

# Commerce & Community



berlin

**Berlin**



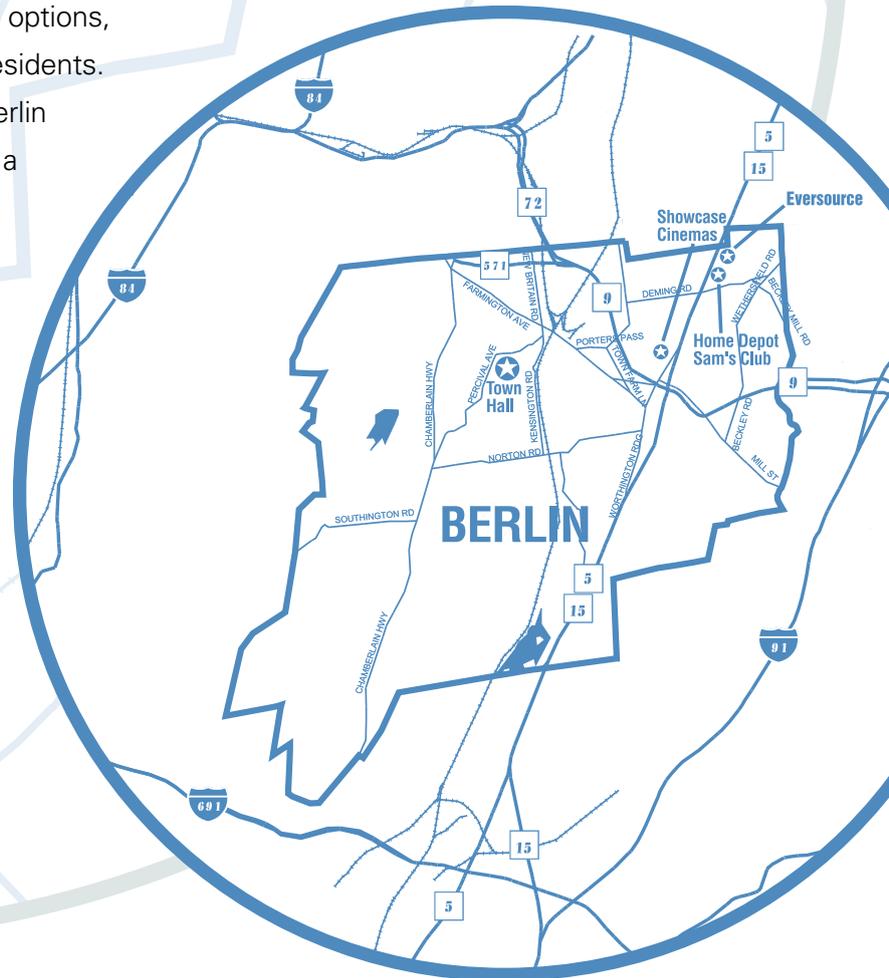
**Connecticut**



## Balancing Commerce & Community

Berlin, Connecticut, has achieved a unique balance between commerce and community. The Town has attracted regional and international businesses such as Eversource, COMCAST and ASSA ABLOY, but Berlin also has retained its New England charm, creating a magnificent quality of life. Berlin's central location at the hub of the regional highway network, and the region's large pool of educated workers are key features that attract development.

By maintaining its sense of community through Town-wide activities like the Berlin Fair, encouraging civic participation and offering a wide range of home ownership options, Berlin continues to attract new residents. Its sense of place is what sets Berlin apart and makes this community a special place to live and a great place to locate a business.





## Letter from the Mayor

Berlin is the place for you if you want a location that offers the attributes and values of life in a small New England town and the advantages of a location with convenient access for employees and for distribution to markets. Berlin is an outstanding business location because it is at the geographic center of the state of Connecticut and at the confluence of major highways including I-91, I-84 and Route 9. Thousands of workers can commute to Berlin without fighting the daily traffic congestion of the State's major urban centers.

In 2013 the Town of Berlin adopted the decennial update of its Plan of Conservation and Development. The essential goal of the Plan is to maintain Berlin's status as "an extremely desirable place to live, work, own a business, educate students and raise a family." To achieve this goal there are two main themes of the Plan, conservation and economic development. The Plan sets forth a vision for "the Town and its people to take responsibility for the stewardship of the exceptional physical and cultural landscape that gives Berlin its sense of place while at the same time encouraging economic development in those areas best suited to sustain growth." The Town is specially focusing its planning and redevelopment efforts on the area around the Berlin Train Station to capitalize on the commuter rail service that will be started on the New Haven/Hartford/Springfield rail line in 2018.

