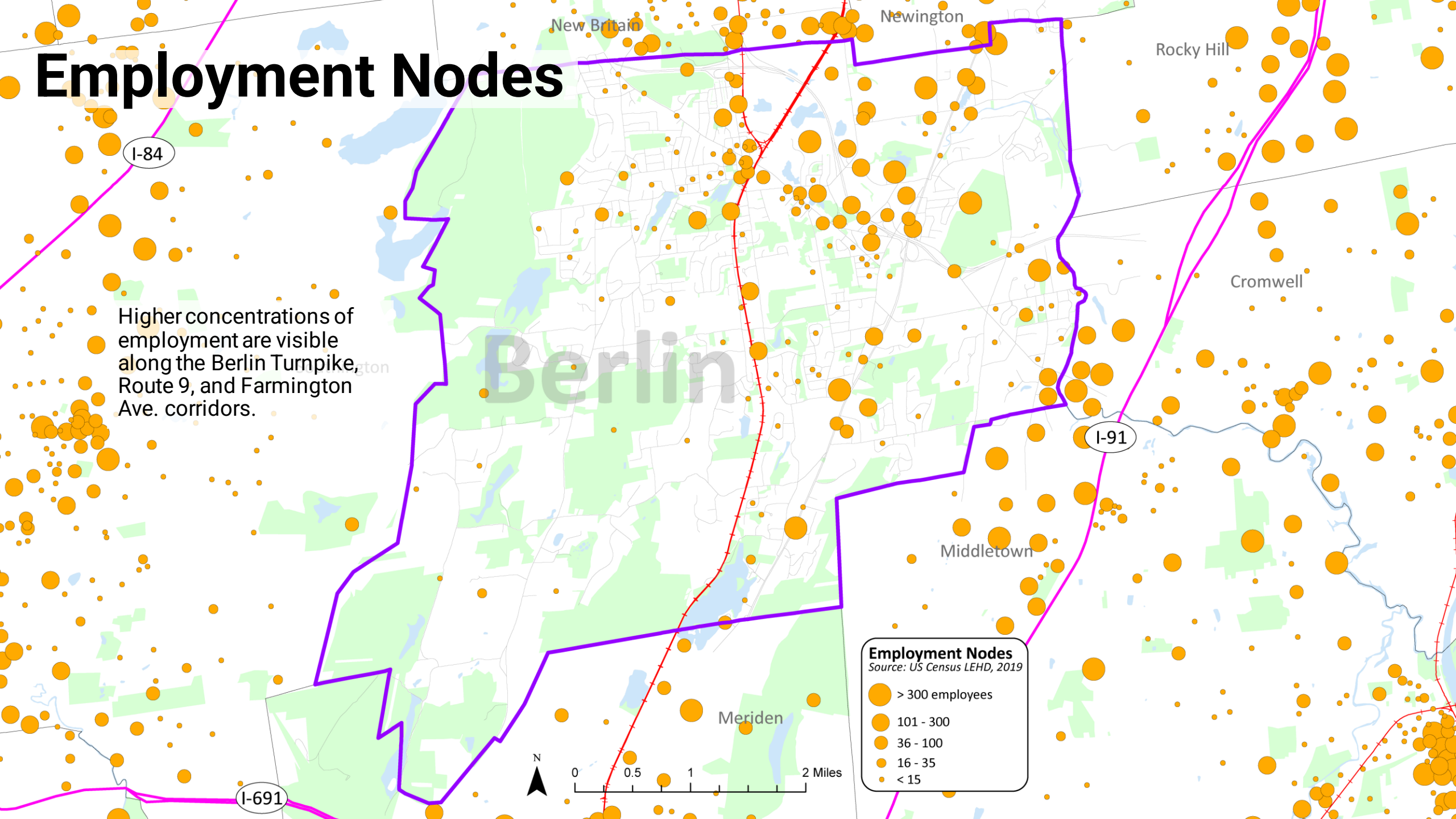
# Distance to Employment

- Berlin's workers work close to home, with 57% working within 10 miles of home.
- This is comparable to the commuting ranges of both Hartford County and State residents.



Source: USCB Longitudinal Employer-Household Dynamics

# Employment Nodes



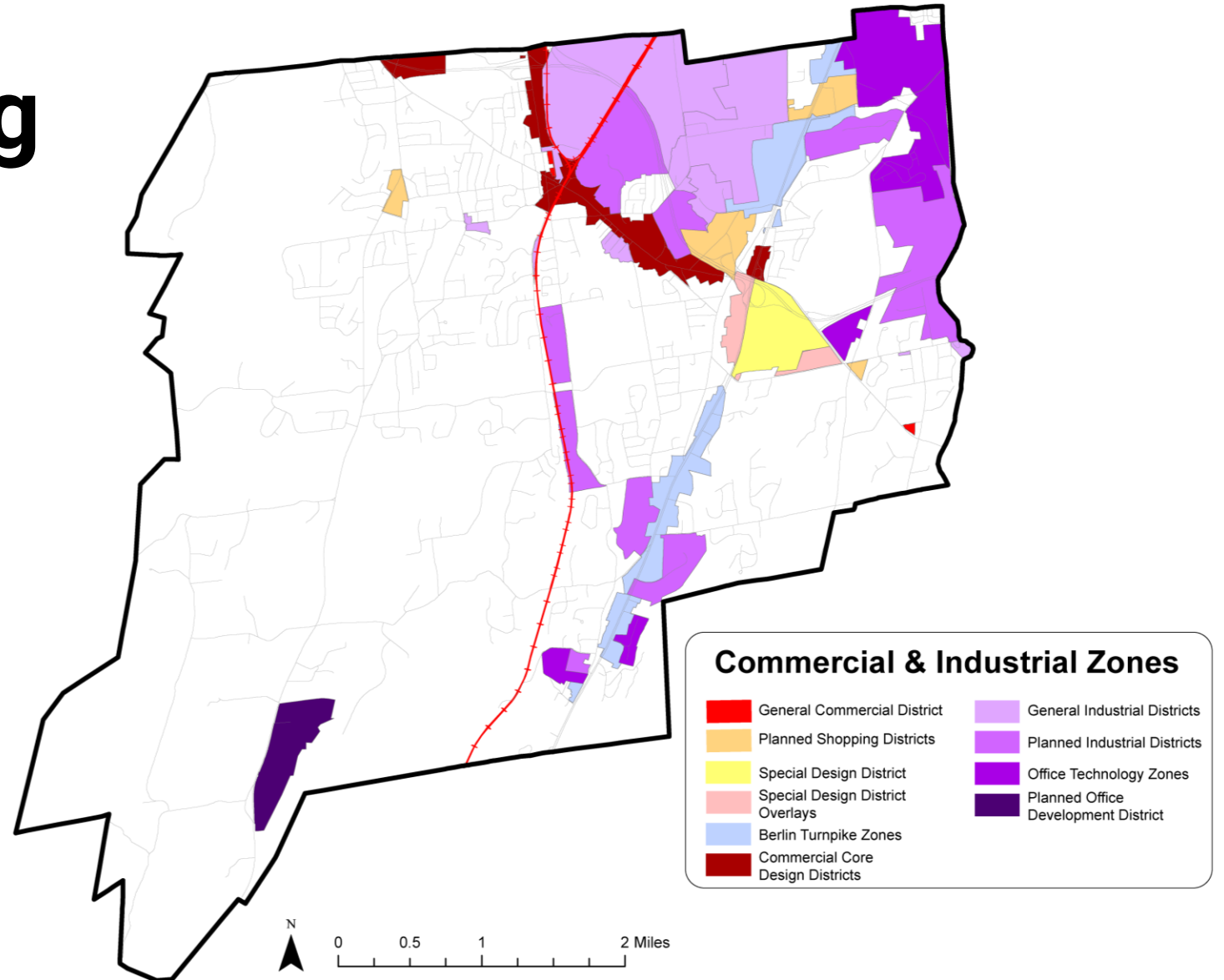
Higher concentrations of employment are visible along the Berlin Turnpike, Route 9, and Farmington Ave. corridors.

**Employment Nodes**  
Source: US Census LEHD, 2019

- > 300 employees
- 101 - 300
- 36 - 100
- 16 - 35
- < 15

# Commercial & Industrial Zoning

- Berlin's Commercial districts are focused around the Farmington Ave. corridor and the Berlin Turnpike.
- The industrial zones are primarily in the northeastern section of town, with a few running along the rail line and surrounding the commercial districts along the southern portion of the Berlin Turnpike.



# Top 10 Taxpayers

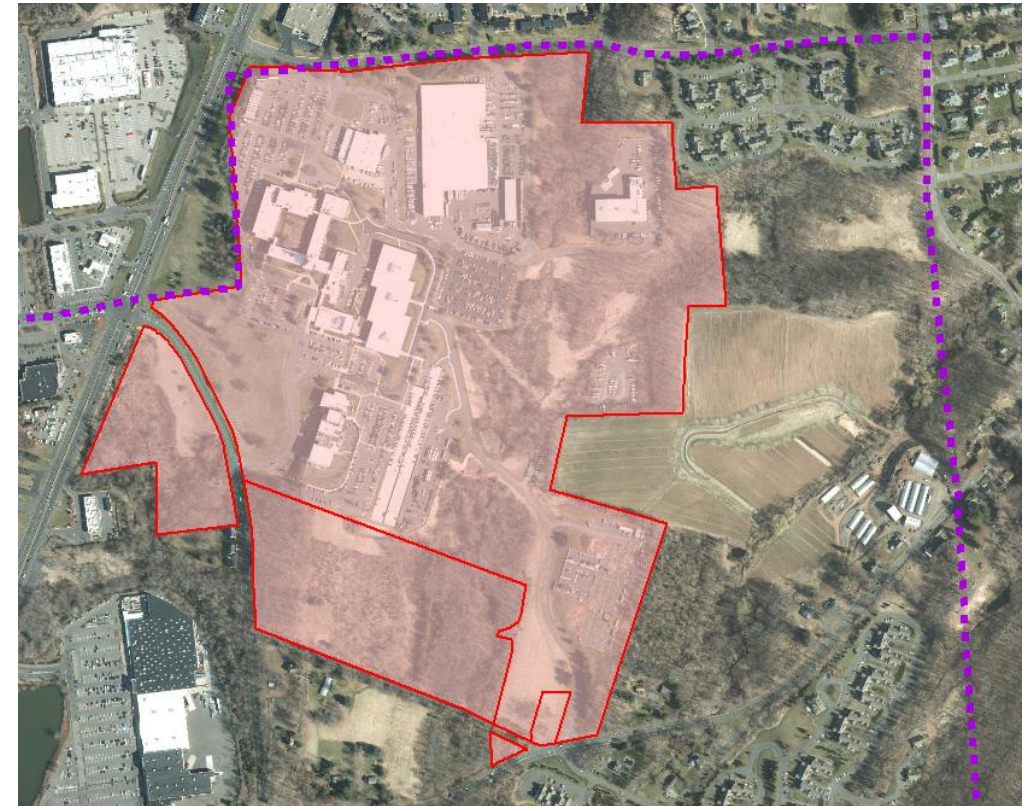
## Principal Taxpayers

Source: Town of Berlin Assessors Office, Based on 2019 Grand List

	Taxpayer	Taxable Assessed Valuation	Percent of Town's Taxable Assessed Valuation
1	Rocky River Realty Co.	\$217,066,038	9.15%
2	Corbin Russwin Inc.	\$27,297,870	1.15%
3	Tomz Corporation	\$20,976,520	0.88%
4	Cedar Brickyard	\$17,076,850	0.72%
5	B & F Machine Inc.	\$14,214,980	0.60%
6	Stonebridge Berlin Assoc.	\$9,363,400	0.39%
7	Budney Industries Inc.	\$8,917,435	0.38%
8	Connecticut Natural Gas Corp.	\$8,650,160	0.36%
9	Budney Overhaul	\$8,494,970	0.36%
10	224 Berlin Turnpike LLC (incl. Acura of Berlin)	\$7,711,490	0.33%
		<b>\$339,769,713</b>	<b>14.33%</b>

## Rocky River Realty Co. Land

Source: Town of Berlin Assessors Office



- The top 10 taxpayers contribute to 14% of Berlin's overall taxable property, according to the town's assessor's office.
  - Rocky River Realty Company, Berlin's top taxpayer, accounts for 9% alone.
  - They own 6 parcels and 144.5 acres of land in town, with 5 of them clustered in the northeastern corner of Berlin.
  - Their largest land holding is a 114-acre parcel valued at \$90,000,000. It is the home of Eversource's regional headquarters and several other large commercial/industrial buildings.

*Berlin Plan of Conservation and Development*

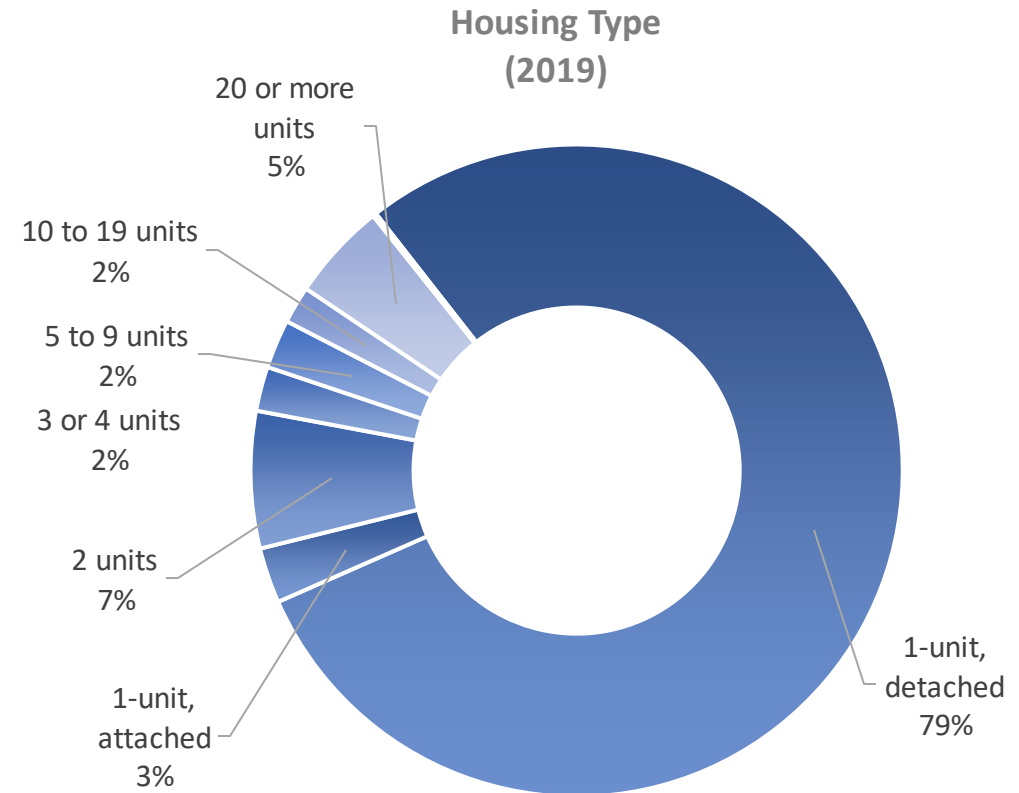


# Housing Characteristics



# Housing Supply

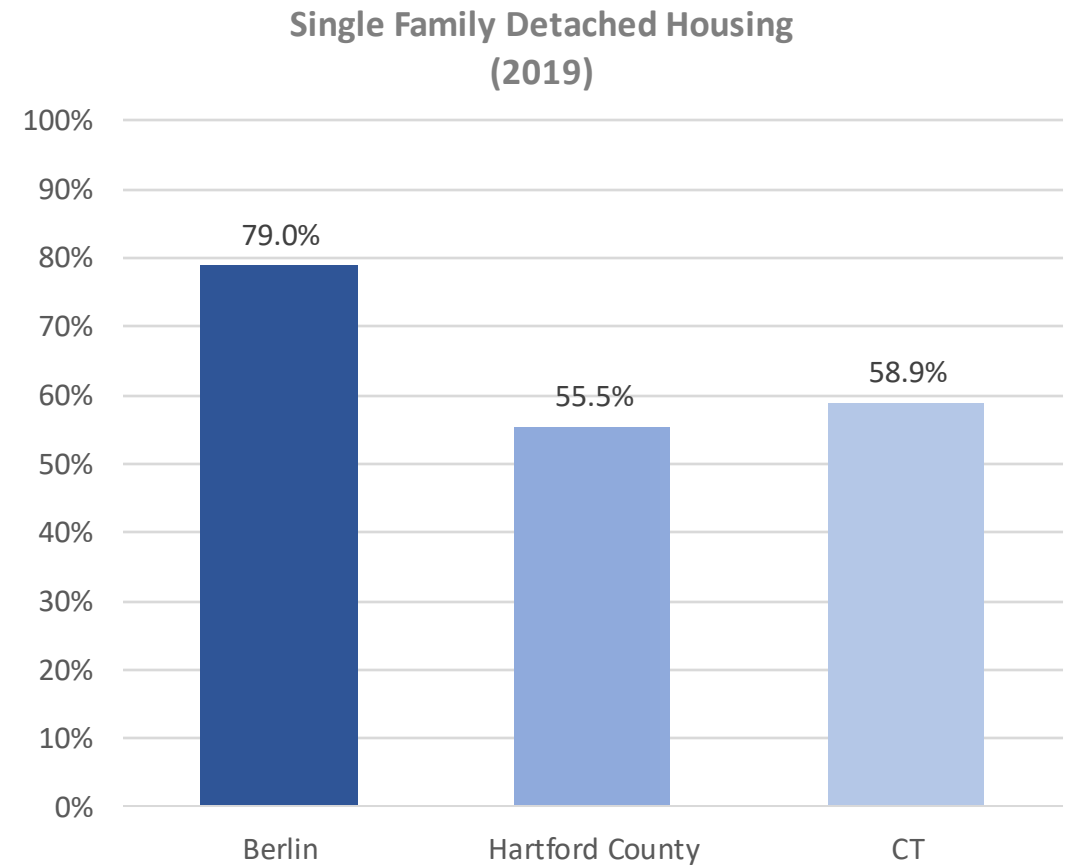
- Most (79%) of Berlin's housing is single-family detached housing
- Housing with 20 or more units comprises 5% of the town's housing.



Source: American Community Survey

# Housing Supply

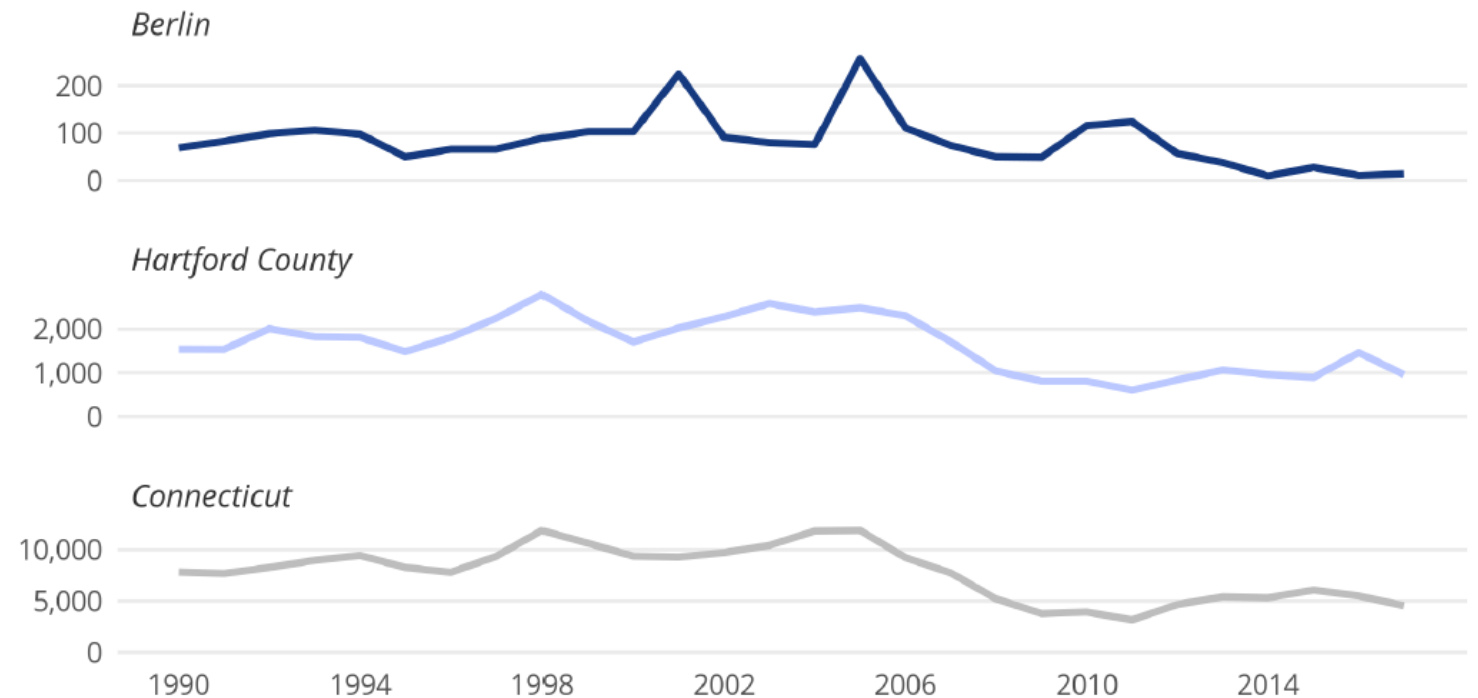
- Berlin's housing supply is oriented more towards single family housing than Hartford County or the State.



Source: American Community Survey

# Housing Permit Activity 1990-2017

- Housing permit activity in Berlin followed similar trends as both Hartford County and the State between 1990 and 2017.
- Housing permit activity in Berlin has been relatively low since 2010.



Source: Connecticut Department of Economic and Community Development

# Housing Permit Activity 1990-2020

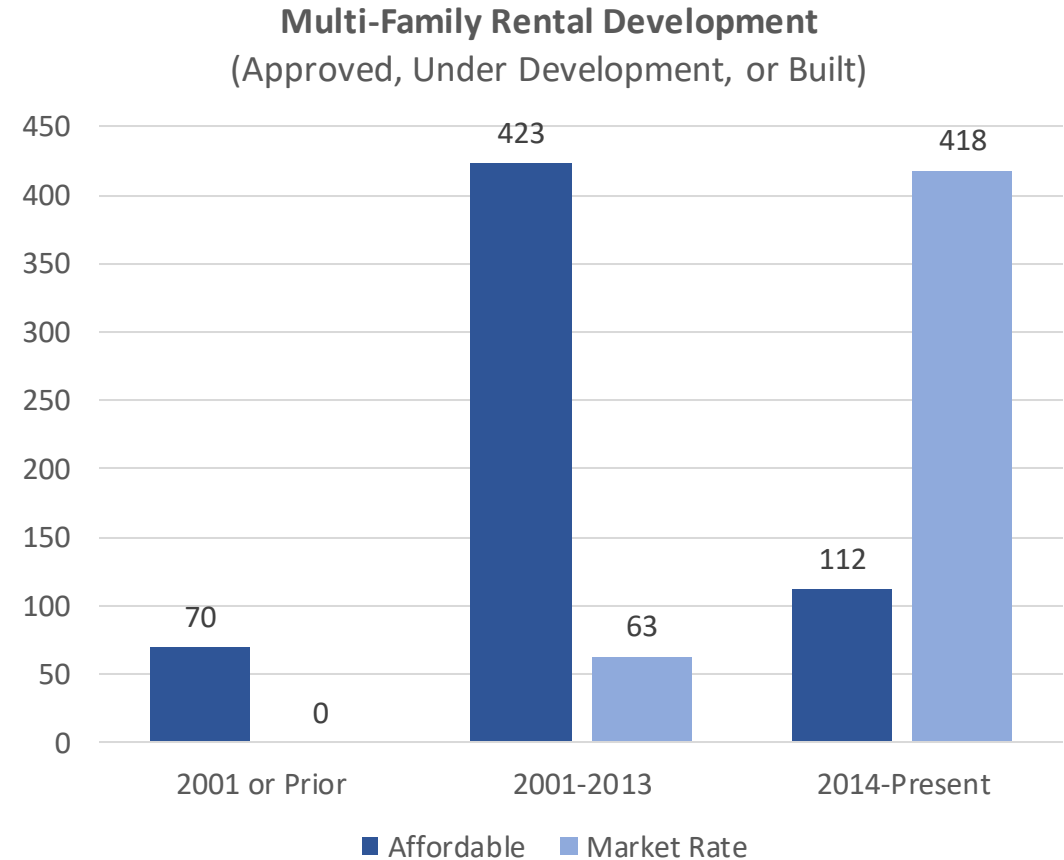
- Housing permit activity is at a 30+ year low over the past 8 years.
- Average housing permit activity is 22 units per year over the past 8 years.
- This compares to an average of 99 housing permits per year between 1990 and 2012.
- Recent permits for larger multi-family rental projects are now spurring an upsurge in housing permit activity.