Berlin is actively working to attract and retain businesses and to plan for the development of business areas. The Planning and Zoning Commission has adopted significant changes to the Town's zoning map and regulations to selectively expand the area of business zones. This has allowed our Town to adapt the permitted uses and development & design controls to better fit the vision for business growth. Berlin also offers tax incentives to targeted businesses to help stimulate the physical construction, expansion and renovation of business facilities and to encourage the creation of new jobs for area citizens. Our Economic Development Department will help guide you through the project approval process and it maintains a list of vacant business sites and buildings to help make it easier to identify locations and development opportunities in Berlin.

For more information about the Town of Berlin, please write me at Berlin Town Hall, 240 Kensington Road, Berlin, Connecticut 06037. You may also call, write (same address) or e-mail our Economic Development Director Chris Edge at 860-828-7005 or [cedge@town.berlin.ct.us](mailto:cedge@town.berlin.ct.us) or search the economic development portion of the Town website at [www.town.berlin.ct.us](http://www.town.berlin.ct.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Kaczynski". The signature is fluid and cursive, written over a white background.

Mark Kaczynski  
Mayor of Berlin



## Calling Berlin Home



### Community–Neighborhoods

- There are many neighborhoods to choose from: New England hamlets Kensington and East Berlin, as well as Old Berlin and its Worthington Ridge historic district, are all sections of Berlin.
- Collectively, the towns in Central Connecticut offer a wide range of affordable housing choices – from the modest to the magnificent.
- More than 85% of Berlin homes are owner-occupied. Home ownership demonstrates that residents are strongly invested in the Town’s future.
- Restored historic homes reflect the care and pride of their owners, and Berlin boasts a large number of these treasures.

### Community–Government

- Participatory democracy still lives in Berlin. Residents can always have their say before the Town Council or before any of the Town’s Boards and Commissions.
- Schools earn awards and honors of distinction. Our students have an environment in which to grow and excel. We’re proud of their accomplishments in academic achievement, sports and community service.
- The Town’s annual budget process creates a prudent fiscal climate.



## Community–Seasonal

- If you hike the ridgeline at Ragged Mountain in autumn, you'll view the changing leaves of the Connecticut River Valley in all directions.
- We seize the winter days for ice skating, cross country skiing, sledding and more before the snow and ice melt into spring.
- Thousands come to the free Town picnic each May, at which we affirm our Upbeat Program commitment that encourages students to make alcohol-free choices.
- In October, the Berlin Fair run by the Berlin Lions Club showcases the Town's agricultural heritage, and you'll see that when volunteers work with a passion, they can accomplish great things.
- On Berlin Fair Friday, the Town schools are closed so that you can meet your friends and neighbors at the Fair.
- On Memorial Day, school bands play patriotic songs and veterans of many wars will remind you of the sacrifices made to keep this nation free.
- The Town's Timberlin Golf Course is in full display in May with the arrival of the lush, dense grasses of spring.

## Commerce–Economy

- Berlin attracts large, global companies in addition to growing locally owned businesses. Parker Hannifin and the Home Depot are located beside firms such as B&F Machine, which is still owned and run by its local founders.
- The Central Connecticut region's workforce is diverse. The range of employees needed to staff your business – from the highest levels of professional and technical recruits to entry-level personnel – can all be found here.

## Commerce–Convenient Highways

- Berlin's uncongested highway network makes the Town accessible to a labor force of more than 575,000 within a 30-minute commute.