Source: CT DECD, Town of Berlin

# Multi-Family Rental Development

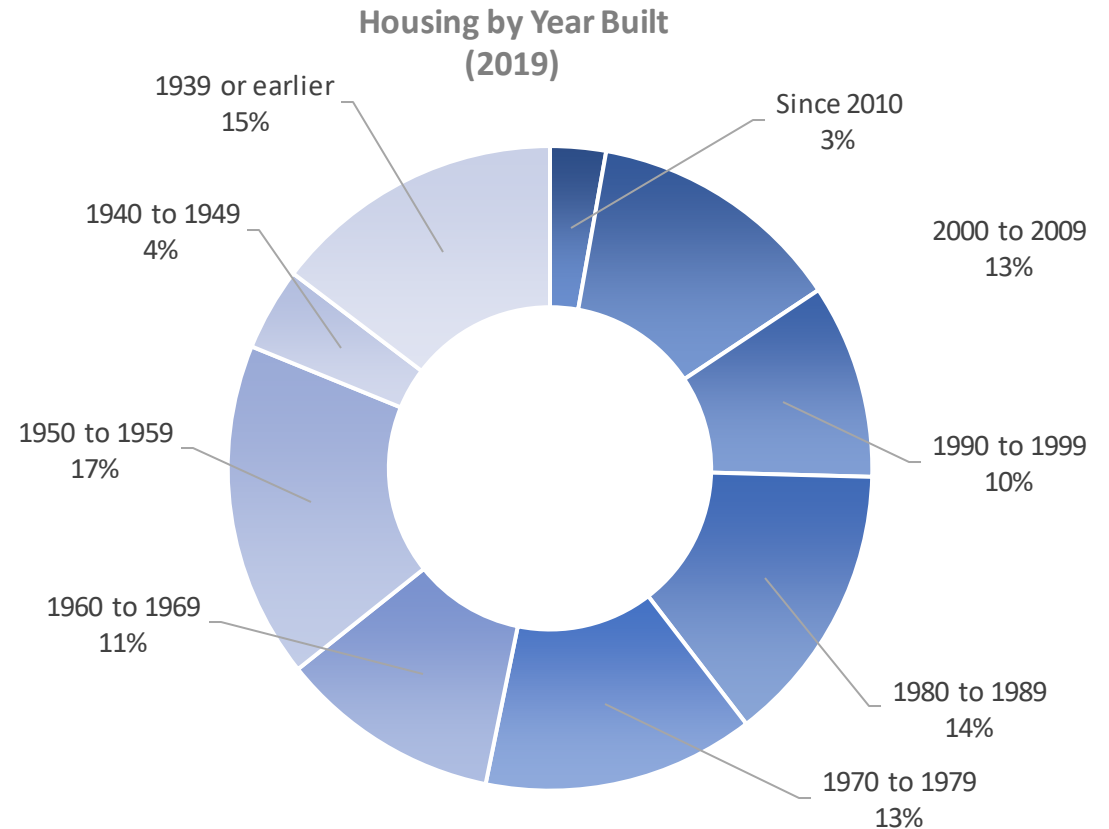
- 530 housing units in multi-family residential developments have been approved or are under development in Berlin since 2014, but only 36 of these are completed to date.
- 556 housing units in multi-family residential developments were built in Berlin prior to 2013.
- Built and approved developments include a mixture of market rate, mixed income, age restricted mixed income, and age restricted affordable apartments.



Source: Town of Berlin

# Age of Housing

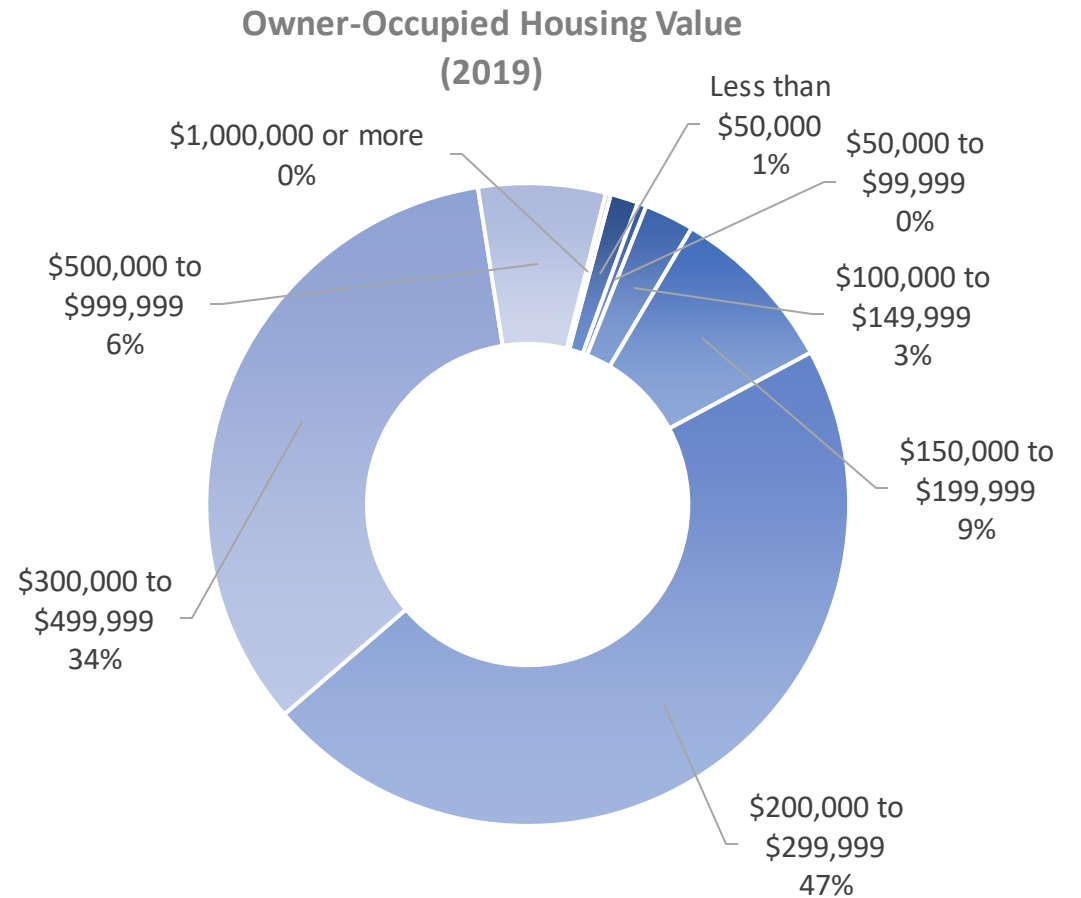
- Berlin's housing ranges in age with 47% of housing constructed more than 50 years ago.
- Only 3% of the town's housing has been constructed since 2010.



Source: American Community Survey

# Housing Value

- 40% of Berlin's housing stock is valued at more than \$300,000.

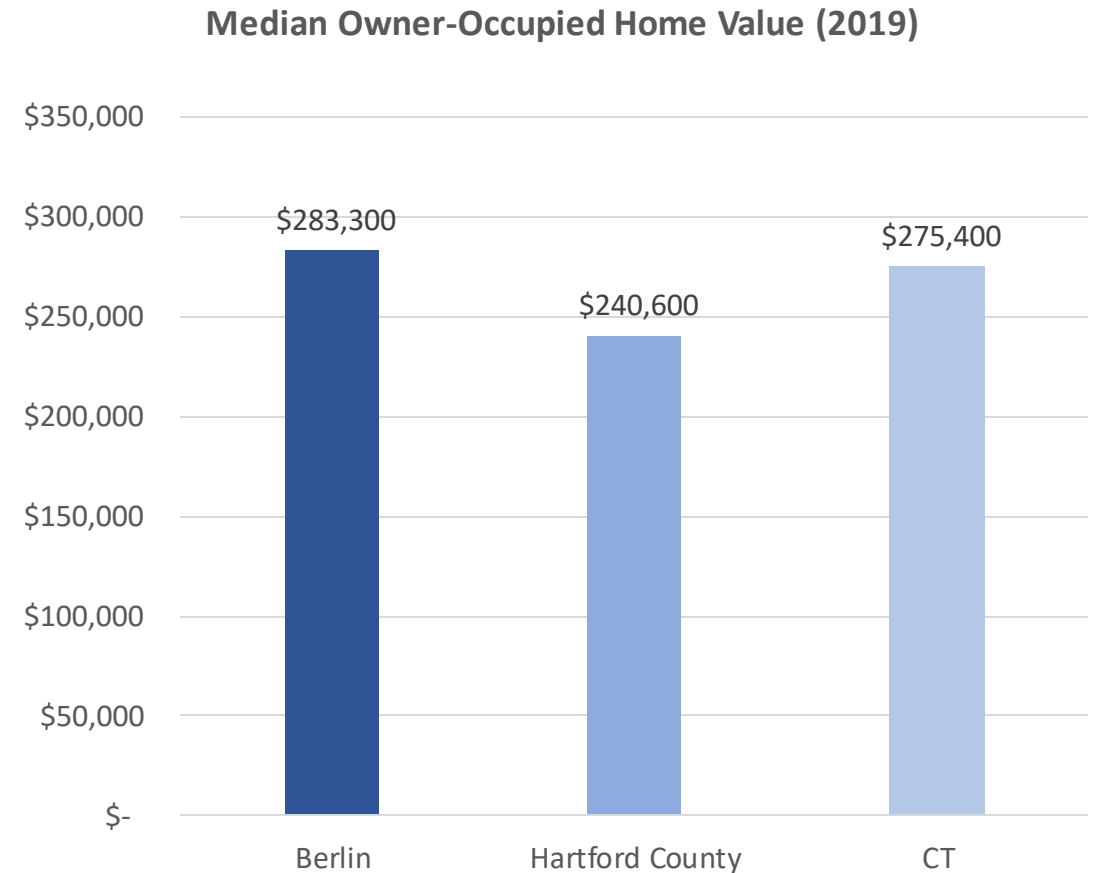


Source: American Community Survey



# Housing Value vs Region

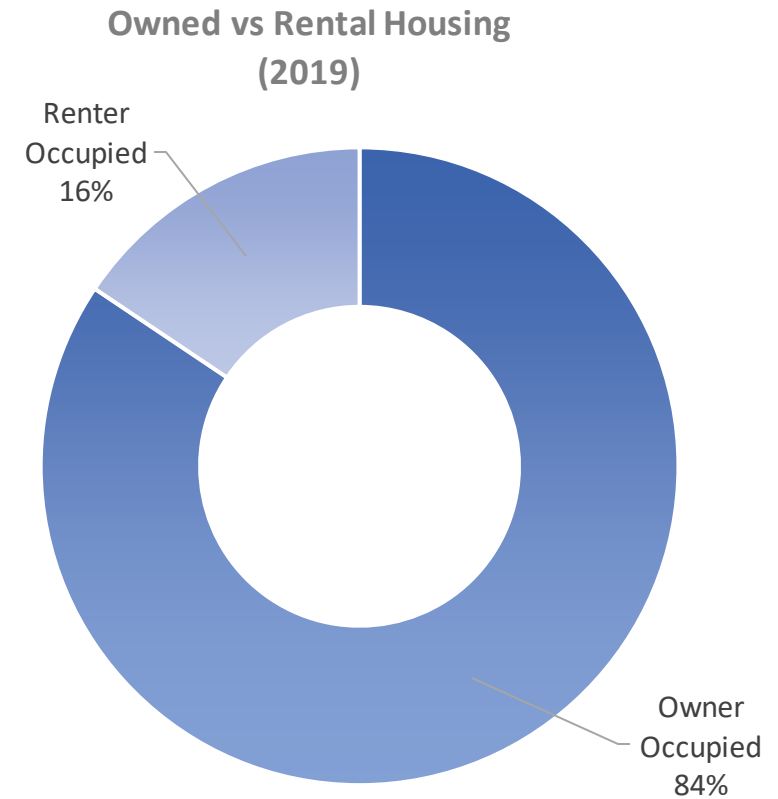
- Berlin's median housing value is higher than both Hartford County's and the State's.



Source: American Community Survey

# Housing

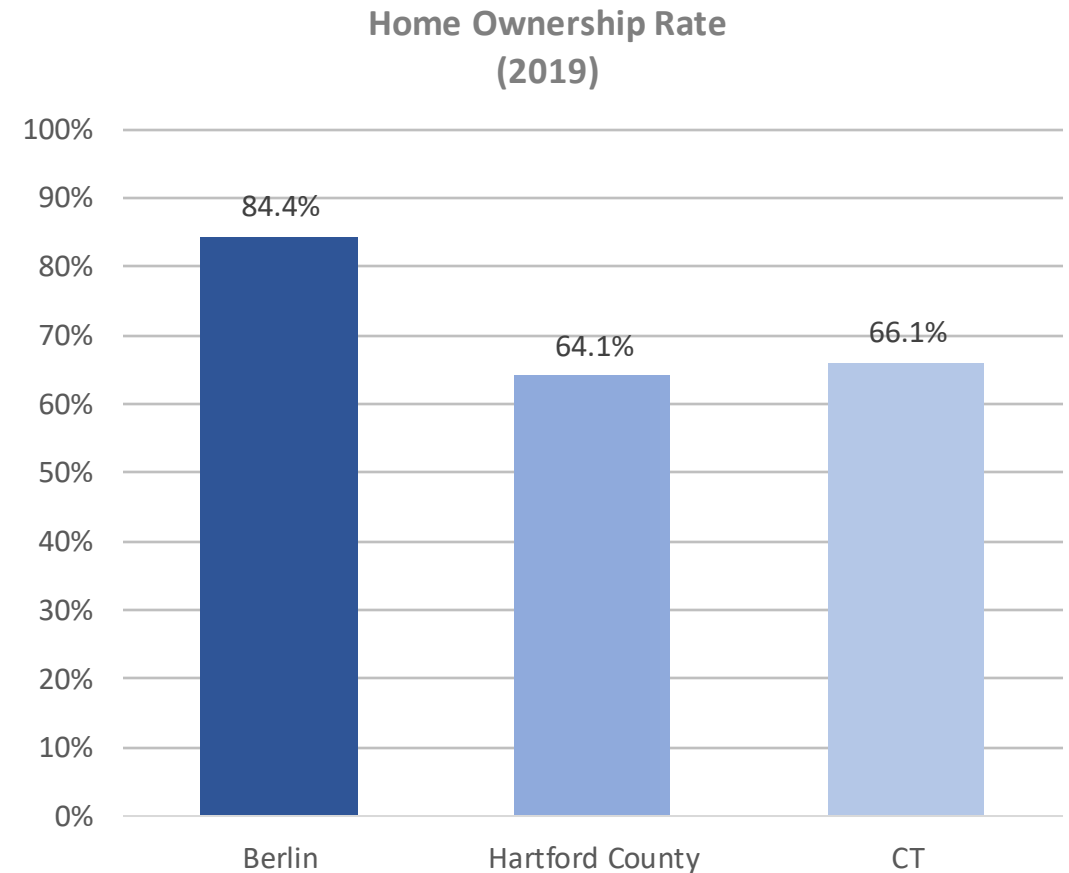
- Most of Berlin's housing is owner occupied



Source: American Community Survey

# Home Ownership Rate

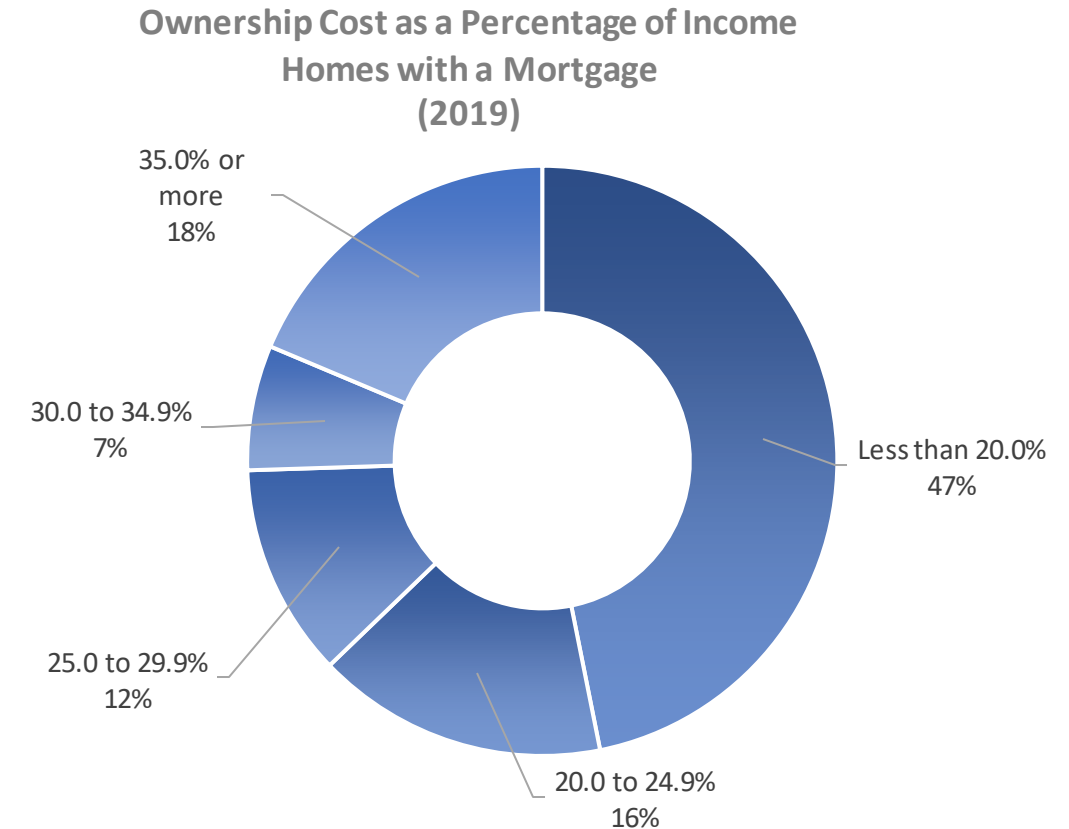
- Berlin has a higher home ownership rate than both Hartford County and the State



Source: American Community Survey

# Ownership Cost vs Income

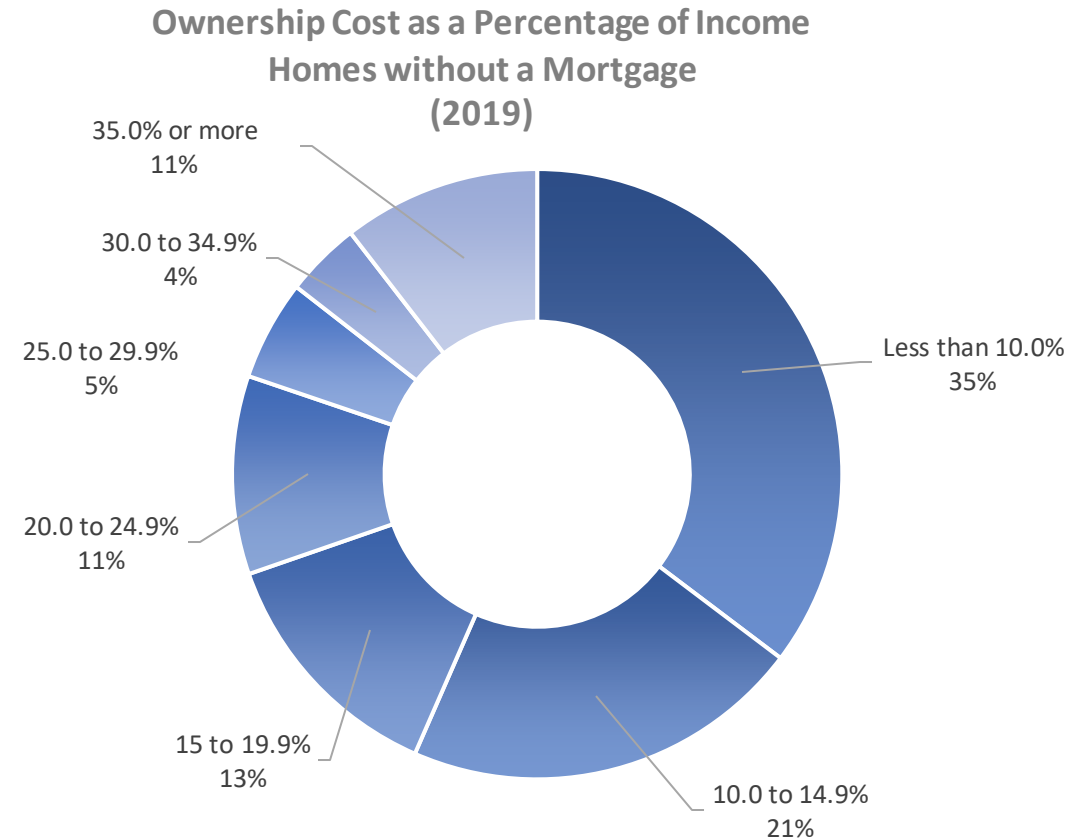
- 25% of homeowner households with a mortgage spend more than 30% of their income on housing costs.



Source: American Community Survey

# Ownership Cost vs Income

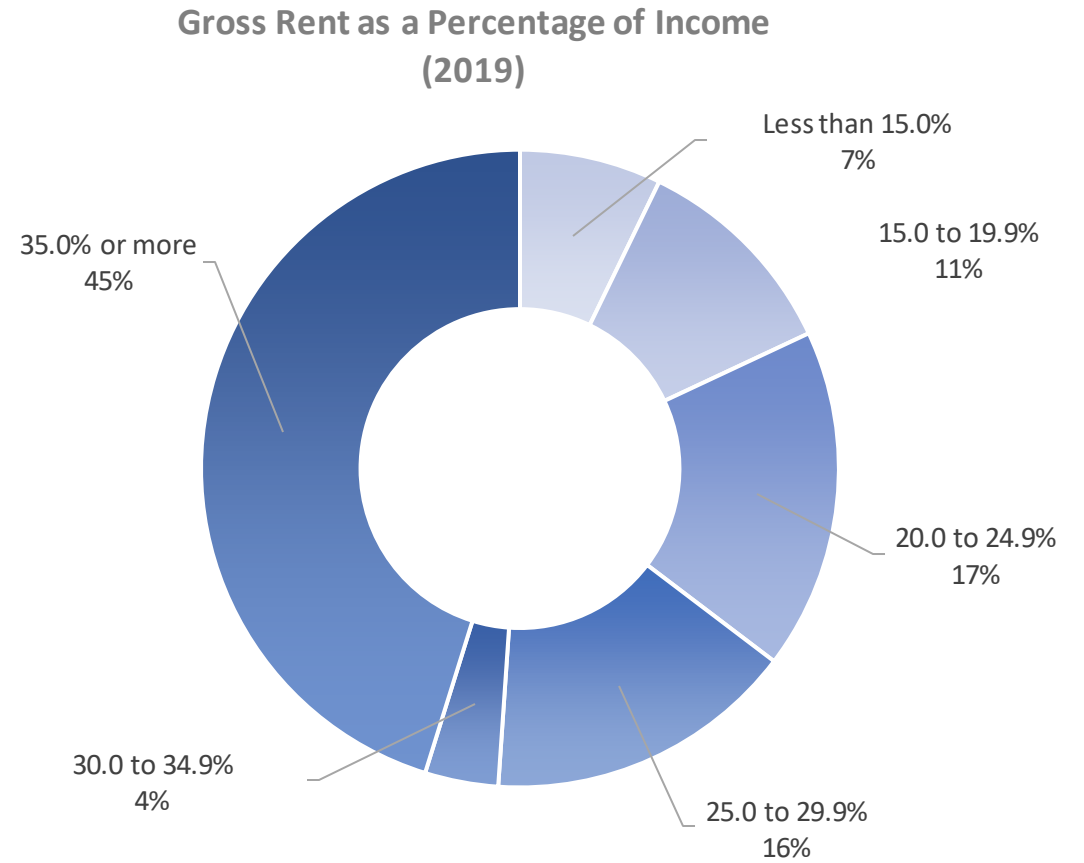
- 15% of homeowner households without a mortgage spend more than 30% of their income on housing costs.



Source: American Community Survey

# Rental Cost vs Income

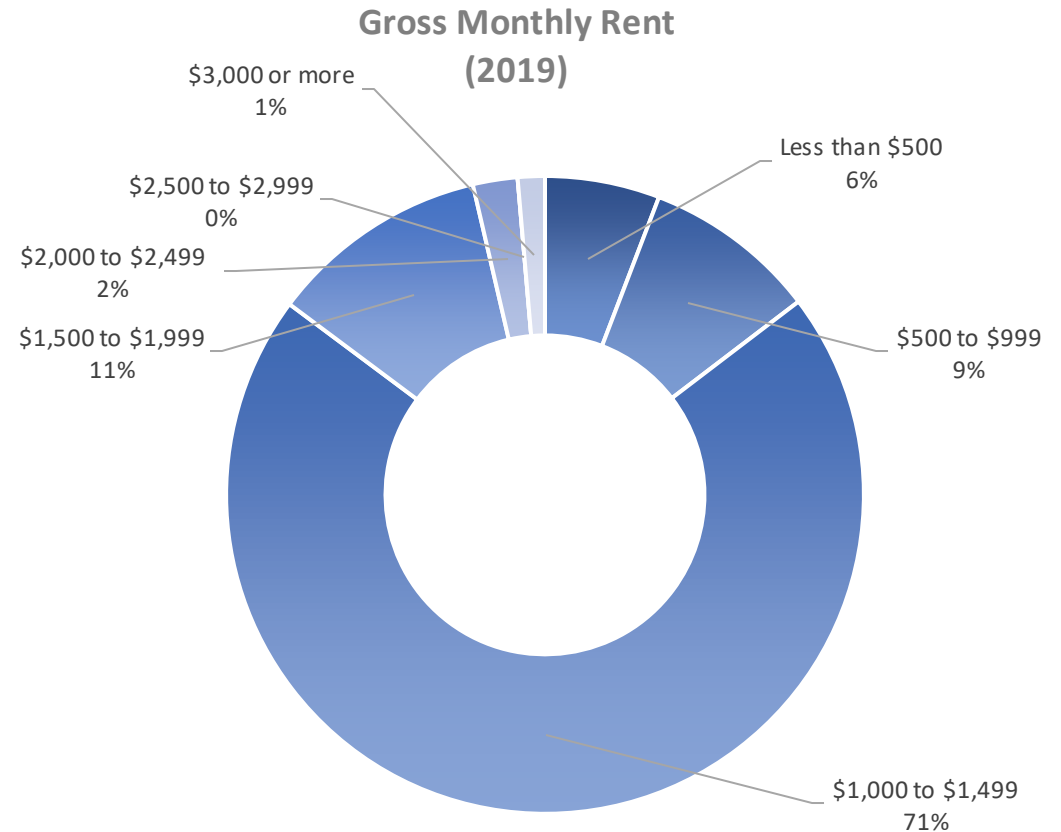
- Almost half (49%) of renters in Berlin spend 30% or more of their income on rent



Source: American Community Survey

# Rental Cost

- Most of the town's rental housing costs between \$1,000 and \$1,499 per month.
- Only 15% of the town's housing costs less than \$1,000 per month.
- Rental rates have increased significantly since 2019.