### **The Highway System**

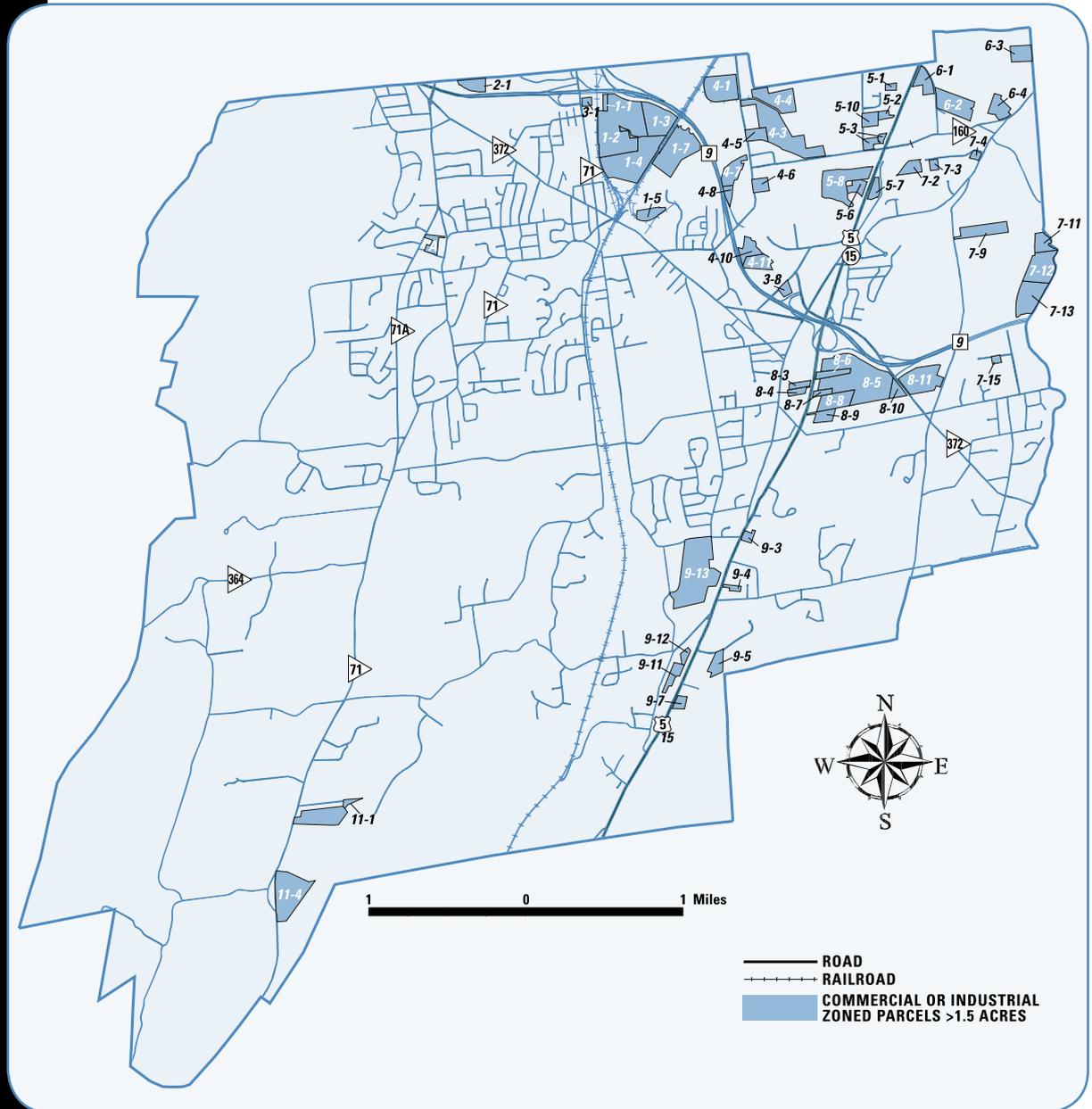
- Berlin is at the hub of Central Connecticut's highway network. Connecticut Route 9 is Berlin's main link to the state's two major interstate highways: I-91, traveling north and south, is just a mile from the Berlin border; and I-84, running east and west, is just four miles away.
- Running north and south, the Berlin Turnpike (Connecticut routes 5 and 15) parallels I-91, connecting with the interstate in the nearby cities of Meriden and Hartford. It is one of the state's prime retail corridors and is populated by a growing number of national and regional retail chains.
- I-691, just beyond Berlin's southwest border, provides another convenient link to I-91 south and to I-84 and points west.