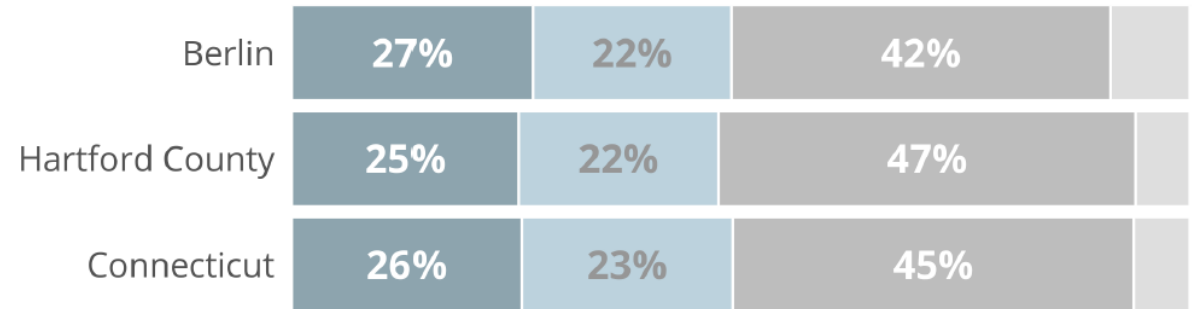


Source: American Community Survey

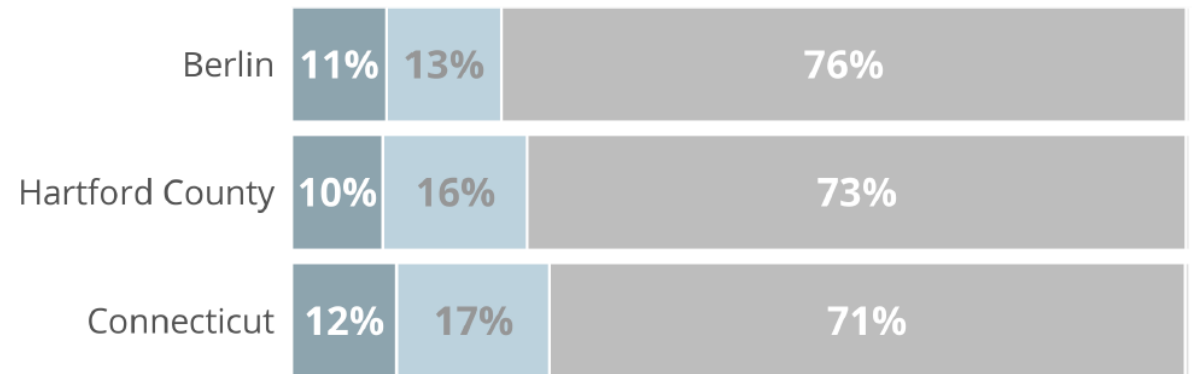
# Housing Cost

- Renters in Berlin have substantially lower incomes than homeowners and have a higher share of housing cost as a percentage of their income.
- Housing cost burden in Berlin is slightly lower than both Hartford County and the State

**Housing cost burden for renters (2019)**



**Housing cost burden for owners (2019)**



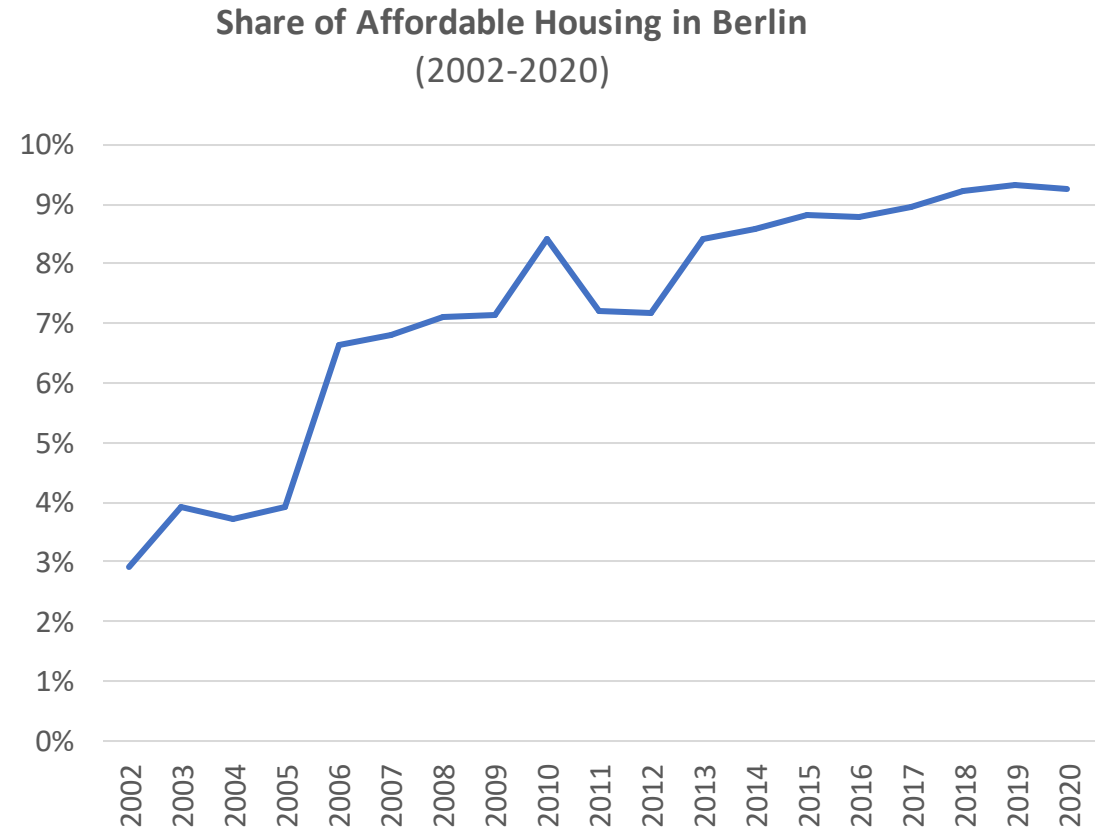
Severe burden (50% or greater)
  Moderate burden (Between 30% and 50%)
  Not burdened (Less than 30%)
  Not Computed

Source: Partnership for Strong Communities 2020 Housing Data Profile, American Community Survey



# Affordable Housing

- Berlin's share of State qualified affordable housing increased from 2.9% in 2002 to 9.2% in 2020.

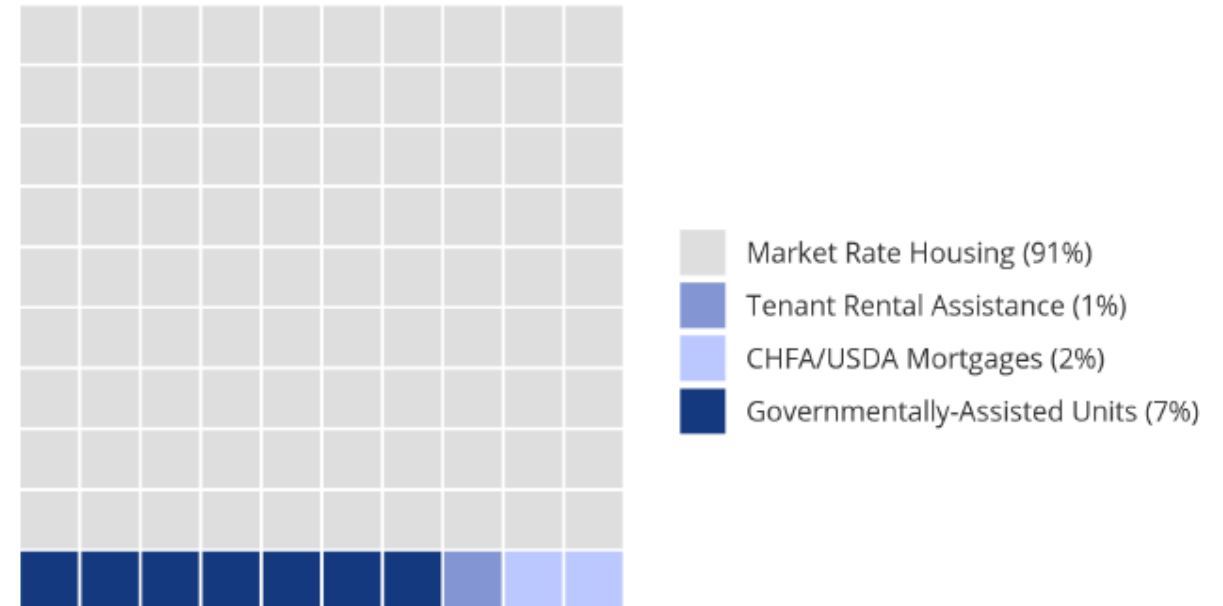


Source: CT Department of Housing

# Affordable Housing

- 8,140 housing units in Berlin (based on 2010 Census)
- 556 government assisted
- 50 tenant rental assistance
- 142 CHFA/USDA mortgages
- 4 deed restricted
- 752 total assisted units
- 9.24% affordable
- In 2021 Berlin's affordable housing share decreased to 9.02% because there were fewer CHFA mortgages.

Affordable units by type



Source: Connecticut Department of Housing

# Berlin's Affordable Housing Plan

- Plan was adopted by Town Council on May 17<sup>th</sup>
- Recommendations of the plan will be incorporated into the POCD

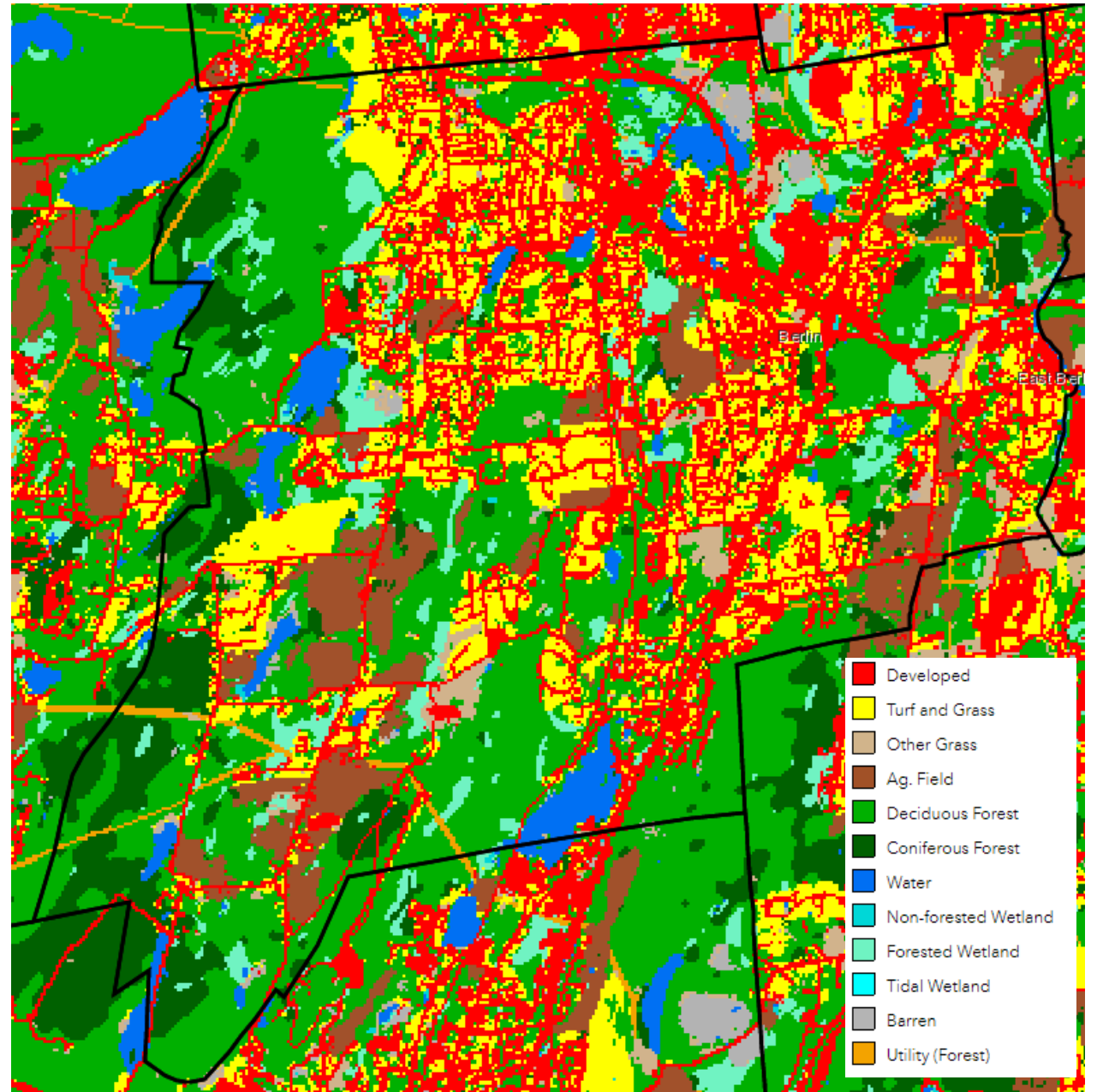


# Land Use and Zoning



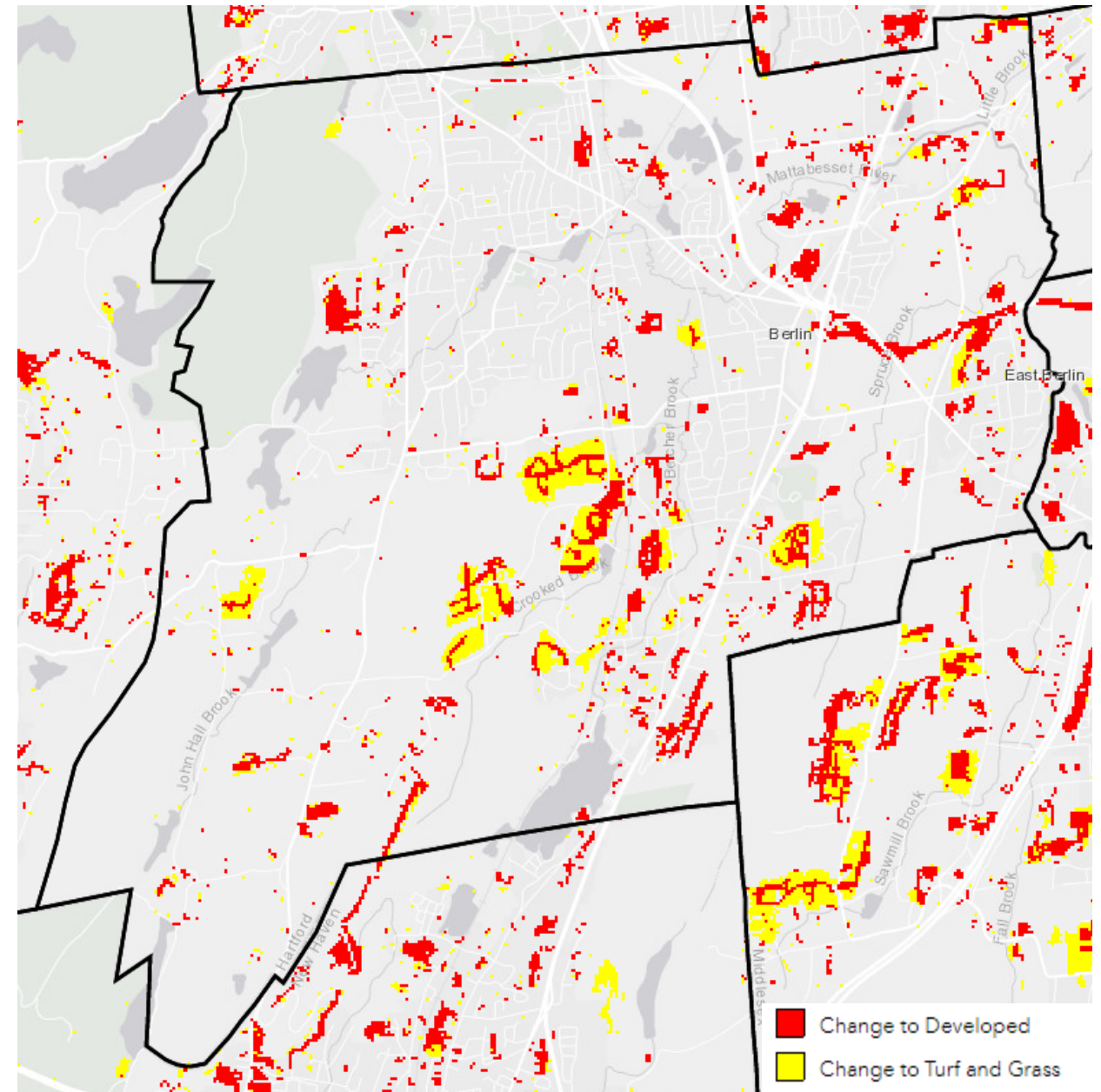
# 2015 Land Cover

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



# Land Cover Change 1985-2015

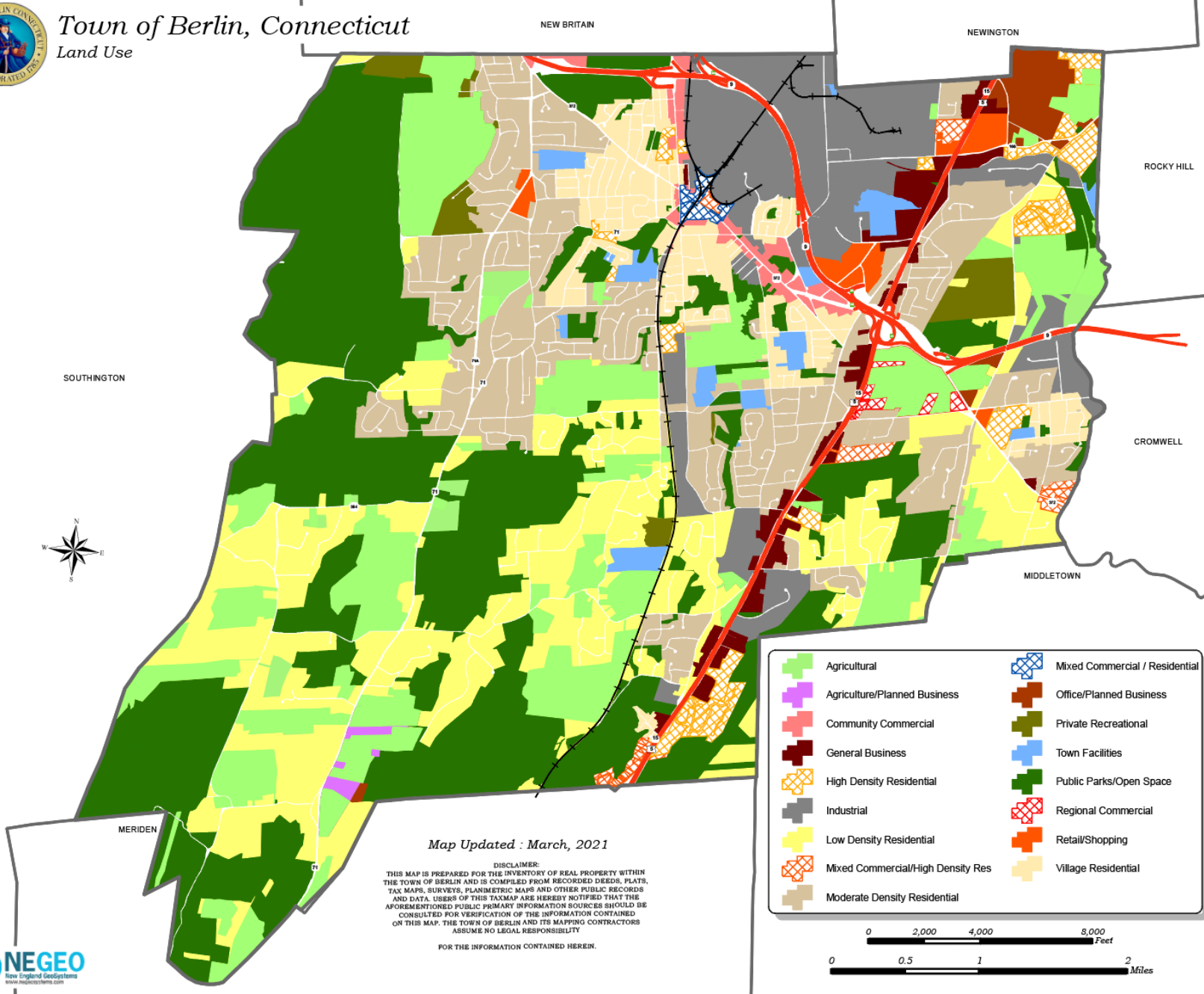
- Multiple areas of Berlin were developed in the thirty-year period between 1985 and 2015.
- Much of that development was residential.





# 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

<b>R-86</b>	Single Family Residential
<b>R-43</b>	Single Family Residential
<b>R-21</b>	Single Family Residential
<b>R-15</b>	Single Family Residential
<b>R-11</b>	Single Family Residential
<b>R-7</b>	Single Family Residential
<b>PR-1</b>	Planned Residential
<b>PR-2</b>	Planned Residential
<b>PR-3</b>	Planned Residential

## Commercial Zones

<b>CCD-1</b>	Commercial Core District 1
<b>CCD-2</b>	Commercial Core District 2
<b>PS-A</b>	Planned Shopping A
<b>PS-B</b>	Planned Shopping B
<b>GC</b>	General Commercial
<b>BT-1</b>	Berlin Turnpike 1
<b>BT-2</b>	Berlin Turnpike 2
<b>SP-DD</b>	Special Design District

## Industrial Zones

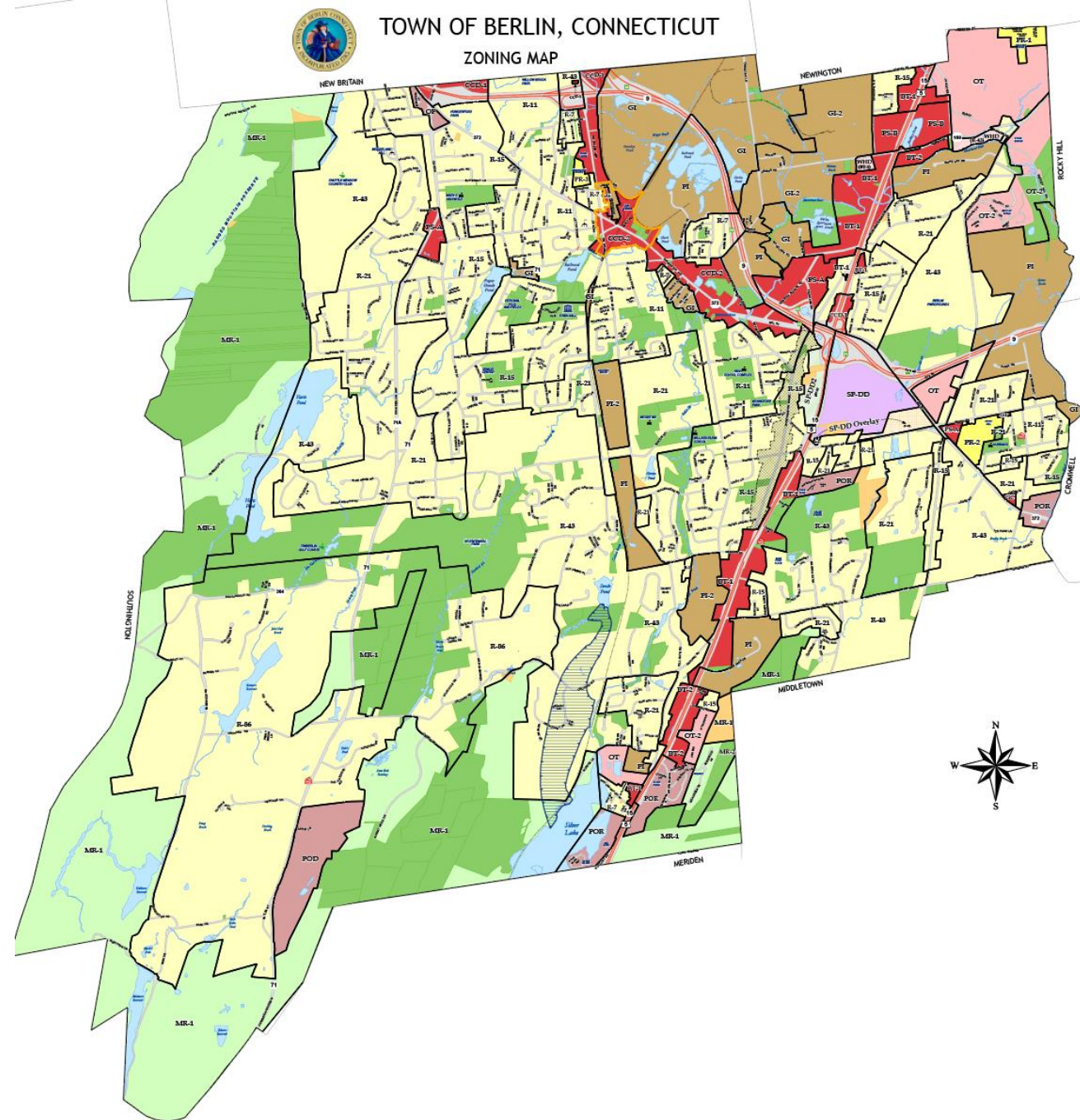
<b>GI</b>	General Industry
<b>GI-2</b>	General Industry 2
<b>PI</b>	Planned Industry
<b>PI-2</b>	Planned Industry
<b>OT</b>	Office Technology
<b>OT-2</b>	Office Technology 2
<b>POD</b>	Planned Office/Development

## Special Zones

<b>POR</b>	Planned Office/Residential
<b>OP</b>	Office Professional
<b>MR-1</b>	Mountain Reserve
<b>MR-2</b>	Mountain Reserve
<b>WHD</b> <b>(BT-1)</b>	Workforce Housing Development

## Overlay Zones

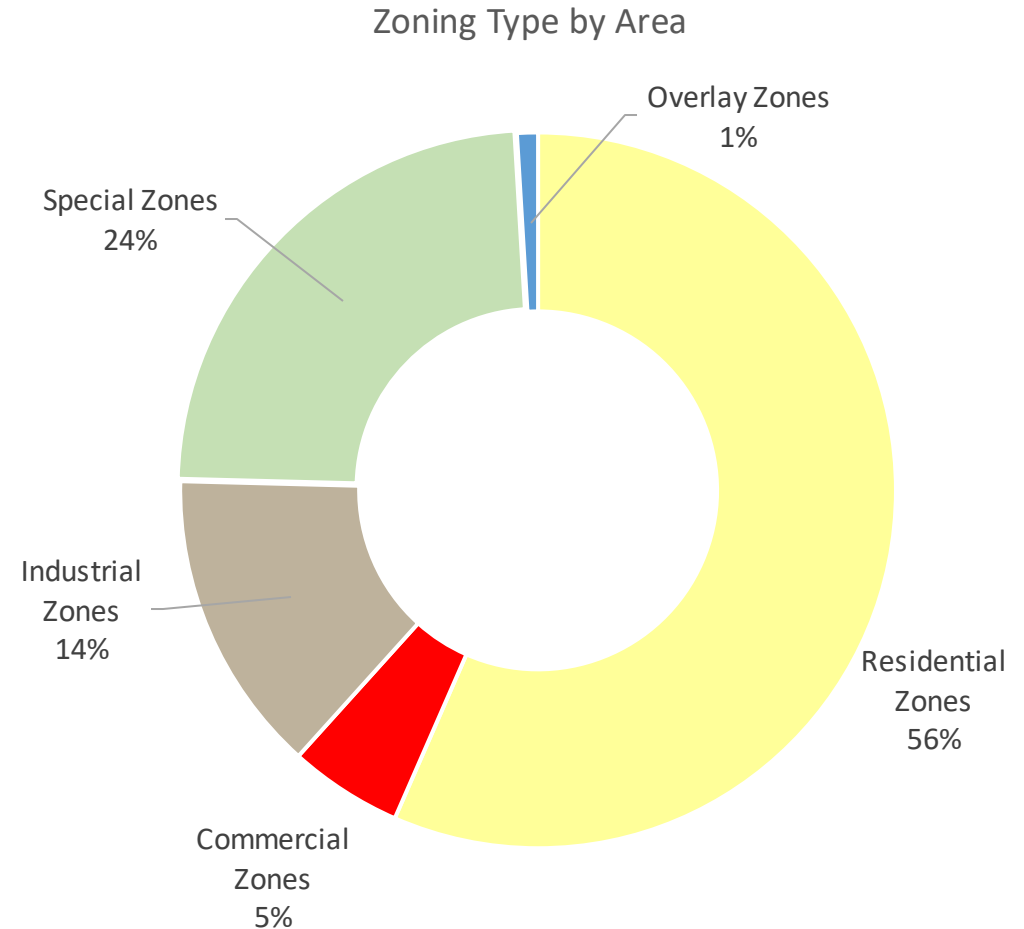
	Historic District Overlay
	Special Design District 2
	Special Design District Overlay
	Aquifer Protection Area
	Village District Overlay





# 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

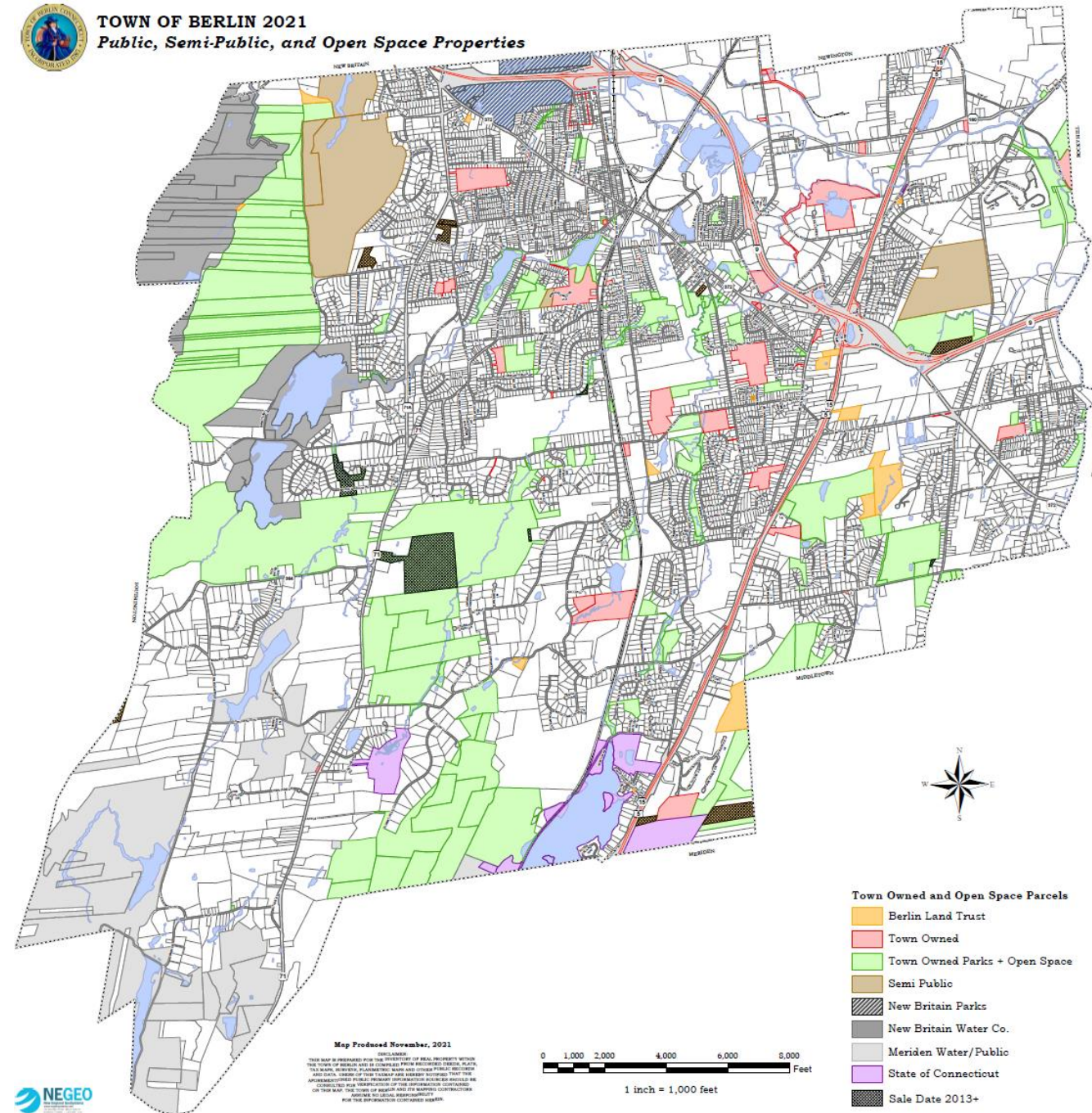




# Public and Open Space Parcels

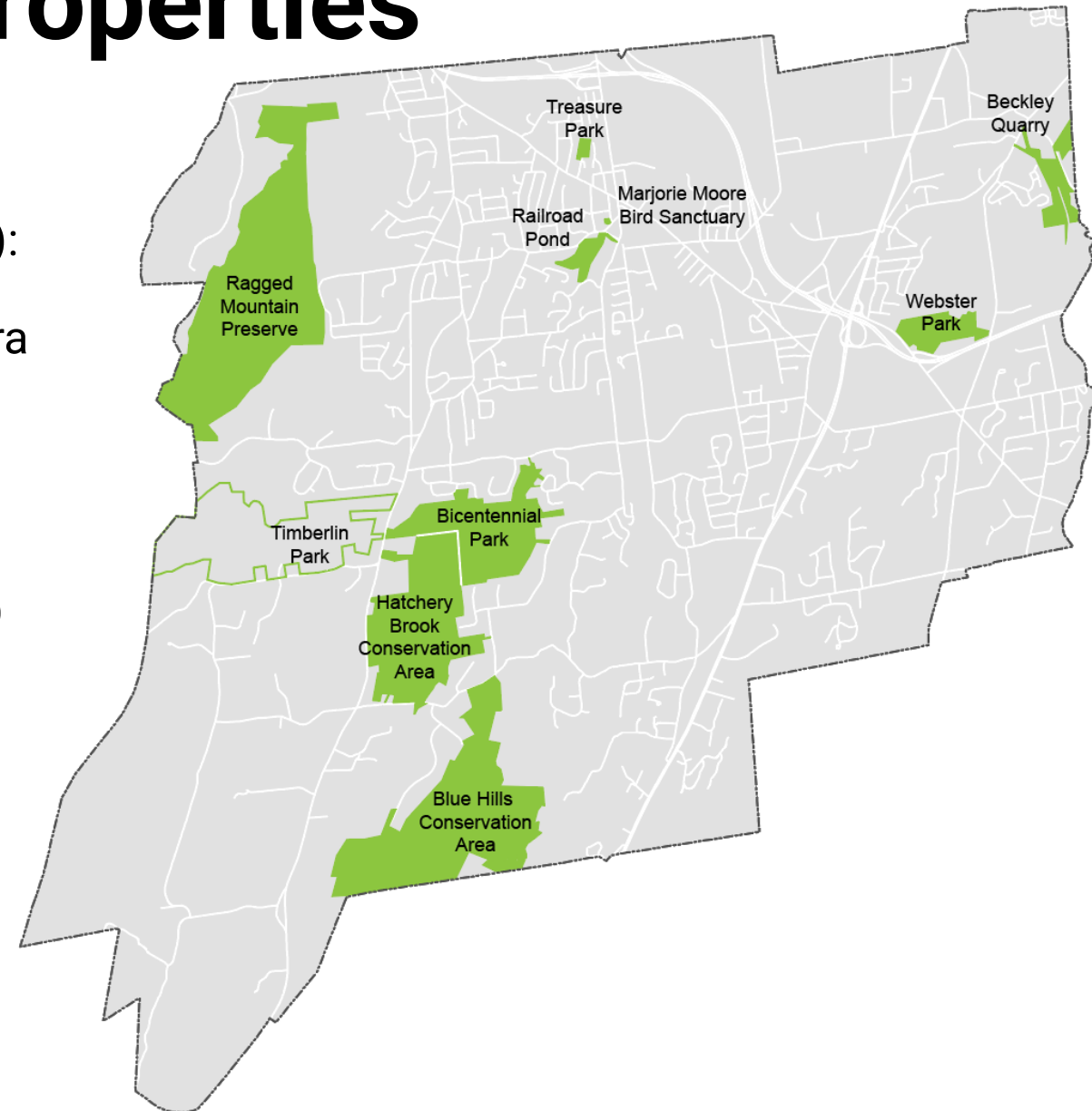
There is a range of open space in Berlin:

- 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 Conservation Properties

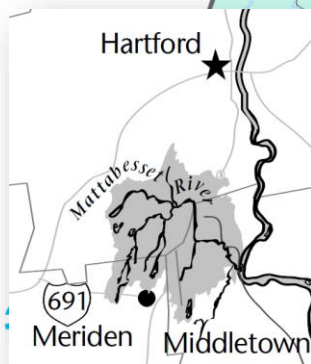
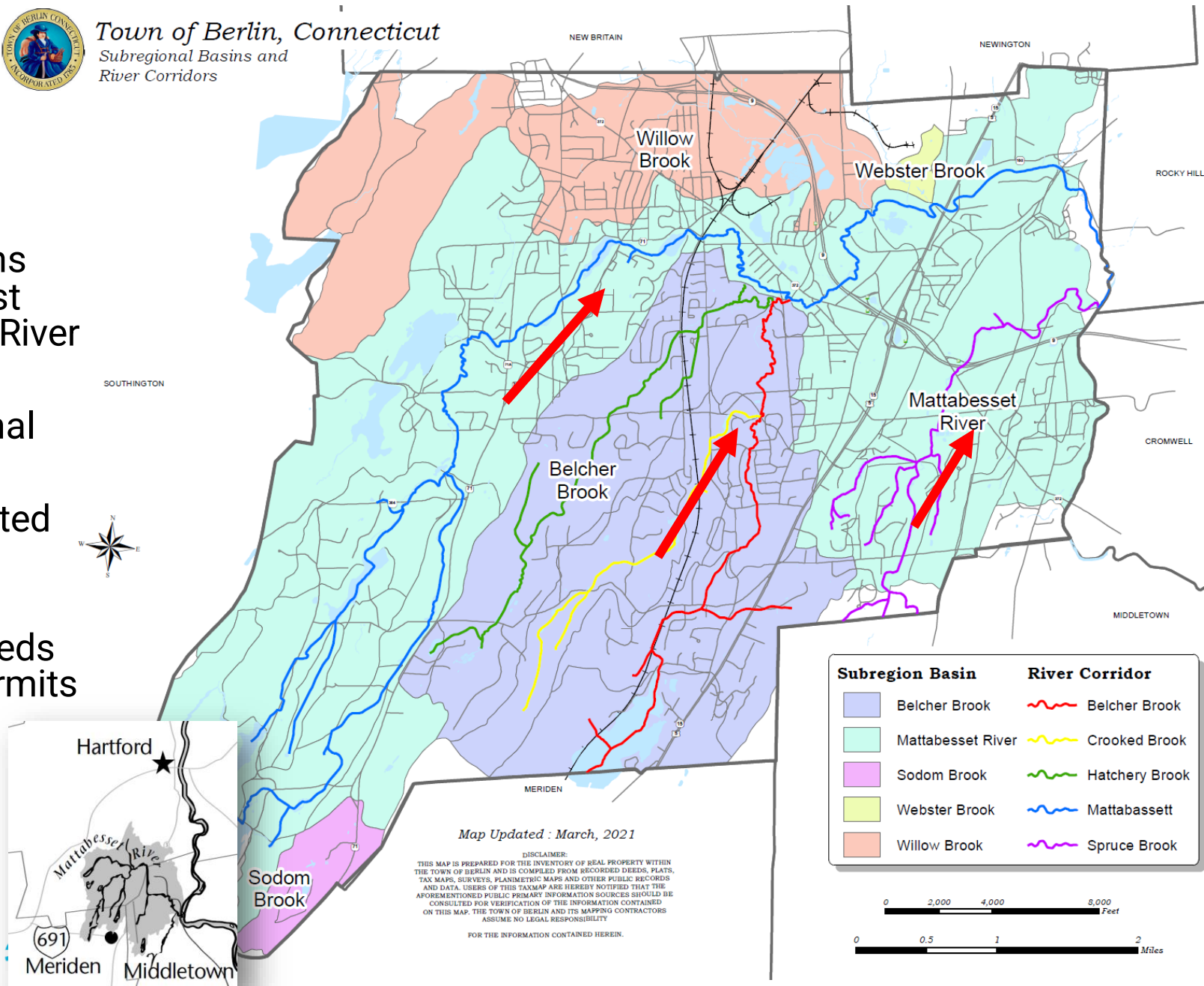
- Bicentennial Park (210 acres)
- Hatchery Brook Conservation Area (321.8 acres):  
Girl Scout/ Former Camp Meribrite/  
Chotkowski/Kensington Orchards/ Scheer/ Sierra  
Ranch properties
- Marjorie Moore Bird Sanctuary (0.40 acre)
- Ragged Mountain Preserve (550 acres)
- Railroad Pond Area (Marjorie 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)





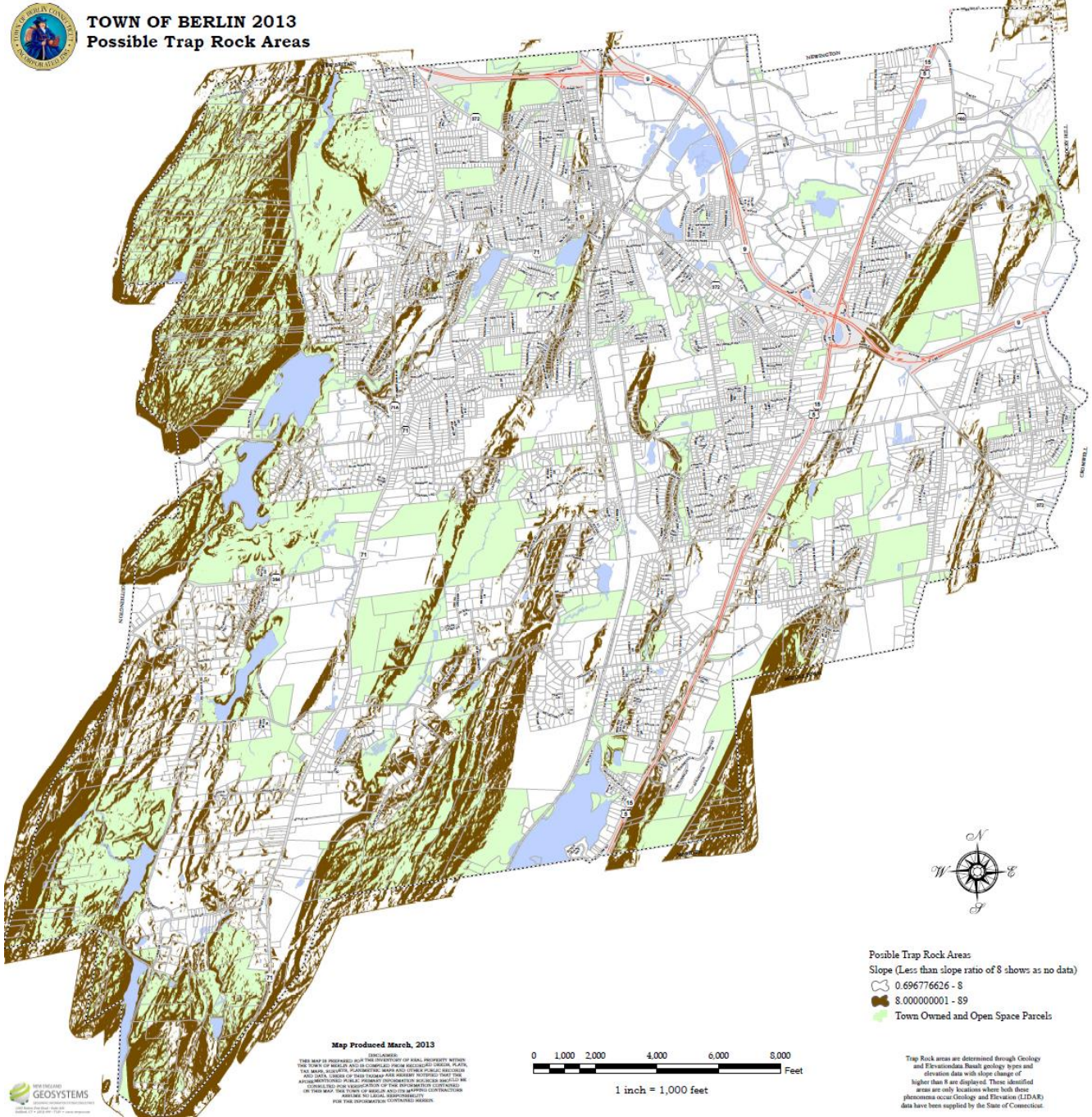
# Watersheds

- 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



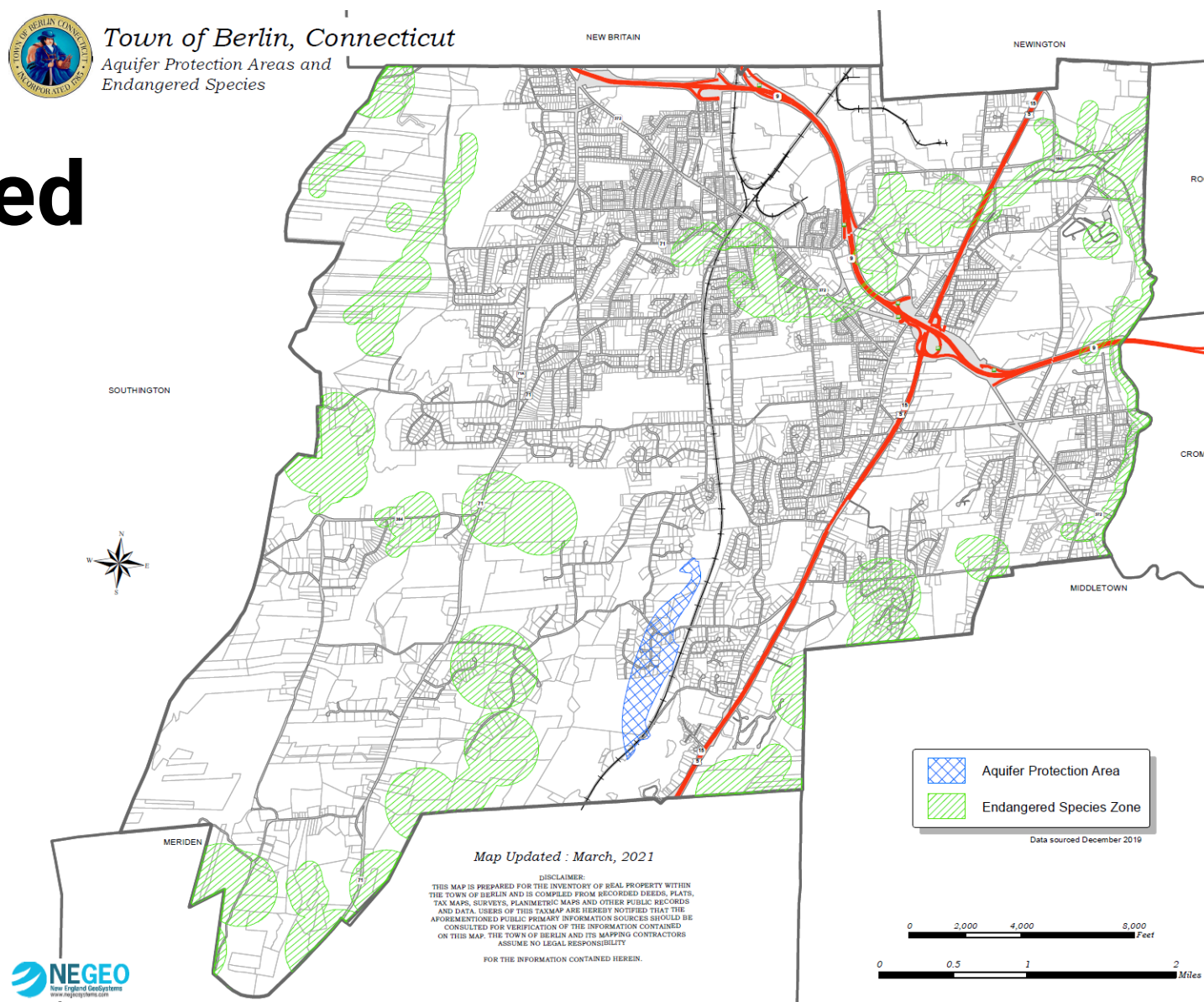
# Ridgelines

- 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



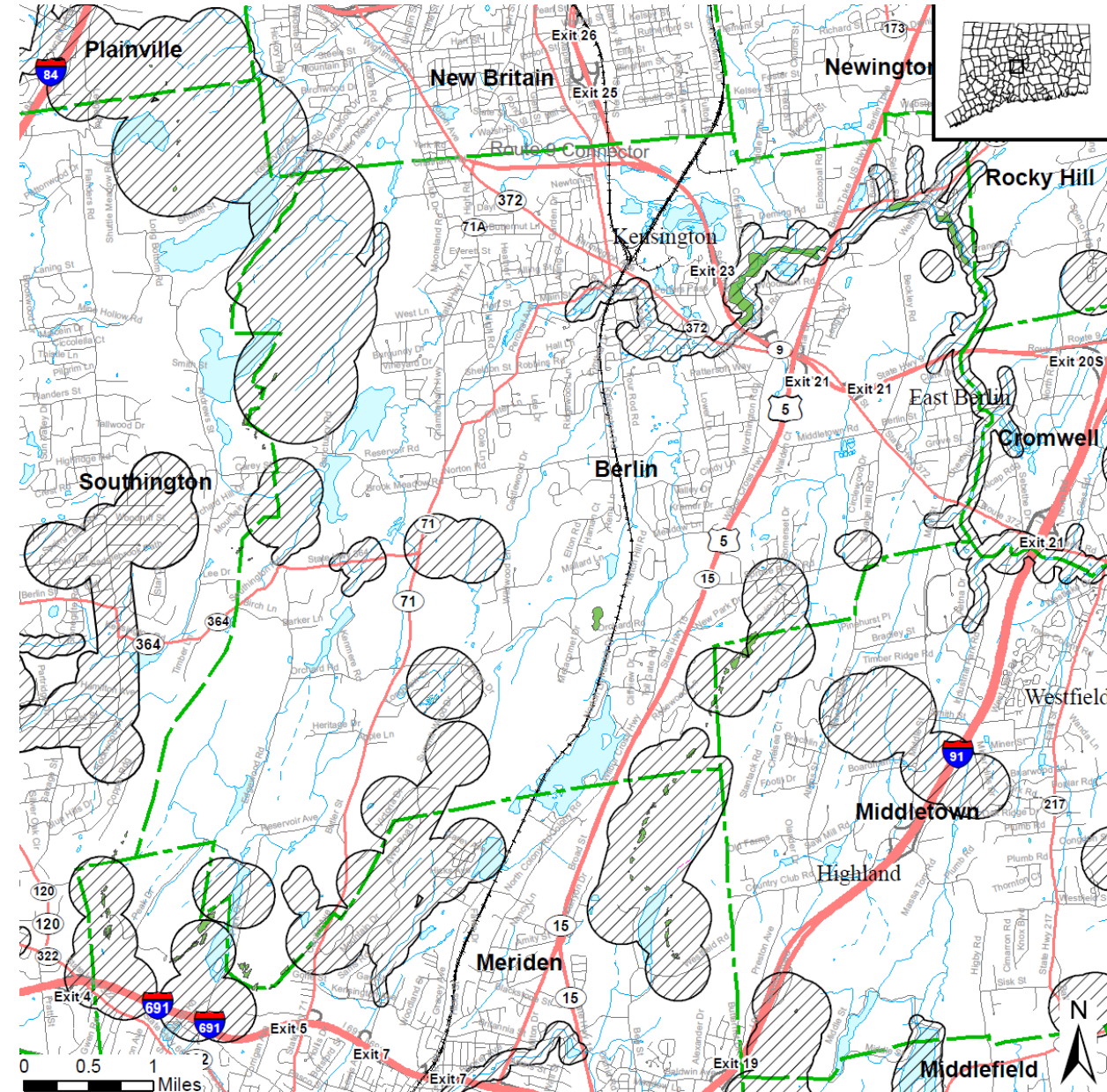
# Aquifer Protection Area and Endangered Species Zones

- 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.



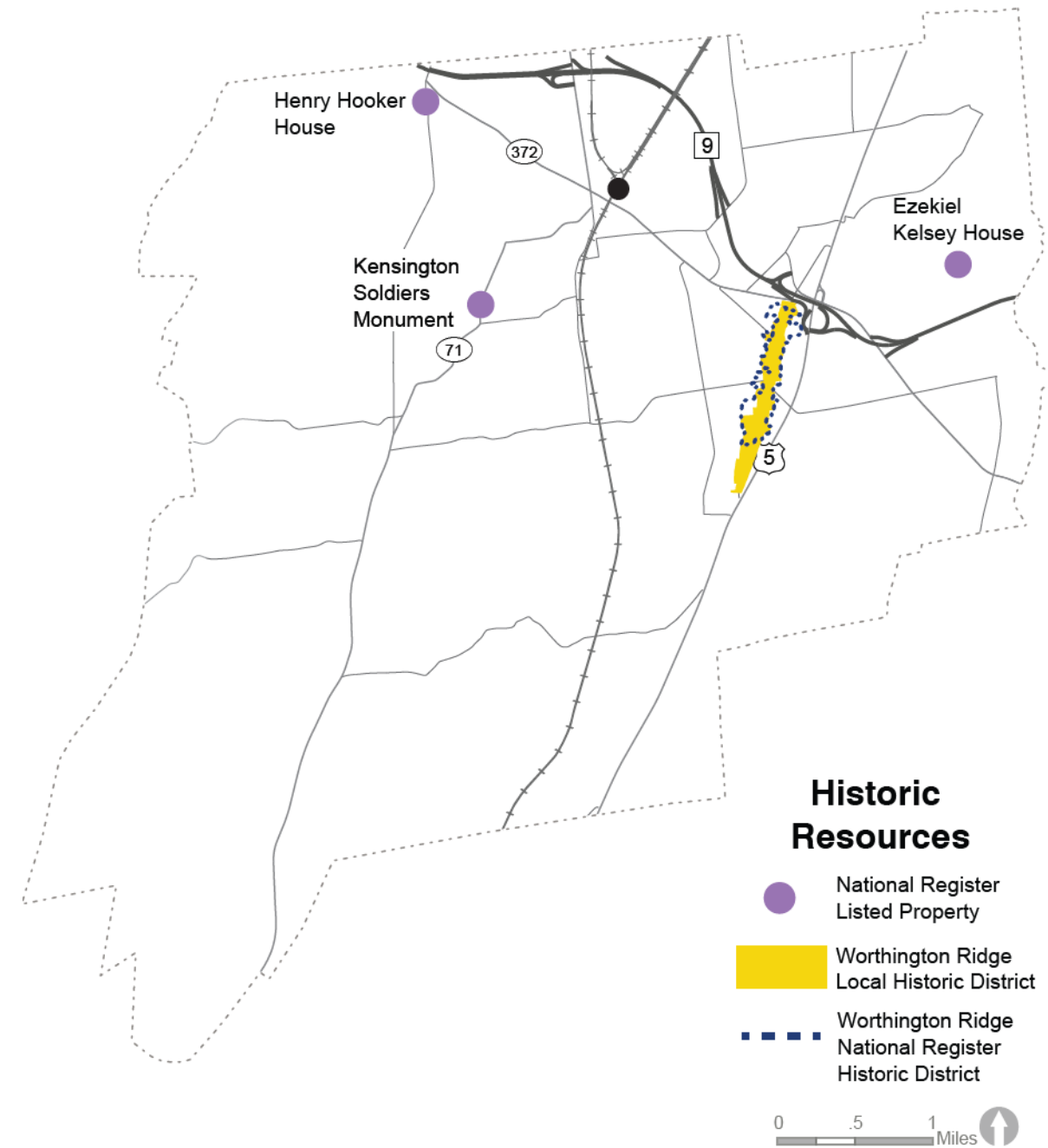


# Cultural Resources



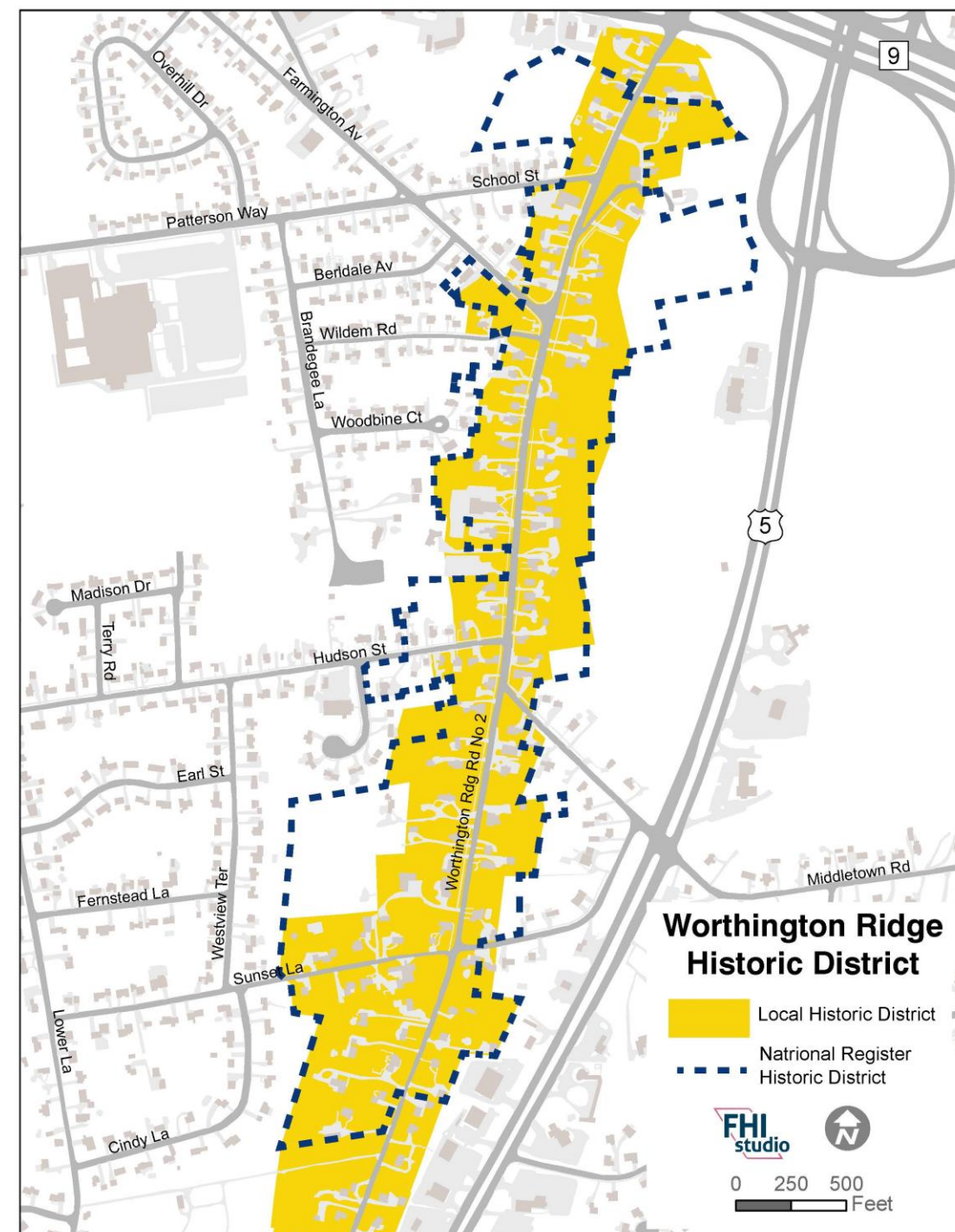
# Historic Properties in Berlin

- 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



# 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 20<sup>th</sup> 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*

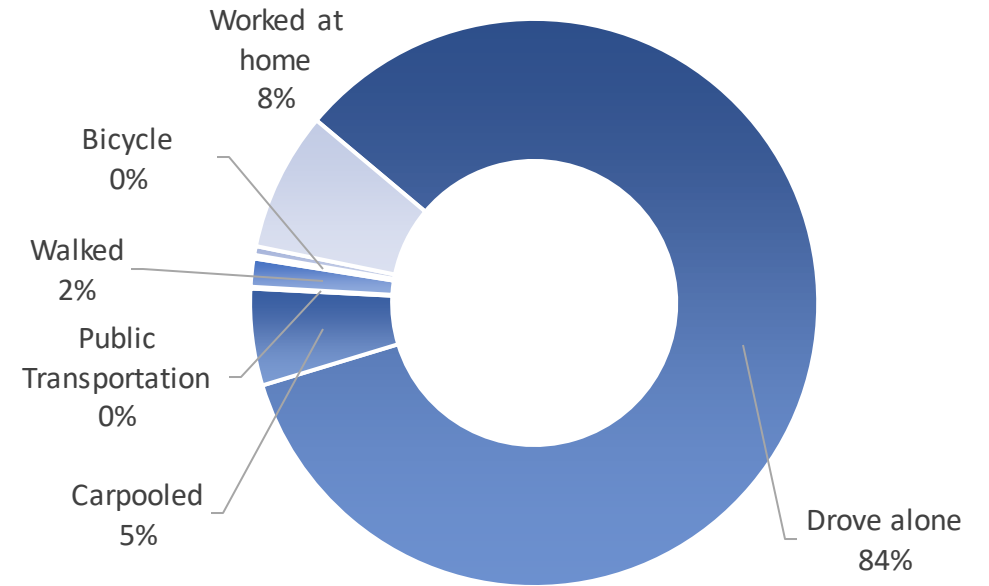
# Transportation & Infrastructure



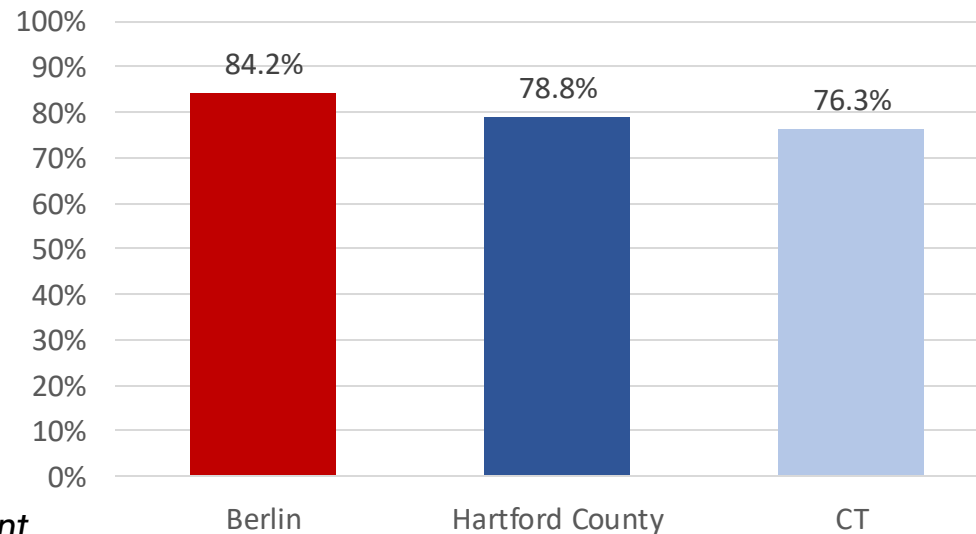
# Transportation to Work

- Most (84%) of Berlin residents commute to work by driving alone.
- This is more than Hartford County and the State.
- 8% of residents worked from home in 2020.

Means of Transportation to Work  
(2020)

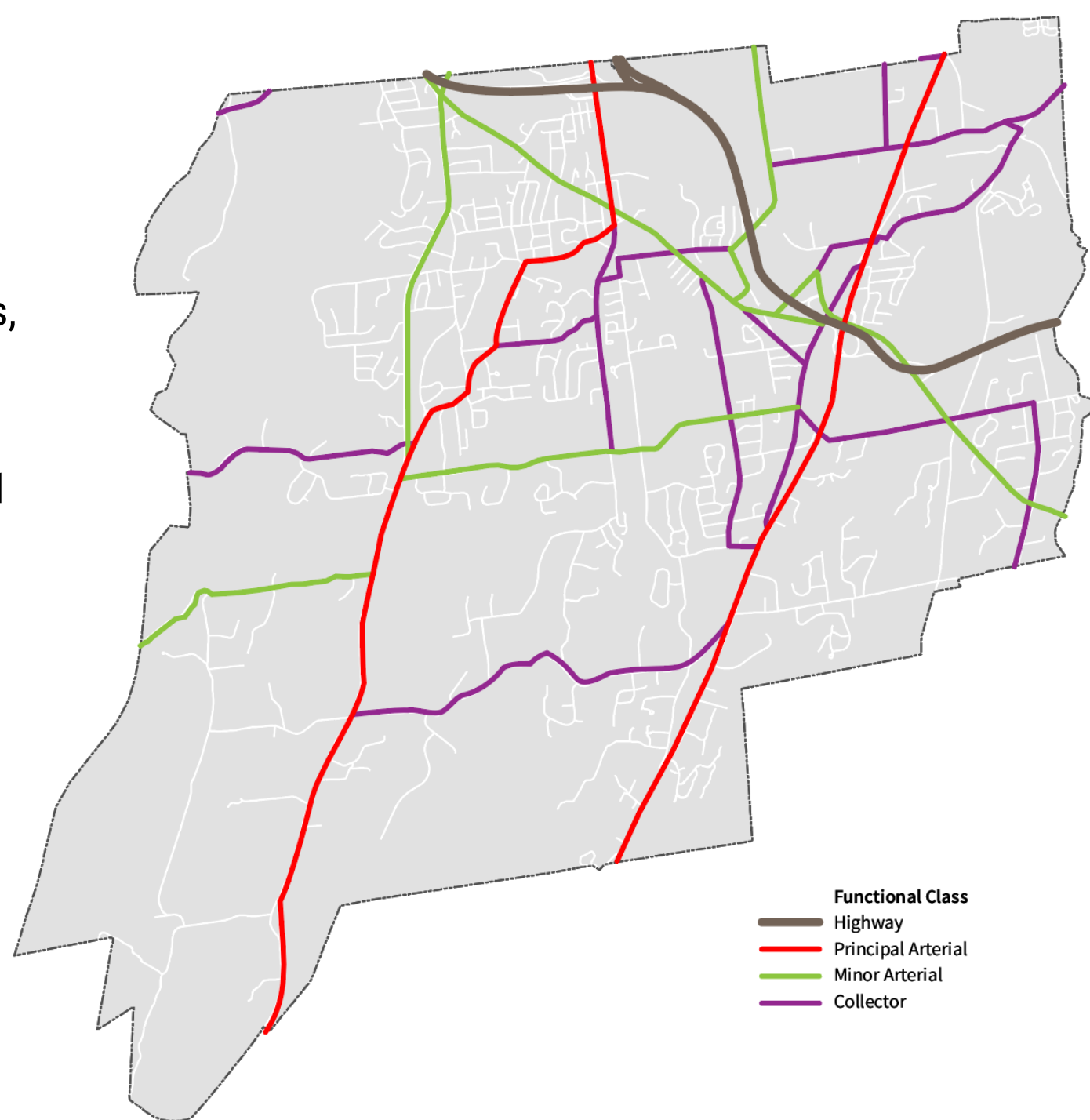


Drove Alone to Work  
(2020)



# Berlin's Roads

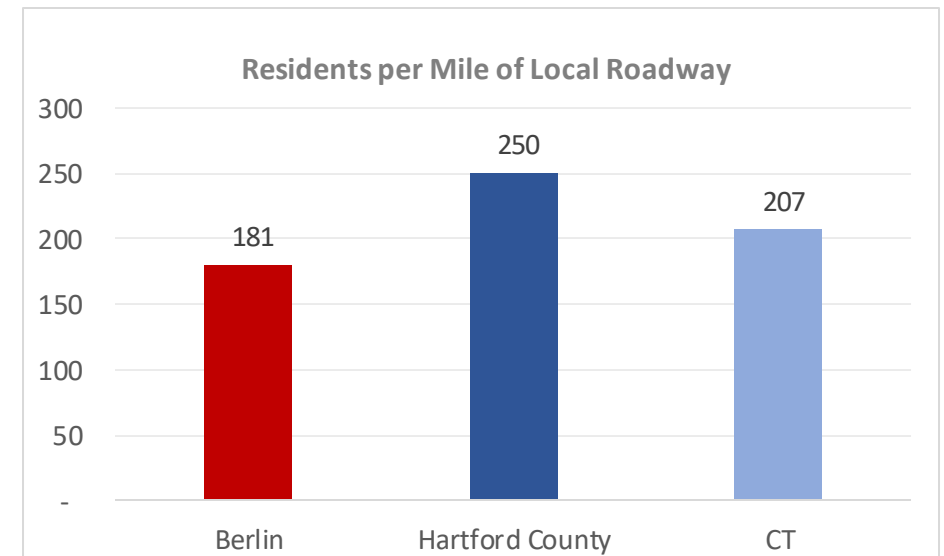
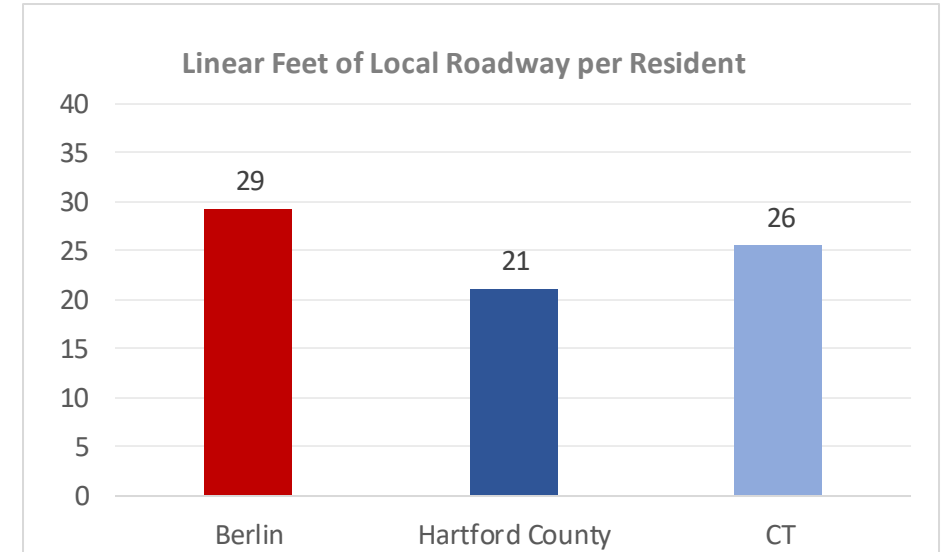
- Berlin's roadways are comprised of highways, arterials roadways, collectors, and local roads.
- Highways: Route 9 and 571
- Principal Arterials: Route 5/15, Route 71
- Minor Arterials
- Collectors



# Berlin's Roads

- Berlin has 142 miles of State and Local roadways and highways
- 32 miles of State highway/110 miles of local roadway
- 29 linear feet of local roadway per resident
- 181 people per mile of roadway

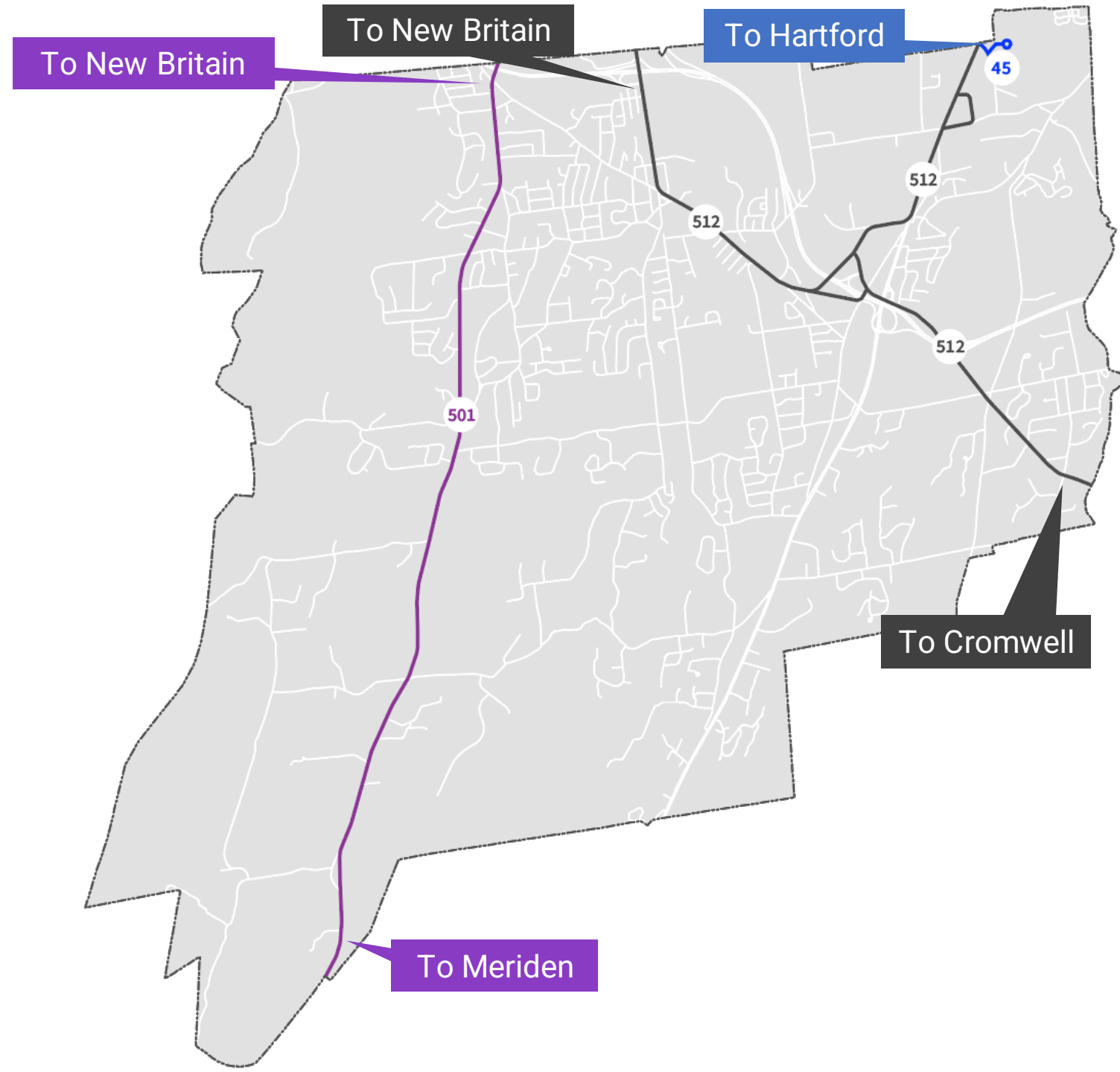
*More roadway per person = greater cost of maintaining roadways per capita*





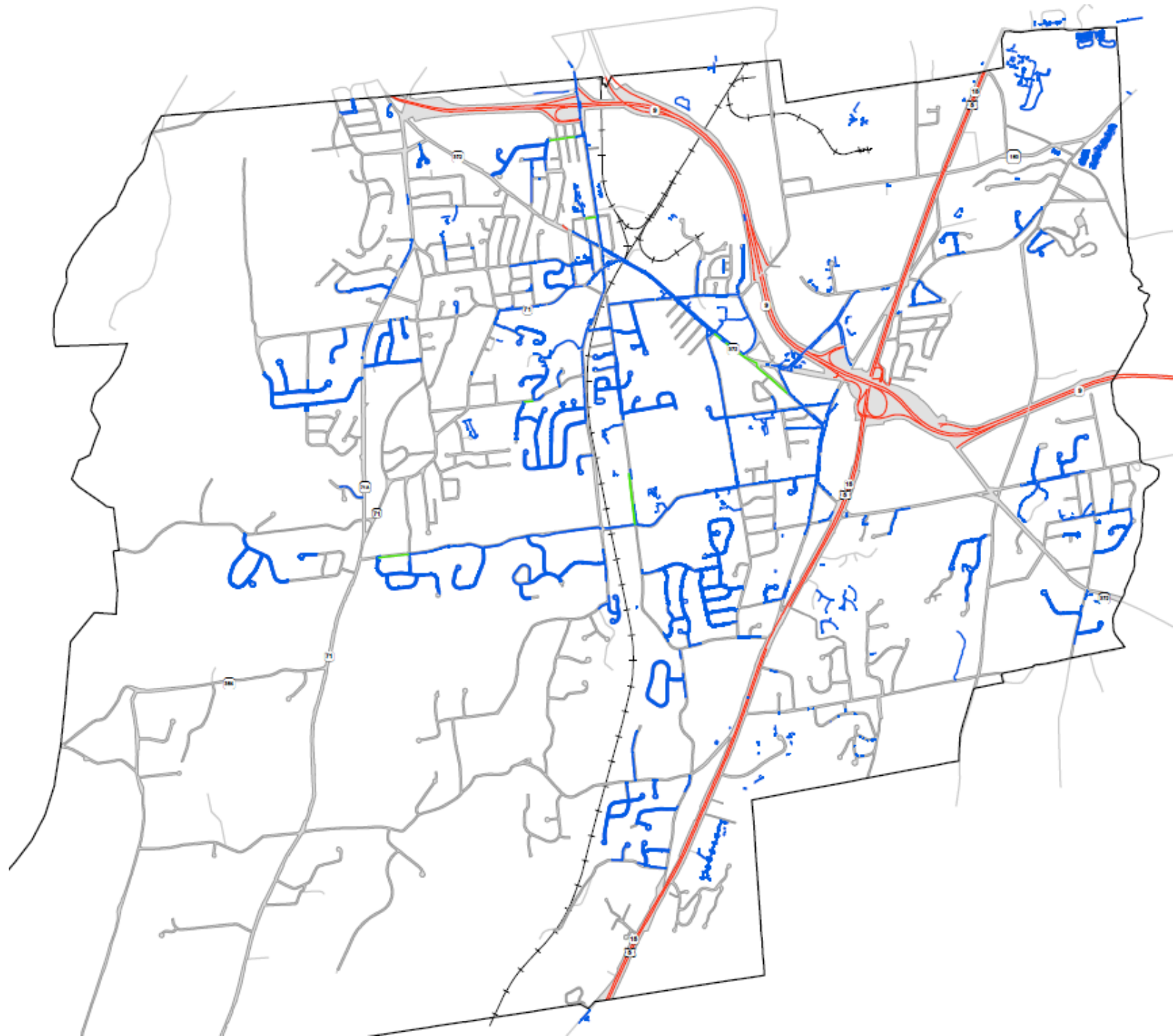
# Transit: Bus

- Three CT Transit routes in Berlin
- Route 501 (along Chamberlin Highway) connecting between New Britain and Meriden
- Route 512 (along Route 372/Berlin Tpk) Street from Middletown to New Britain.
- Route 45 provides service between Eversource and Hartford.
- Paratransit operated by Senior Center Monday through Friday. Berlin and New Britain trips only.



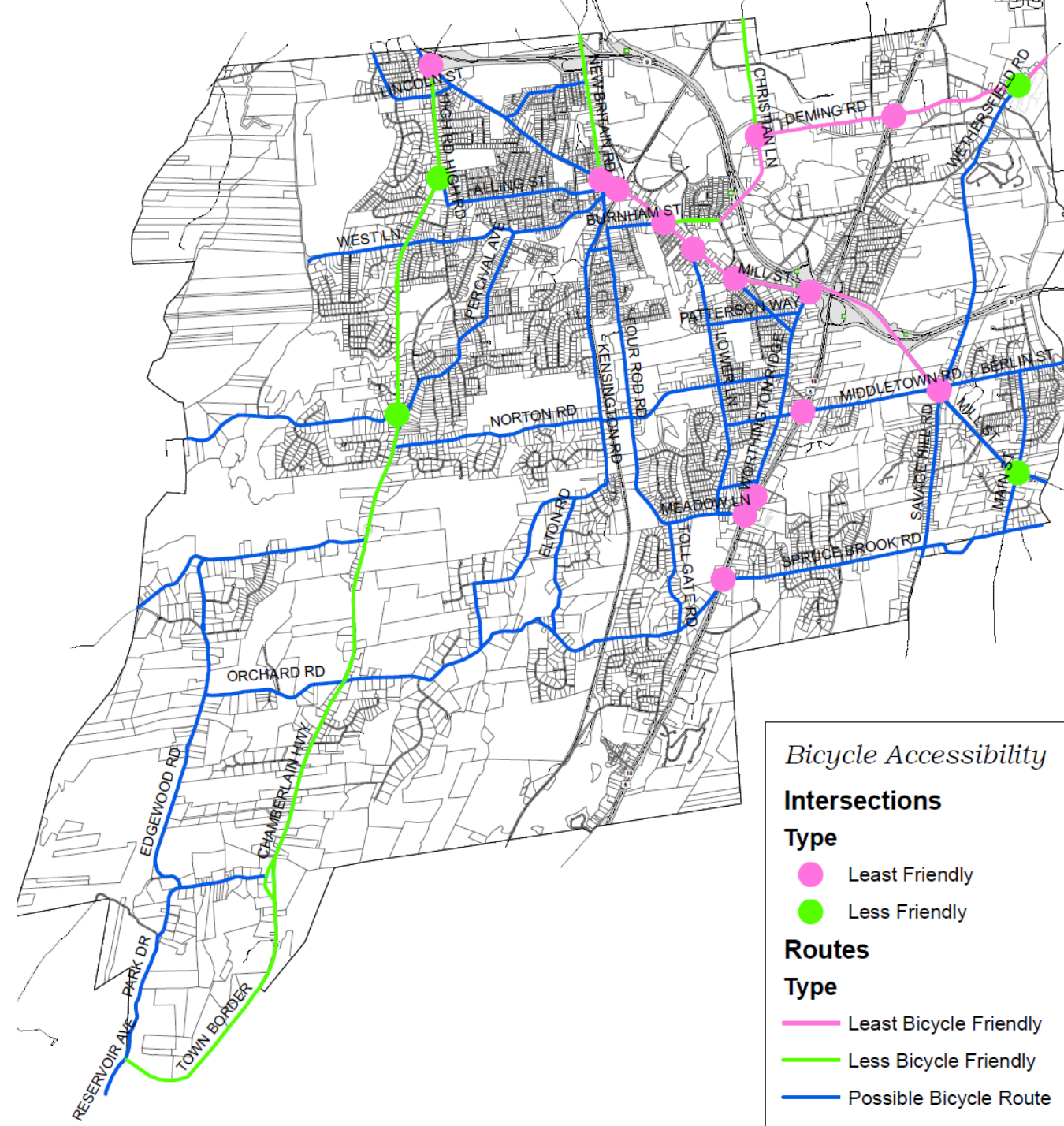
# Sidewalks

- Berlin's sidewalk network is limited with sidewalks more extensive in Kensington Center and in areas more recently developed.
- 89 miles of sidewalk in public right-of-way (27% of public road edge)
- The Town budgets \$100k to \$125k per year for sidewalk repairs and replacement.



# Bike Routes

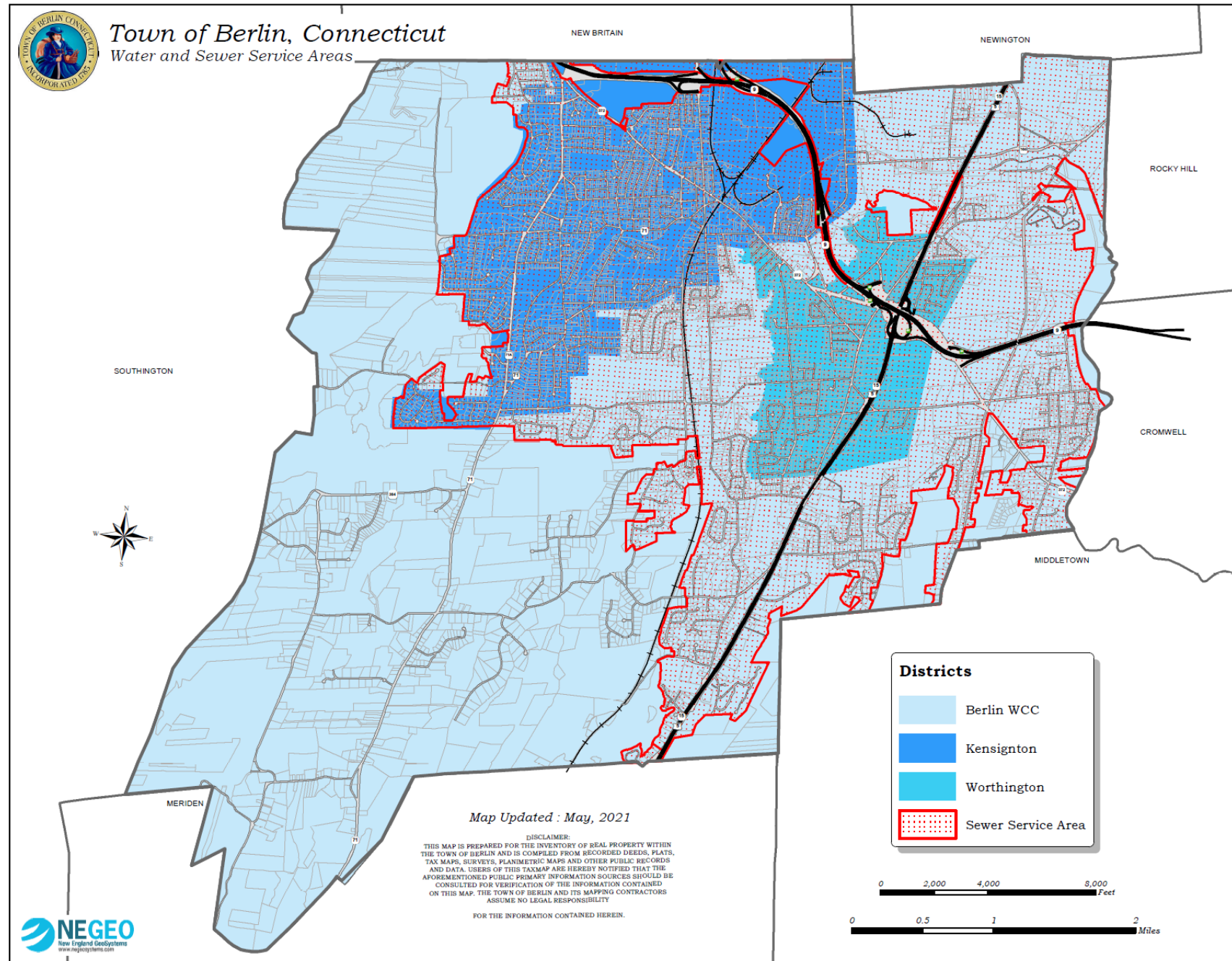
- Multiple corridors in Berlin have been identified as possible bicycle routes.
- Berlin currently has no on-street bicycle facilities such as bicycle lanes, buffered bicycle lanes, or separated bicycle lanes.
- Bicycle lanes and Complete Streets improvements currently being designed for Episcopal Road and Rowley Street. Project will be funded through CRCOG with State funds.



# Water and Sewer Service Areas

Berlin is served by three water districts:

- Berlin WCC
- Kensington
- Worthington



# The Mattabassett District

- The Mattabassett District's Water Pollution Control Facility processes wastewater from New Britain, Berlin, Cromwell, Middletown, Newington, Rocky Hill and Farmington, and discharges treated water into the Connecticut River.
- Berlin joined the District in 1961.
- Flow from Berlin averages 3.35 million gallons per day. This is 16% of flow into the system.
- The District has requested that participating districts reduce their inflow and infiltration into the system to assist with their permit compliance.



# Town Facilities



# 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*

# 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)

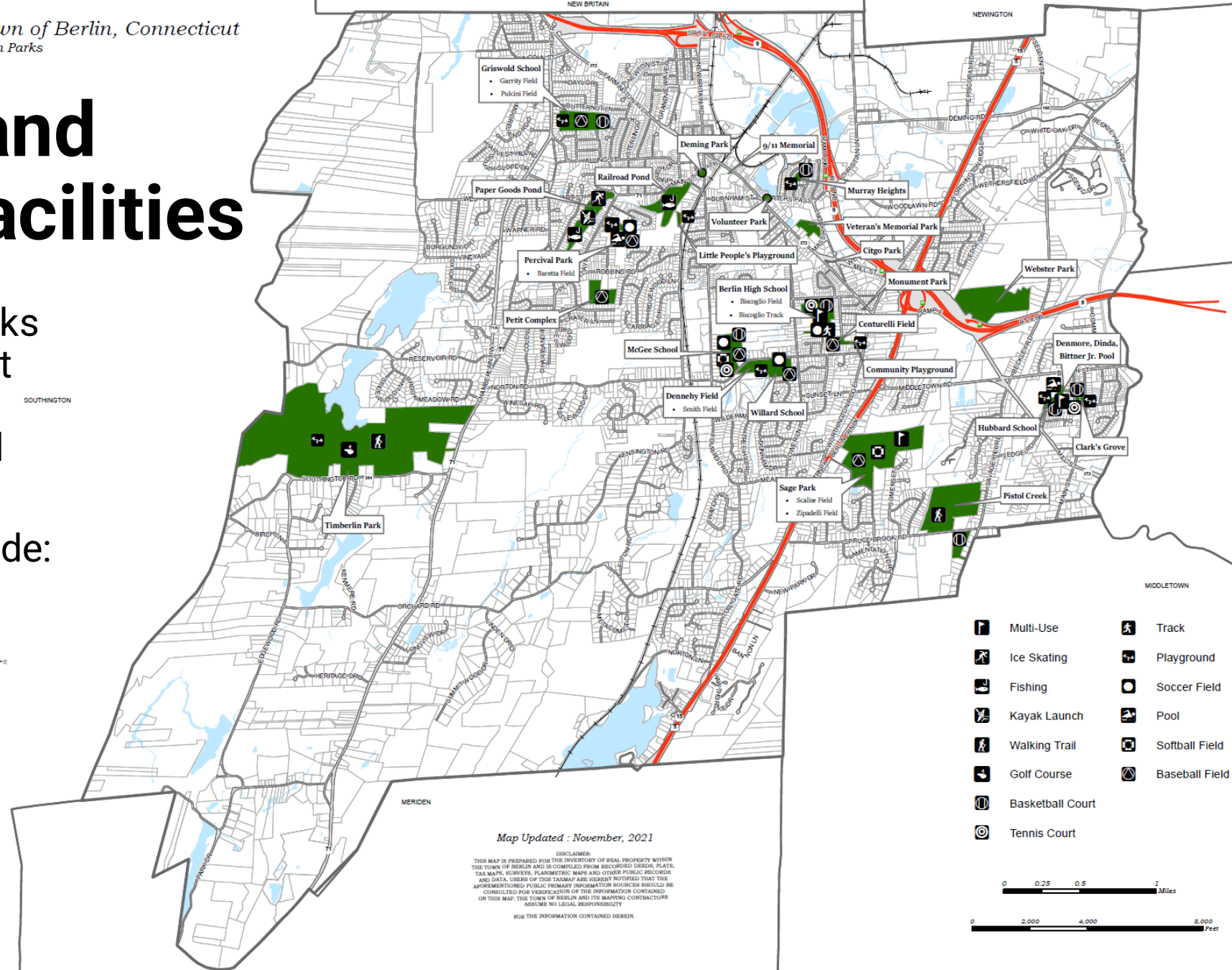






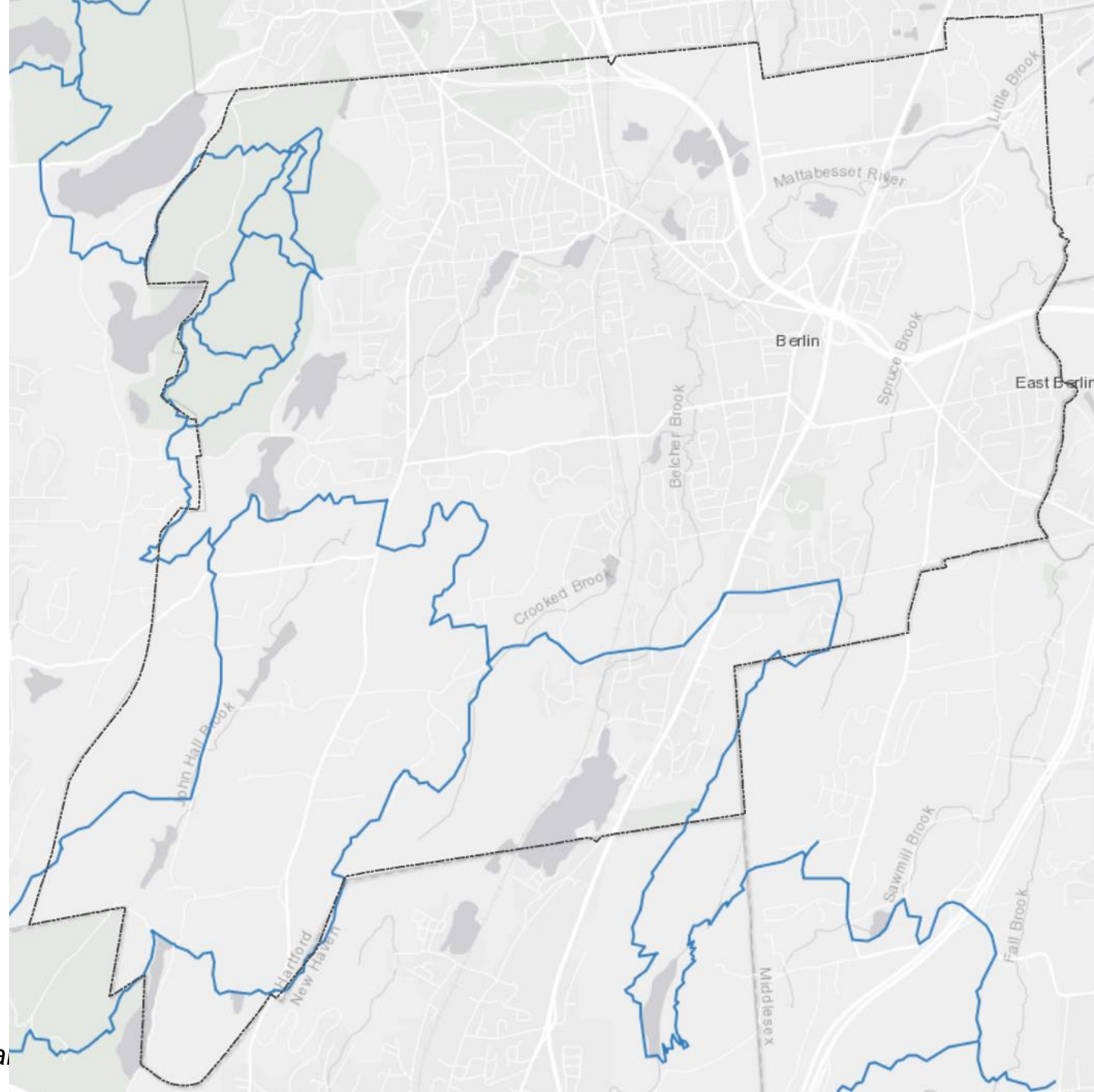
# Town Parks and Recreation Facilities

- 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



# 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



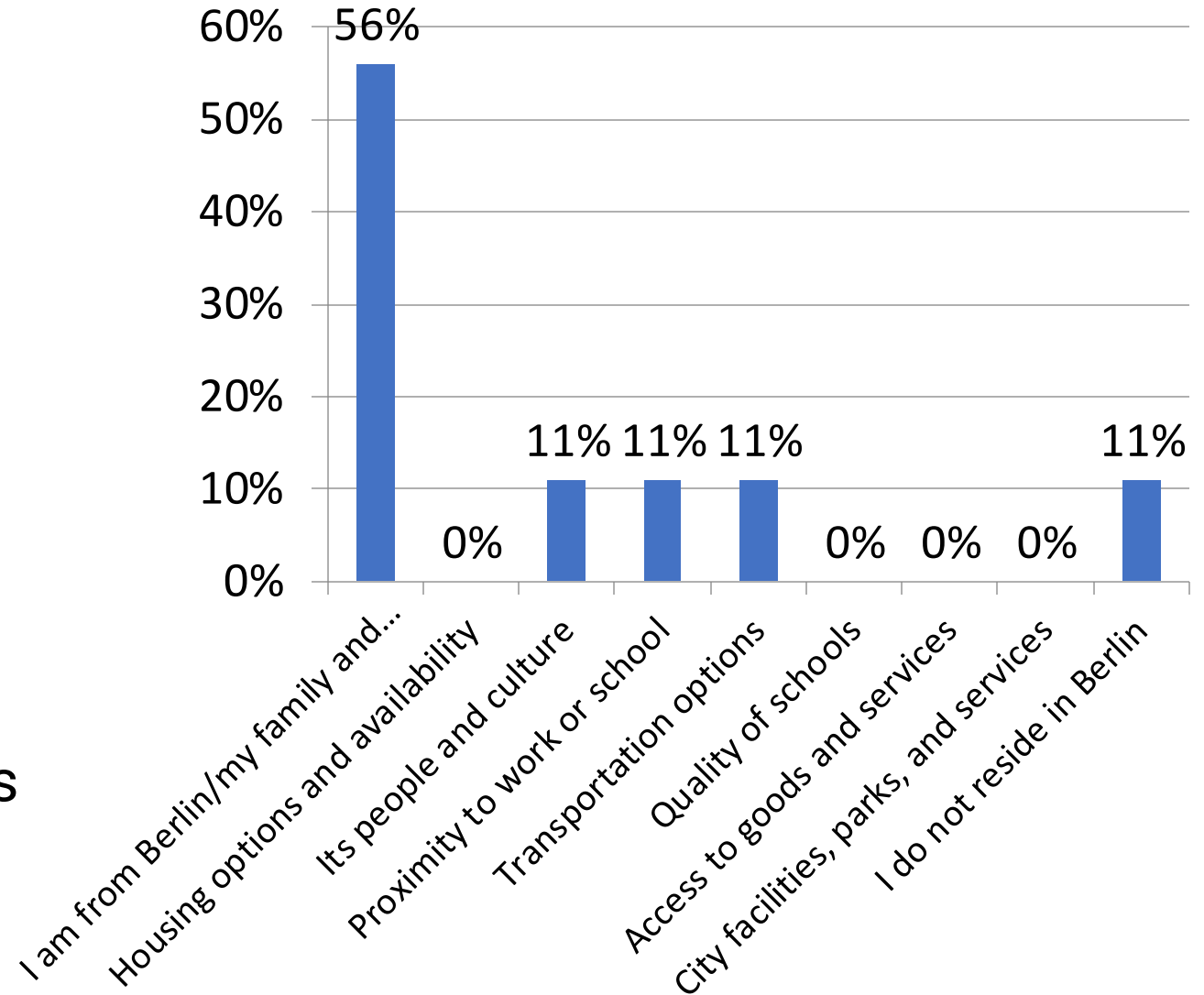
# Interactive Survey

- Use numbered keys only
- Select the number that corresponds with your selection on the slide
- To change your selection, select another number



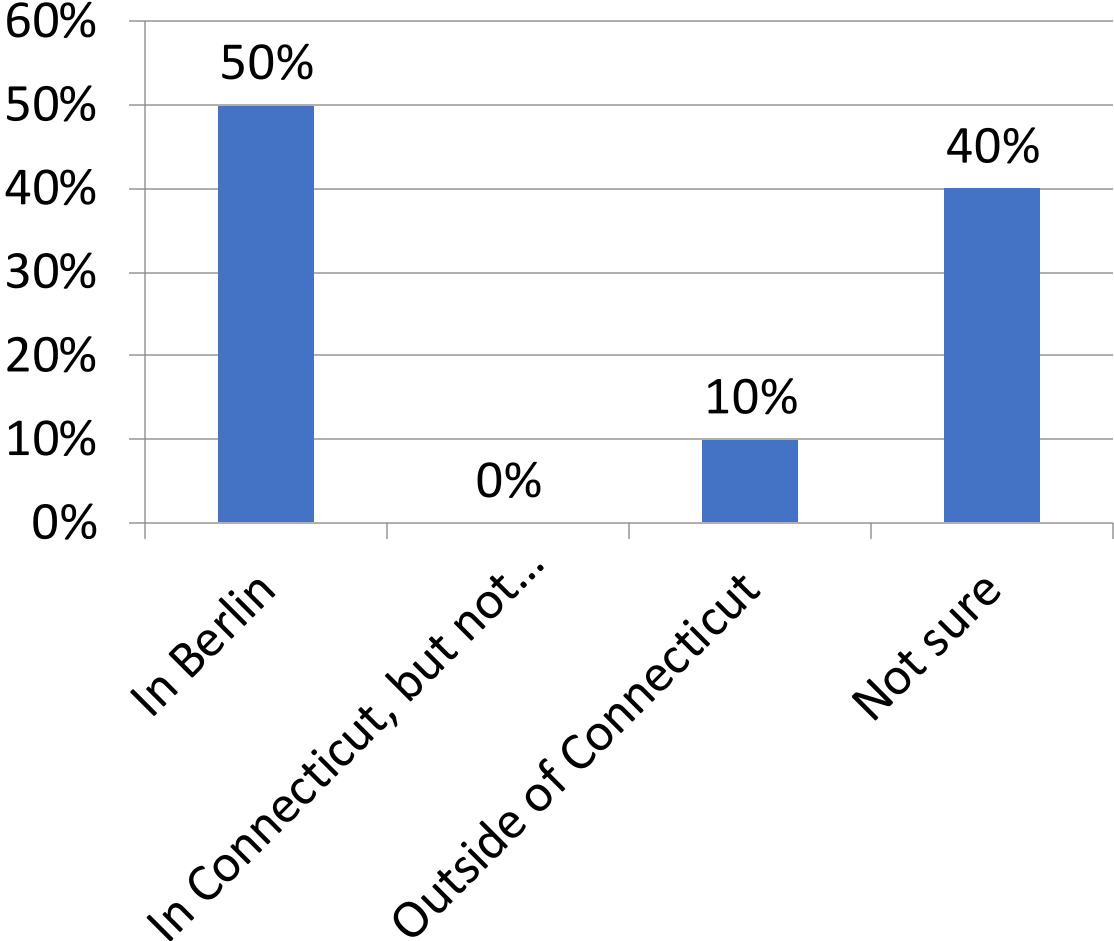
# What is the primary reason you choose to reside in Berlin?

1. I am from Berlin/my family and friends are in the Berlin area
2. Housing options and availability
3. Its people and culture
4. Proximity to work or school
5. Transportation options
6. Quality of schools
7. Access to goods and services
8. City facilities, parks, and services
9. I do not reside in Berlin



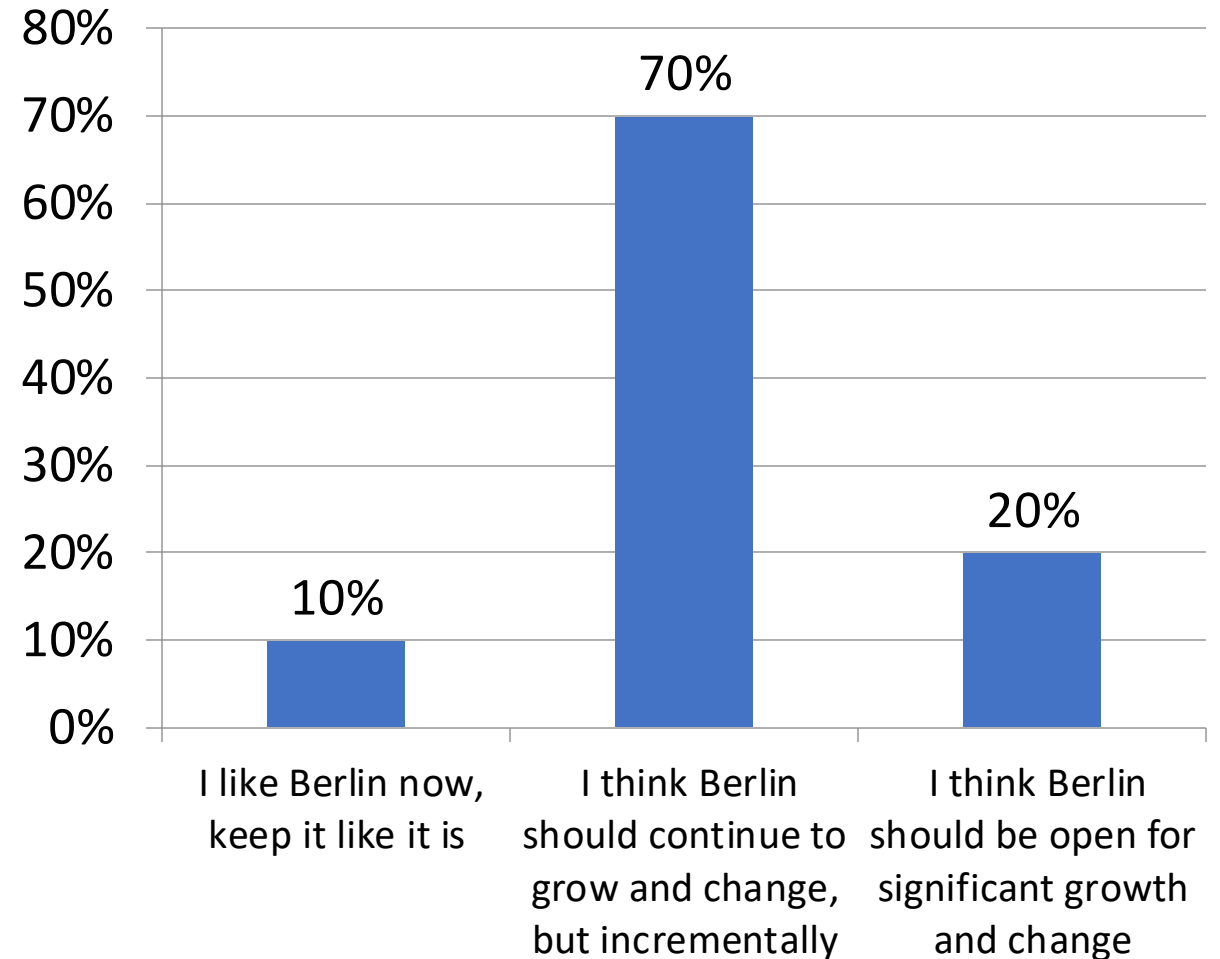
# Where do you see yourself living 10 years from now?

- 1. In Berlin
- 2. In Connecticut, but not in Berlin
- 3. Outside of Connecticut
- 4. Not sure



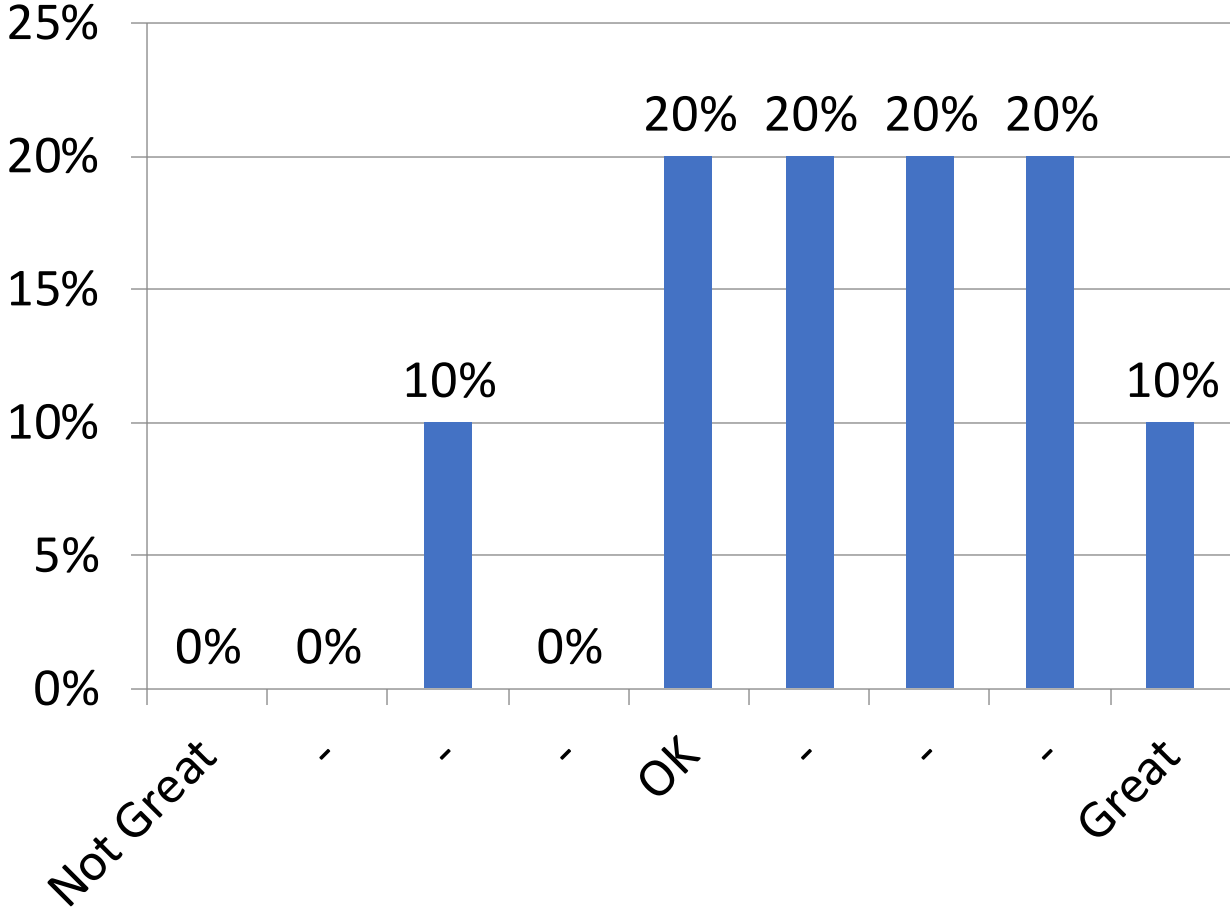
# Please select the statement that best represents your thoughts about Berlin.

1. I like Berlin now, keep it like it is
2. I think Berlin should continue to grow and change, but incrementally
3. I think Berlin should be open for significant growth and change



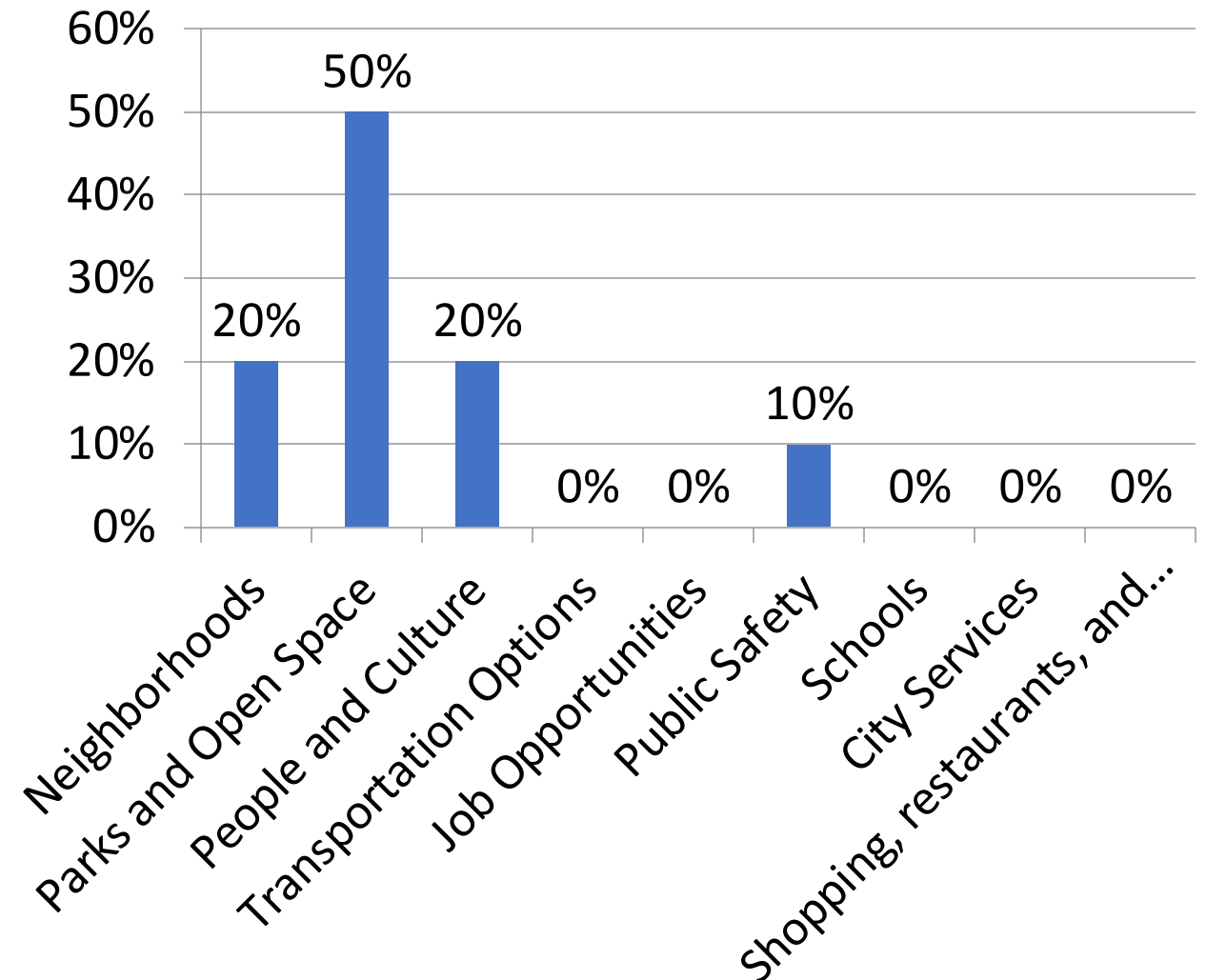
# How well does Berlin meet your expectations of a great place to live?

- 1. Not Great
- 2. -
- 3. -
- 4. -
- 5. OK
- 6. -
- 7. -
- 8. -
- 9. Great



# What about Berlin do you value the most?

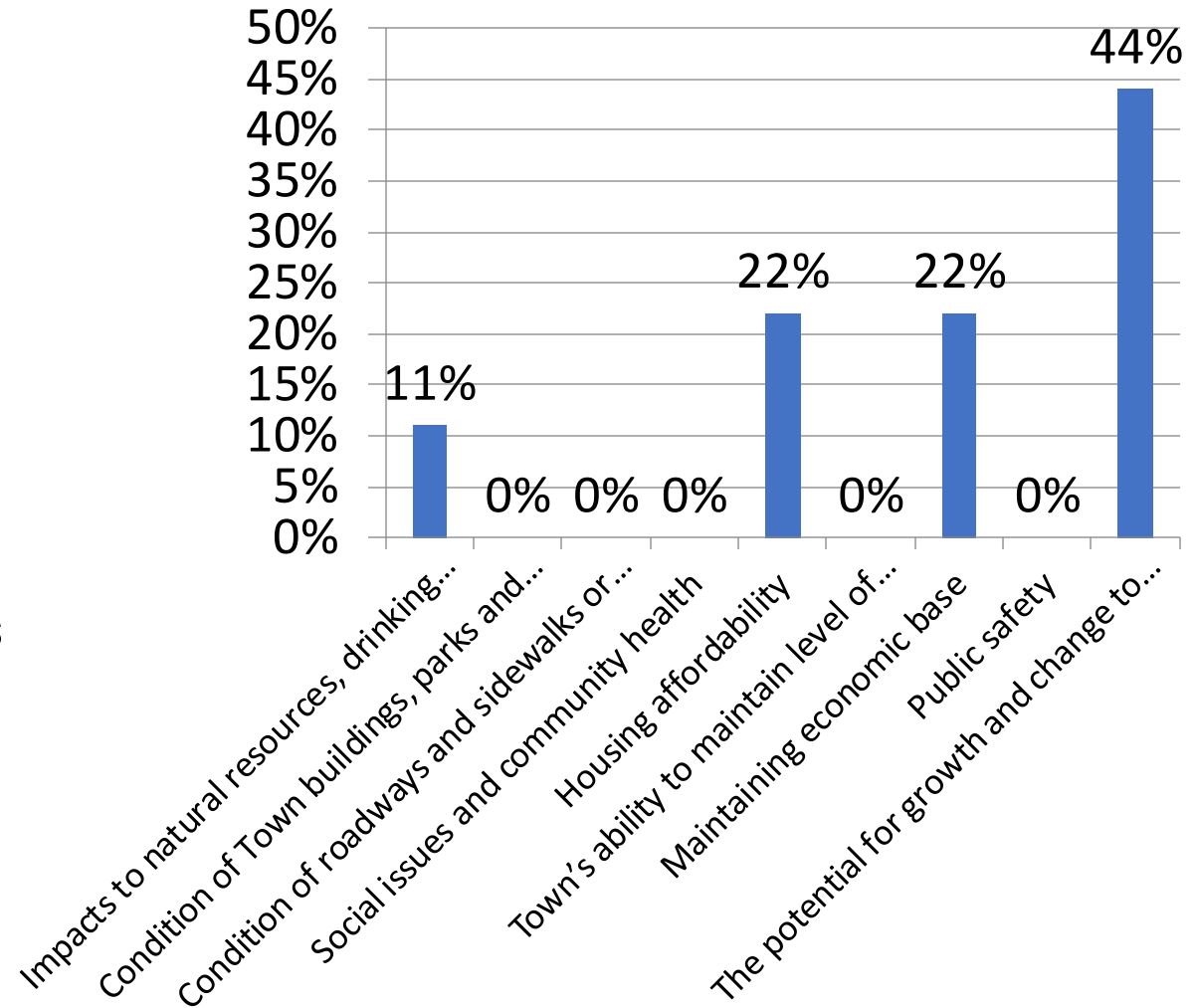
1. Neighborhoods
2. Parks and Open Space
3. People and Culture
4. Transportation Options
5. Job Opportunities
6. Public Safety
7. Schools
8. City Services
9. Shopping, restaurants, and entertainment amenities





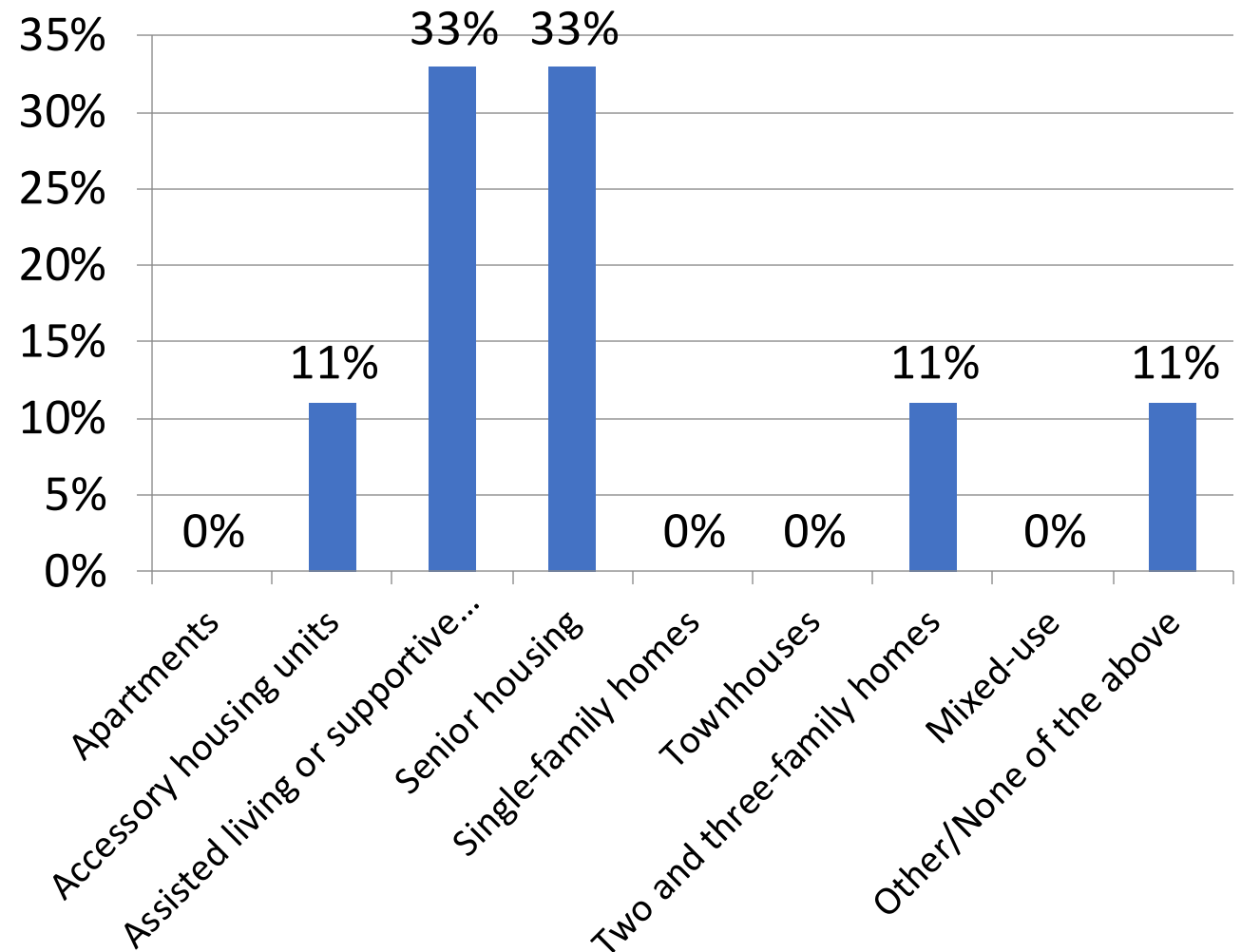
# What concerns you most about the future of Berlin?

1. Impacts to natural resources, drinking water, or loss of open space
2. Condition of Town buildings, parks and athletic facilities
3. Condition of roadways and sidewalks or traffic issues
4. Social issues and community health
5. Housing affordability
6. Town's ability to maintain level of services
7. Maintaining economic base
8. Public safety
9. The potential for growth and change to alter the Town's character



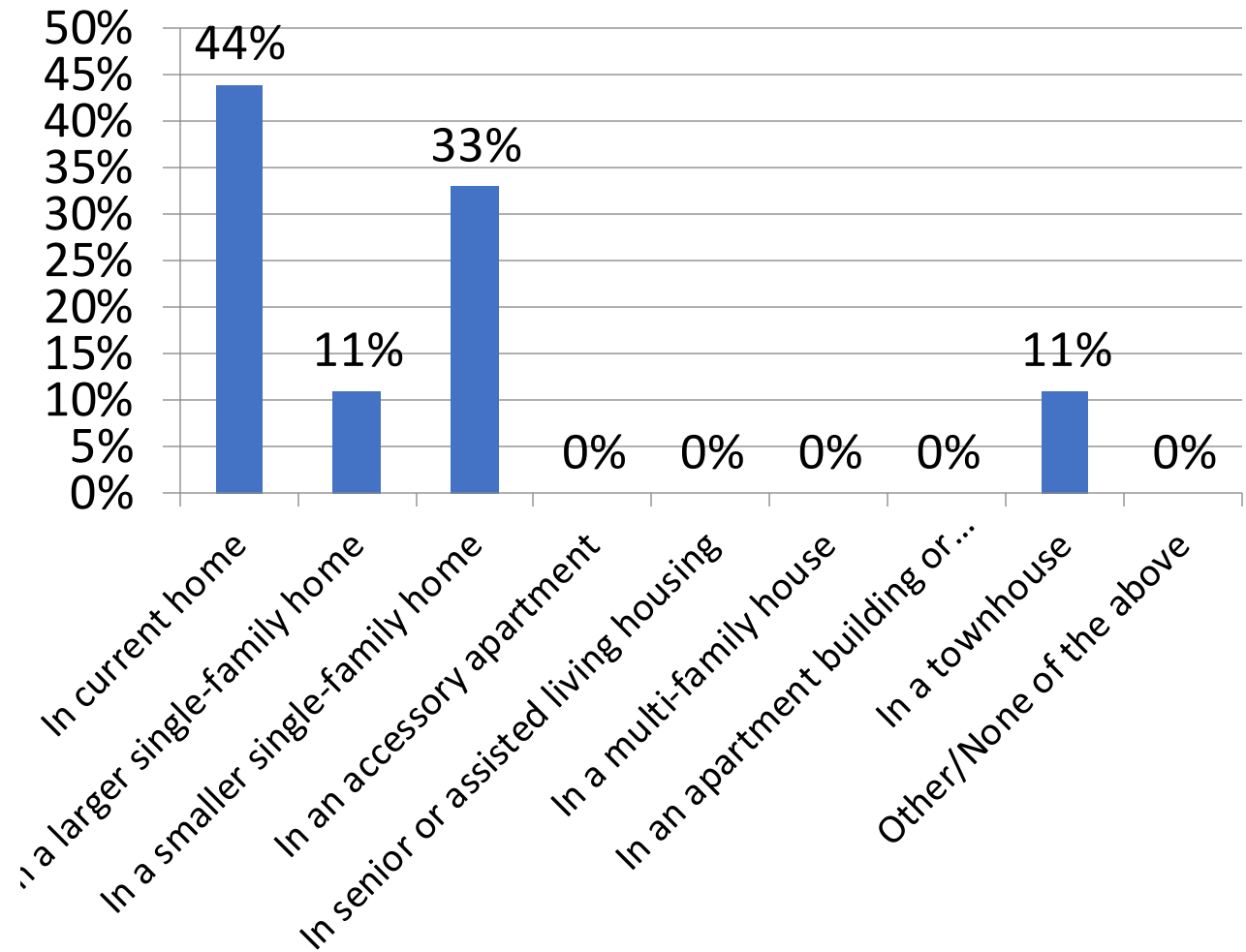
# What type of housing does Berlin need more of?

1. Apartments
2. Accessory housing units
3. Assisted living or supportive housing
4. Senior housing
5. Single-family homes
6. Townhouses
7. Two and three-family homes
8. Mixed-use
9. Other/None of the above



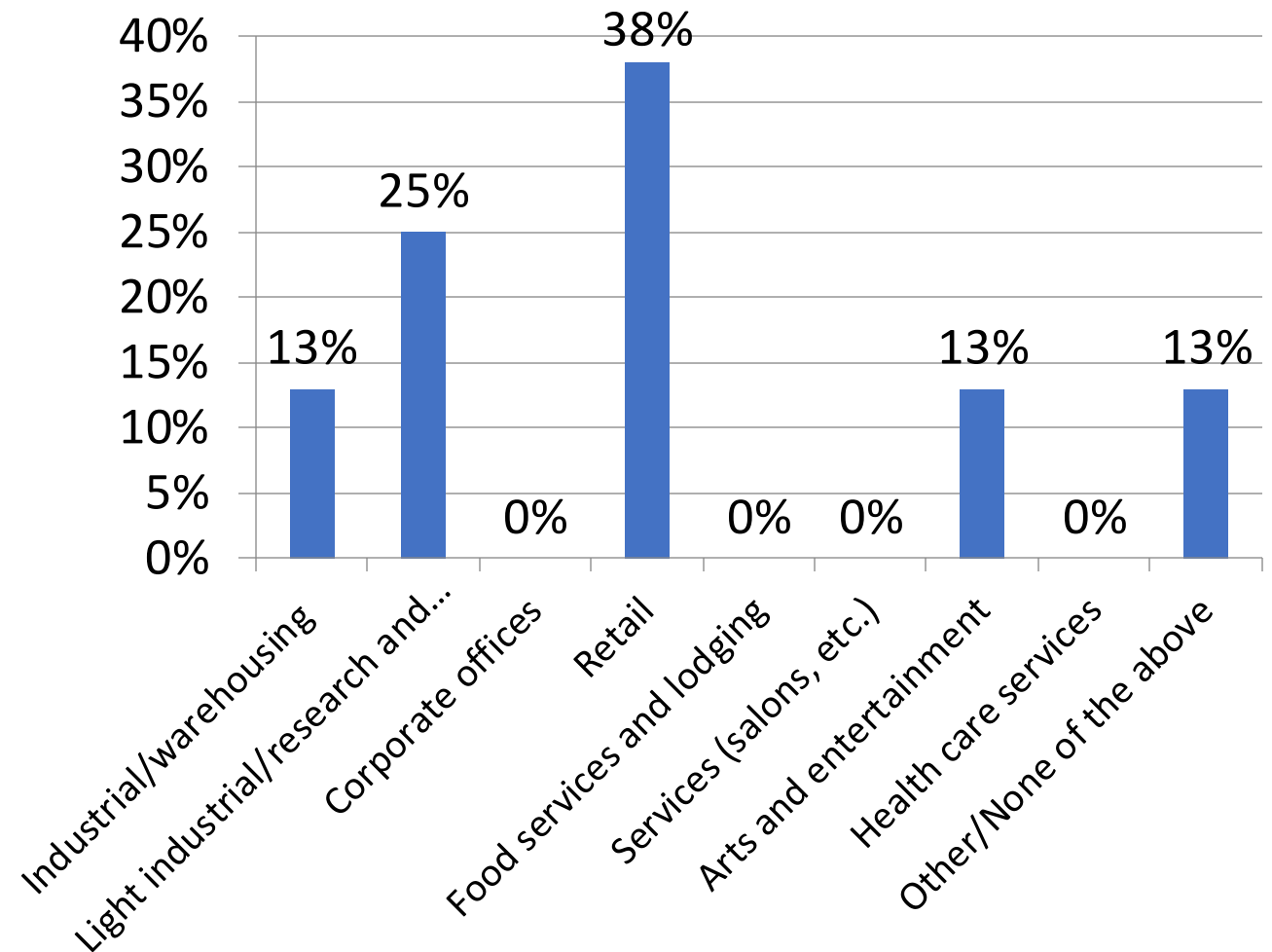
# What type of housing do you most likely see yourself living in 10 years from now?

1. In current home
2. In a larger single-family home
3. In a smaller single-family home
4. In an accessory apartment
5. In senior or assisted living housing
6. In a multi-family house
7. In an apartment building or complex
8. In a townhouse
9. Other/None of the above



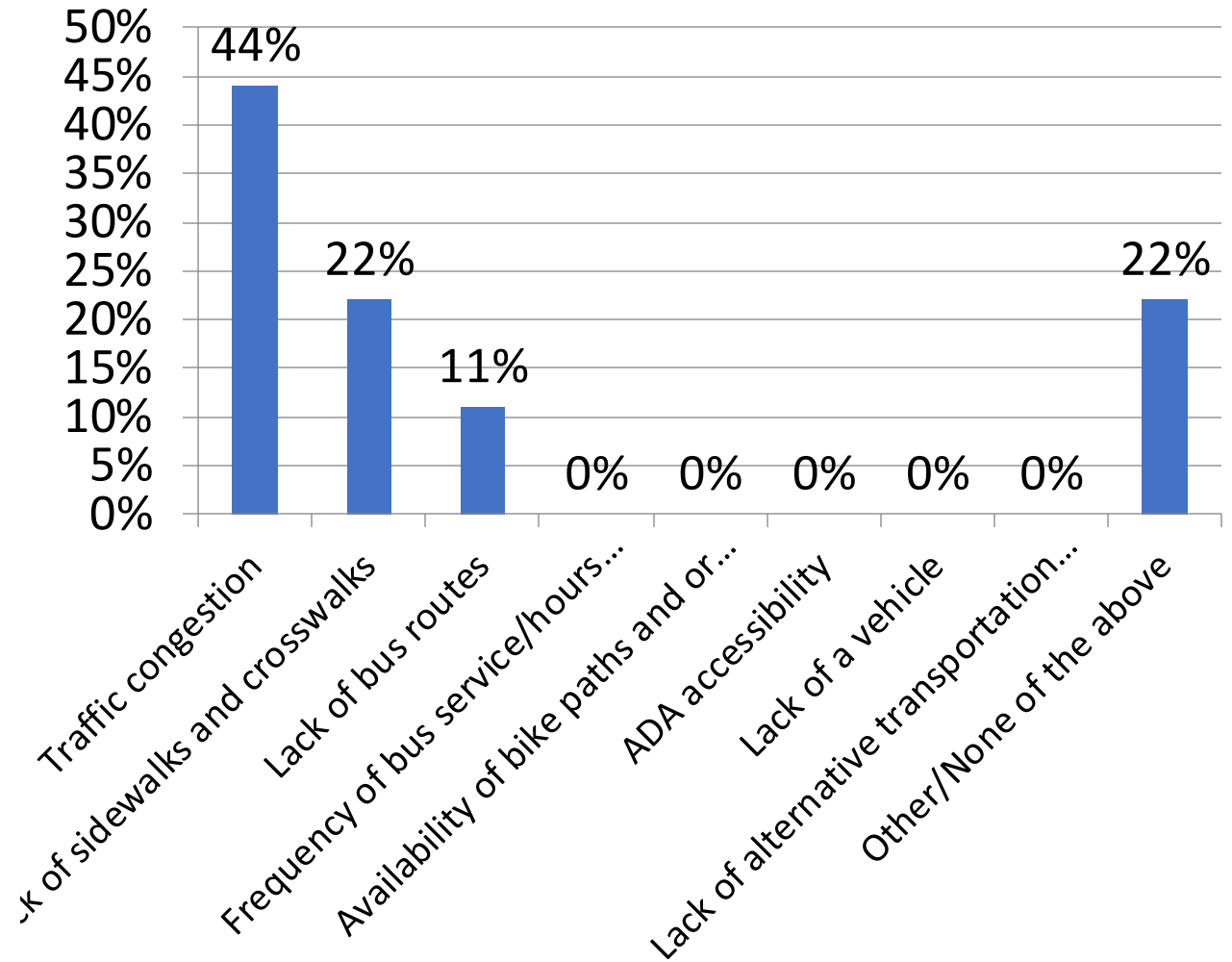
# What types of businesses/commercial development would you like to see more of in Berlin?

1. Industrial/warehousing
2. Light industrial/research and development
3. Corporate offices
4. Retail
5. Food services and lodging
6. Services (salons, etc.)
7. Arts and entertainment
8. Health care services
9. Other/None of the above



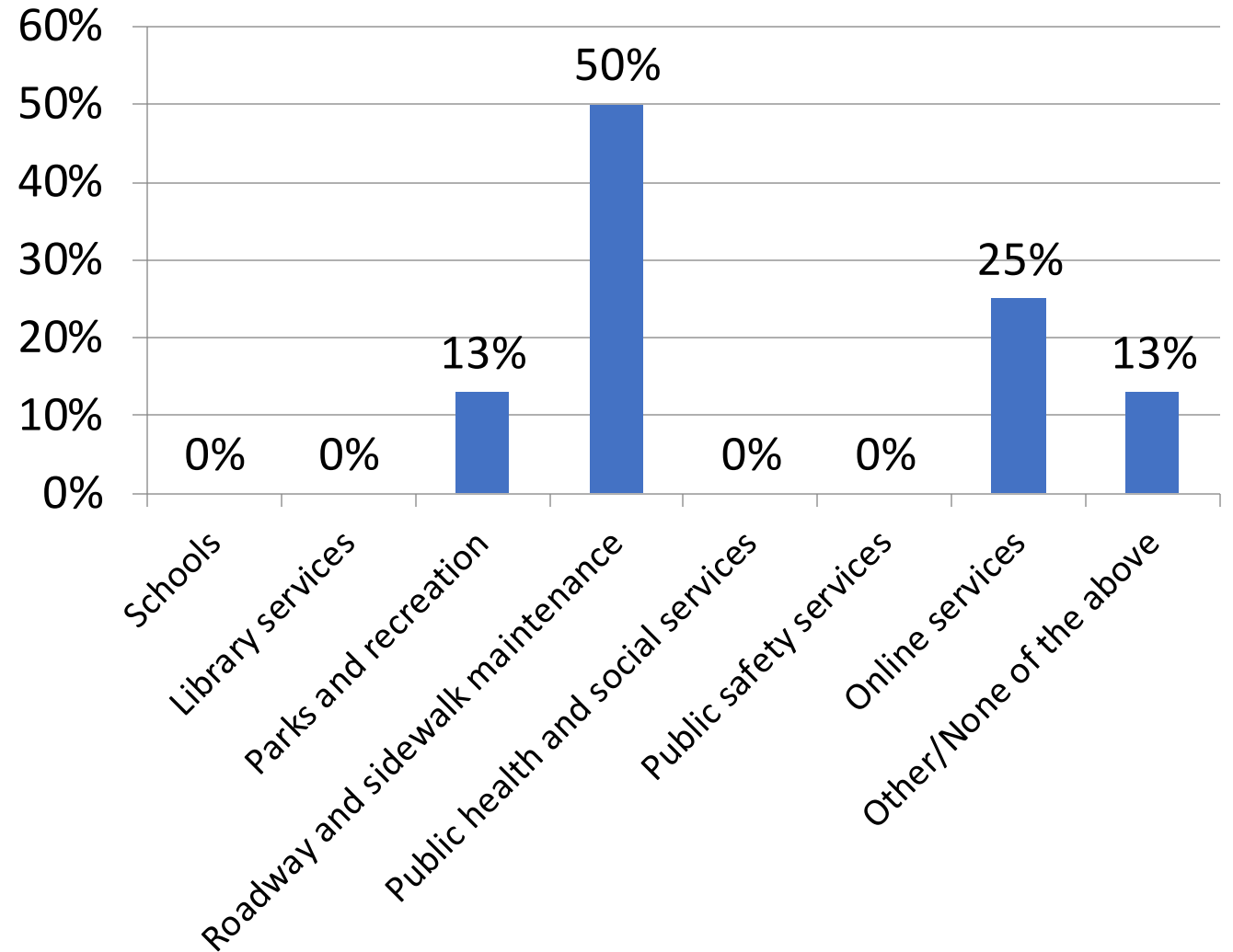
# What are the greatest challenges you experience in getting to, from, and around Berlin?

1. Traffic congestion
2. Lack of sidewalks and crosswalks
3. Lack of bus routes
4. Frequency of bus service/hours of operation
5. Availability of bike paths and or bike lanes
6. ADA accessibility
7. Lack of a vehicle
8. Lack of alternative transportation options (rail, rideshare, etc.)
9. Other/None of the above



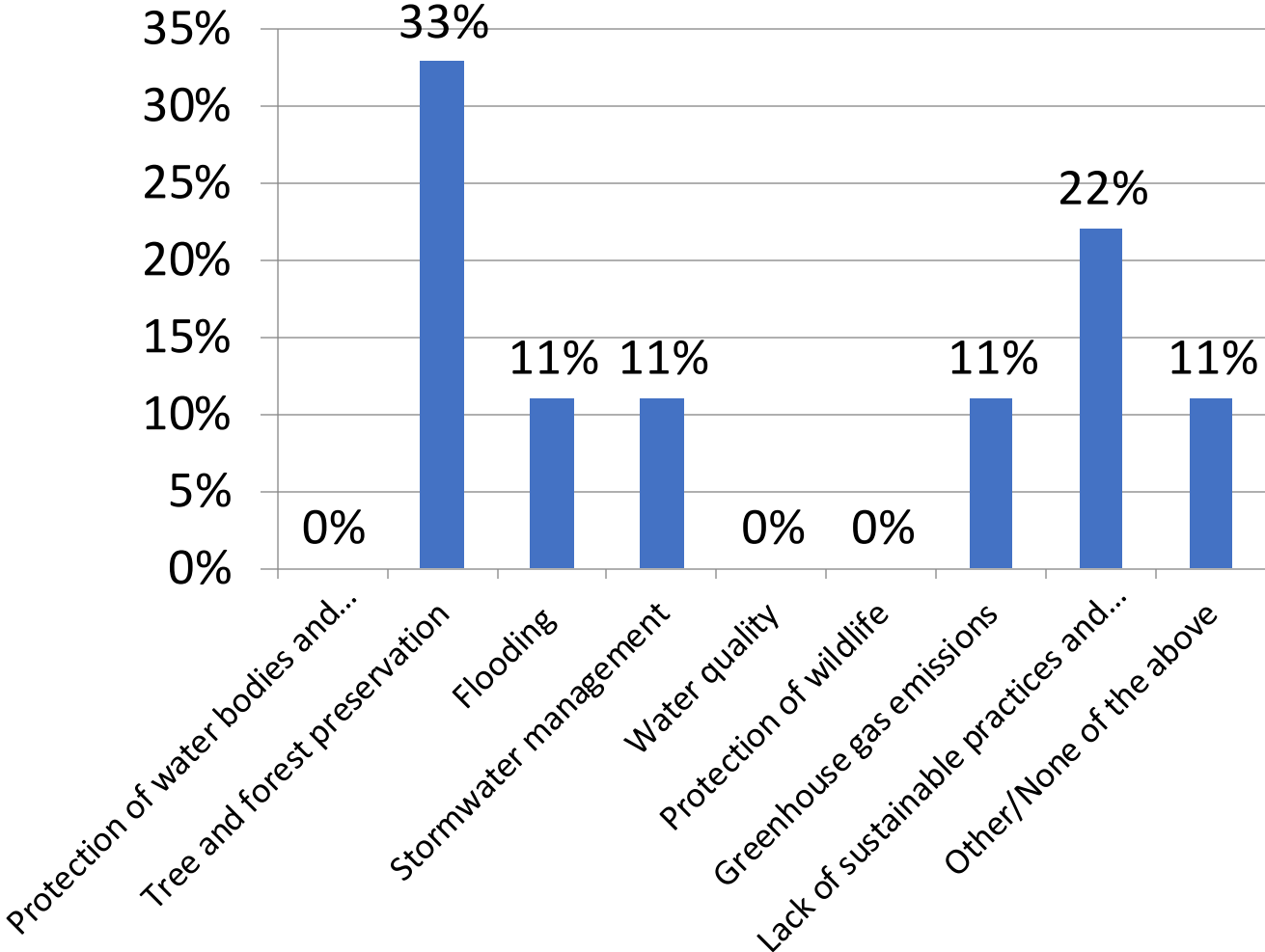
# Which Town services need improvement

1. Schools
2. Library services
3. Parks and recreation
4. Roadway and sidewalk maintenance
5. Public health and social services
6. Public safety services
7. Online services
8. Other/None of the above



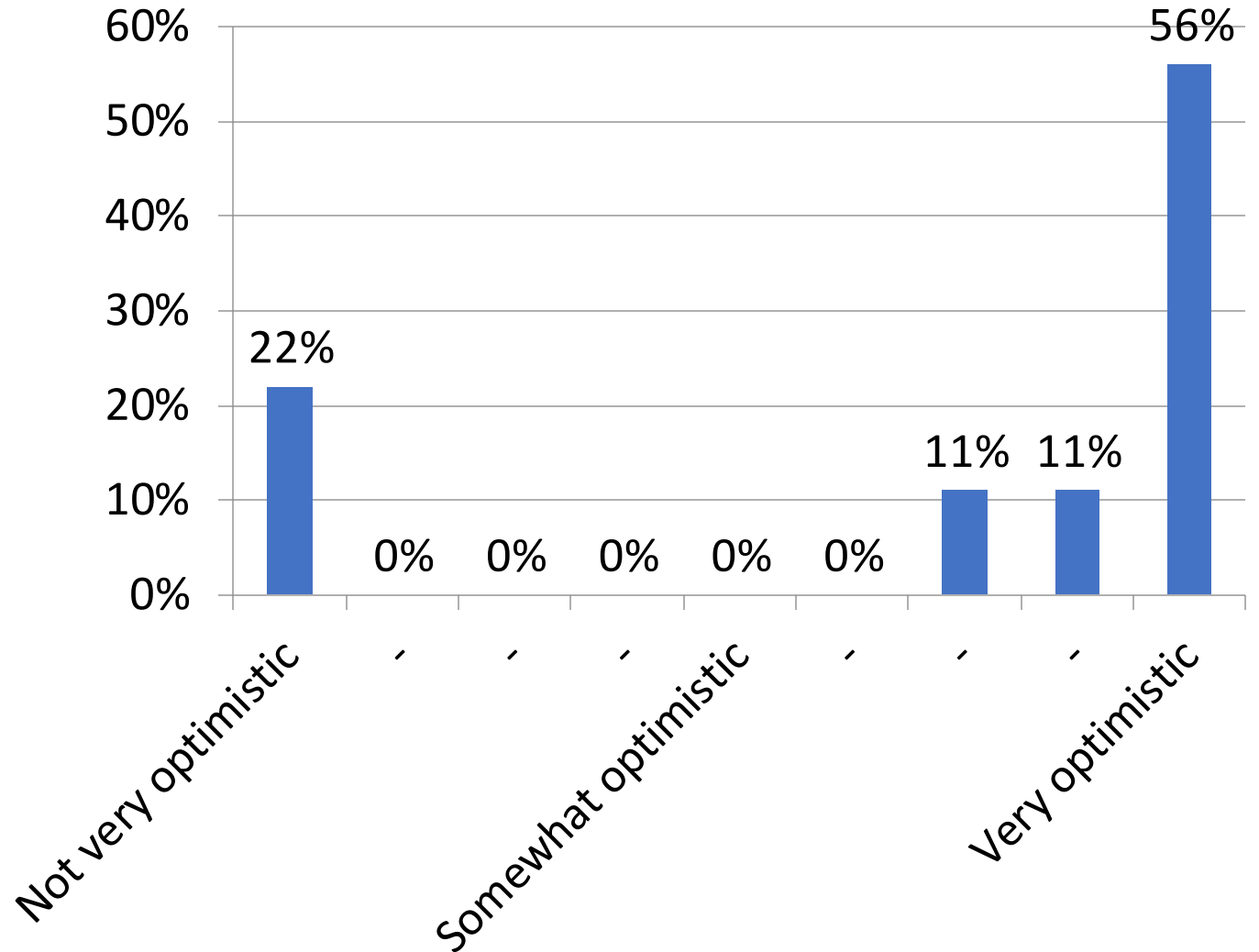
# What are your greatest concerns related to environmental issues in Berlin?

- 1. Protection of water bodies and wetlands
- 2. Tree and forest preservation
- 3. Flooding
- 4. Stormwater management
- 5. Water quality
- 6. Protection of wildlife
- 7. Greenhouse gas emissions
- 8. Lack of sustainable practices and options
- 9. Other/None of the above



# How optimistic are you about Berlin's future?

1. Not very optimistic
2. -
3. -
4. -
5. Somewhat optimistic
6. -
7. -
8. -
9. Very optimistic





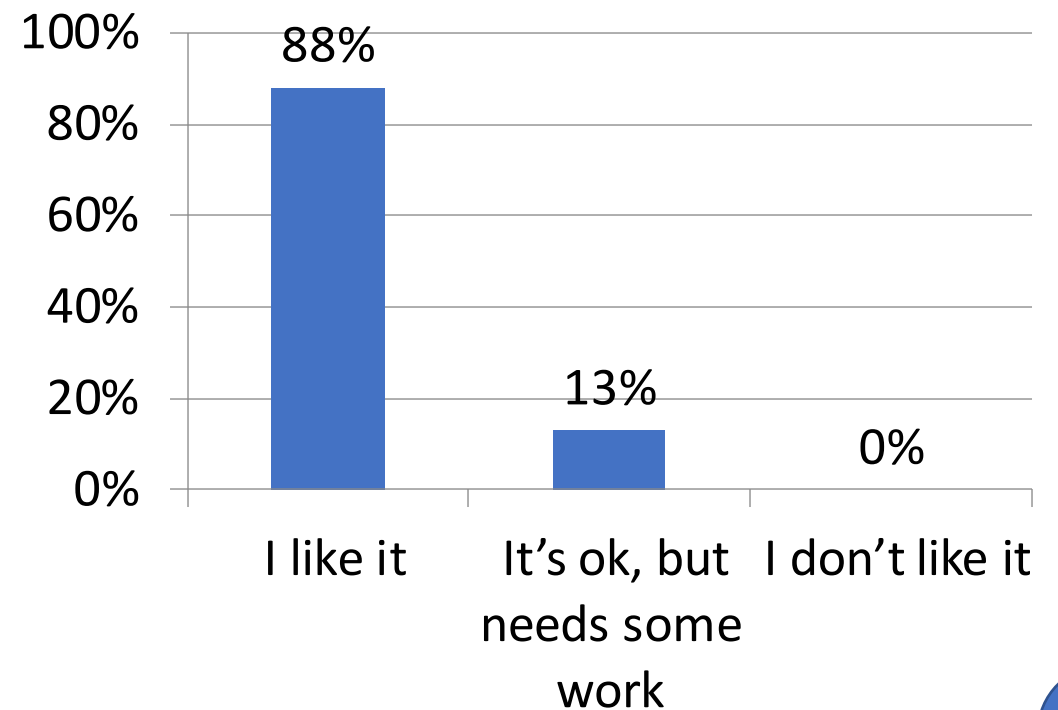
# Draft Vision Statement

Berlin is a community with a small-town feel founded in a rural and historically 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 to 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 highly 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, and farmland are important to the history and identity of Berlin; protecting and improving areas such as Kensington Center will remain a priority for the town.

# Draft Vision Statement

How do you feel about the vision statement?

1. I like it
2. It's ok, but needs some work
3. I don't like it



# Survey Complete!

- Please return your keypad



# That Concludes our Presentation of Preliminary Findings

- We will address any questions or comments you have during the breakout sessions.

# Break Out Sessions

- We will now conduct three break out sessions
- Each session will last 20 minutes (1 hour total)
- Pick three of the following sessions to participate in:
  - Open Space, Natural & Historic Resources
  - Transportation, Infrastructure & Town Facilities
  - Economic Development
  - Housing
- If a station is crowded, move to a station of interest that is less crowded and come back to it later



# Break Out Session Format

Discuss the following specific to the topic area:



Issues

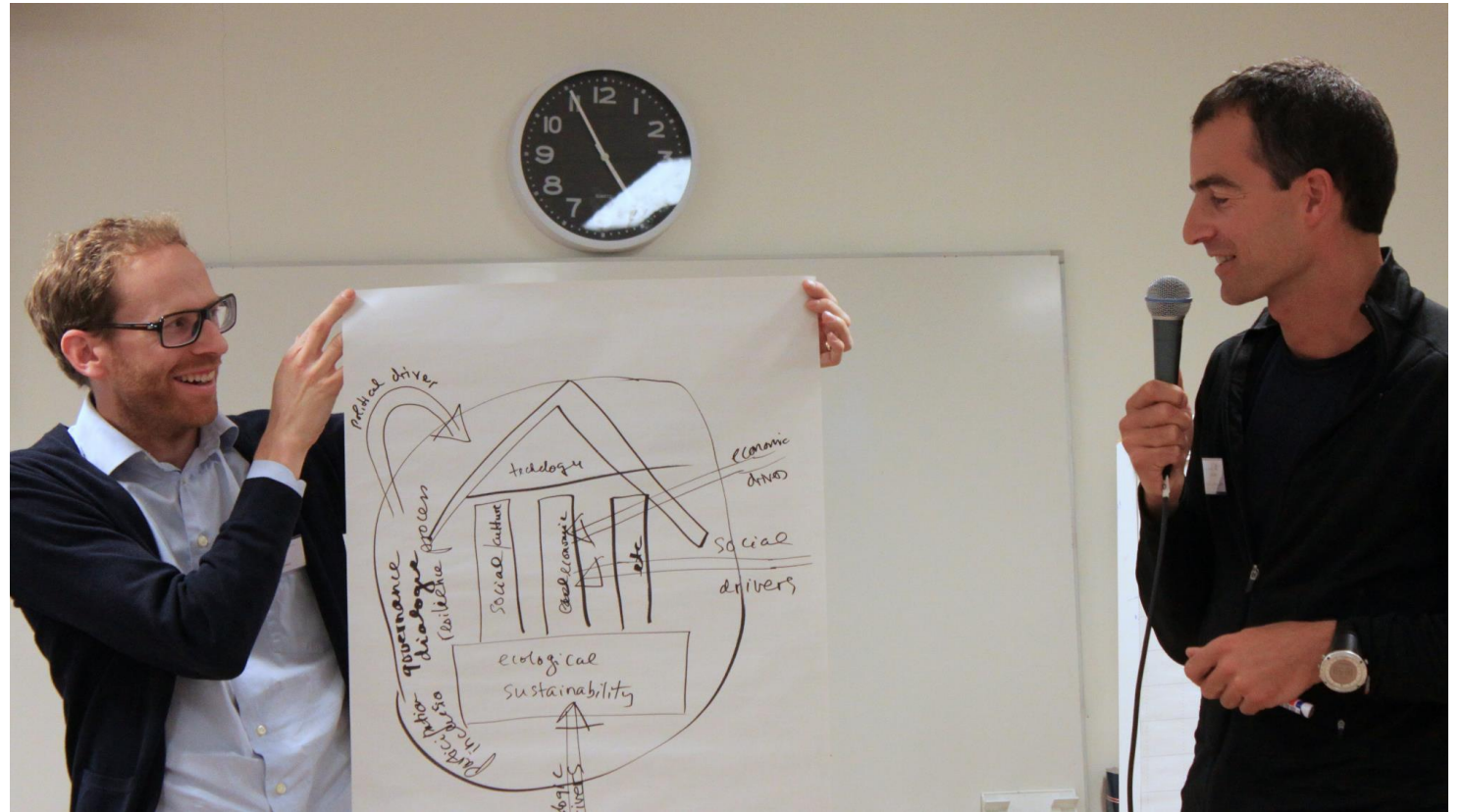


Ideas

- *Please keep your discussion focused on the topic at your station*
- *Allow everyone a chance to speak*

# Break Out Sessions

- Report back your findings



# Thank You for Participating!

- **Visit the Town's Planning and Zoning Webpage**
  - Meeting materials and updates regarding the plan
- **Participate in Thematic Meetings**
  - Wednesday, June 22<sup>nd</sup>
    - 5:15 pm: Economic Development
    - 7:00 pm: Housing
  - Thursday, June 23<sup>rd</sup>
    - 5:15 pm: Transportation, Infrastructure & Town Facilities
    - 7:00 pm: Open Space, Natural & Historic Resources
- **Take the survey if you have not already**
  - [www.surveymonkey.com/r/berlinpocd](http://www.surveymonkey.com/r/berlinpocd)