# LEGEND

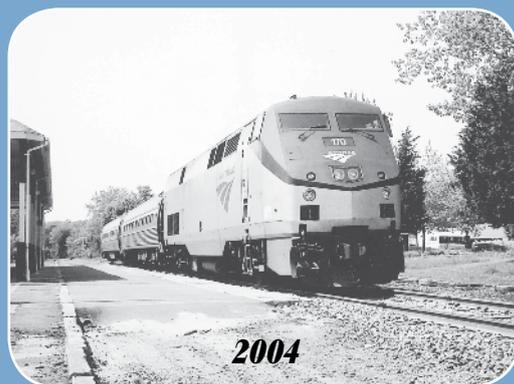
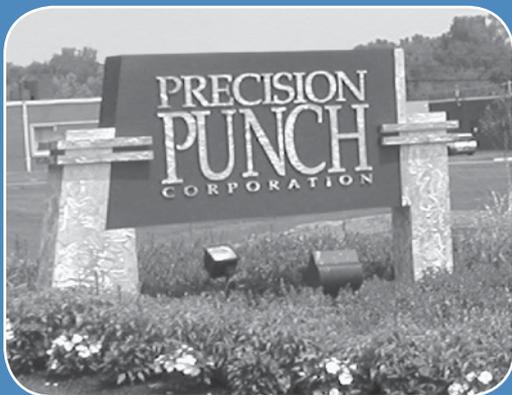
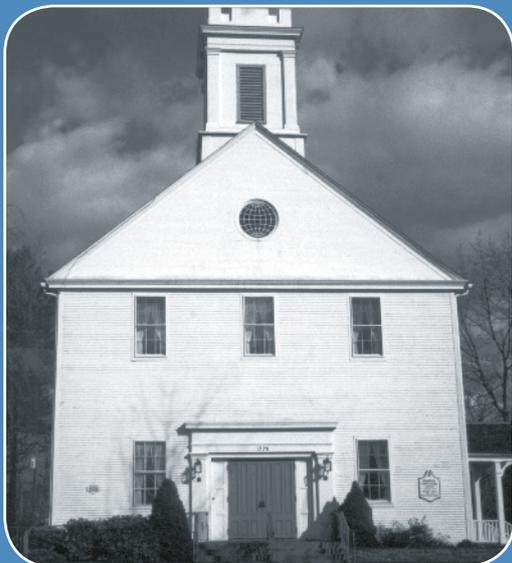
SITES	ADDRESS	ACREAGE	ZONING
1-1	ROUTE 72	2.1	G-I
1-2	NEW BRITAIN RD	56.2	G-I
1-3	ROUTE 72	18.6	G-I
1-4	NEW BRITAIN RD	42.6	G-I
1-5	DEPOT RD	6.7	P-I
1-7	DEPOT RD	32.3	P-I
2-1	HIGH RD	7.4	CCD-1
3-1	NEW BRITAIN RD	2.1	CCD-1
4-1	CHRISTIAN LA	20.0	G-I
4-3	CHRISTIAN LA	40.0	G-I
4-4	CHRISTIAN LA	17.3	G-I
4-5	CHRISTIAN LA	6.4	G-I
4-6	CHRISTIAN LA	7.6	G-I 2
4-7	CHRISTIAN LA	7.6	G-I
4-8	ROUTE 72	3.4	G-I
4-10	ROUTE 72	8.8	P-I
4-11	ROUTE 72	8.6	P-I
5-1	BERLIN TPKE	1.7	BT-I
5-2	BERLIN TPKE	2.6	PS-B
5-3	BERLIN TPKE	5.0	PS-B
5-6	BERLIN TPKE	4.5	BT-I
5-7	WORTHINGTON RDG	3.4	BT-I
5-8	BERLIN TPKE	25.3	BT-I
5-10	EPISCOPAL RD	6.0	PS-B
6-1	BERLIN TPKE	10.8	OT
6-2	ELM ST	19.3	OT
6-3	DEMING RD	8.9	OT
6-4	DEMING RD	9.3	OT
7-2	WHITE OAK DR	5.7	P-I
7-3	WHITE OAK DR	2.8	P-I
7-4	WHITE OAK DR	2.2	P-I
7-9	BECKLEY RD	14.0	P-I
7-11	BECKLEY MILL RD	8.9	P-I
7-12	BECKLEY RD	19.0	P-I
7-13	BERLIN ST REAR	18.5	P-I
7-15	CLARK DR	1.8	P-I
8-3	BERLIN TPKE	2.7	SPDD 2
8-4	BERLIN TPKE	3.1	SPDD 2
8-5	BERLIN TPKE	62.0	SPDD
8-6	BERLIN TPKE	5.1	SPDD
8-7	BERLIN TPKE	2.1	SPDD
8-8	BERLIN TPKE	13.7	SPDD
8-9	BERLIN TPKE	5.6	SPDD
8-10	MILL ST	4.5	SPDD
8-11	BECKLEY RD	22.3	OT
9-3	BERLIN TPKE	3.0	BT-I
9-4	BERLIN TPKE	2.1	BT-I
9-5	NEW PARK DR	7.1	P-I
9-7	BERLIN TPKE	3.7	BT-2
9-11	BERLIN TPKE	6.4	BT-2
9-12	BERLIN TPKE	2.5	BT-I
9-13	102 MEADOW LANE	57.1	OT
11-1	CHAMBERLAIN HW	2.5	POD
11-4	CHAMBERLAIN HW	76.6	POD
A	HIGH RD	5.7	PSA

## Industrial and Commercial Land

Berlin has available land to suit many types of business needs. From a highly successful retail corridor along the Berlin Turnpike to appealing sites for company headquarters to strategic industrial parcels, Berlin is home to a strong mix of industrial and commercial businesses. Below are a number of currently undeveloped commercial and industrial properties. Contact the Town with your specific site or building needs through the Town's economic development website, [www.town.berlin.ct.us](http://www.town.berlin.ct.us), or search with CERC SiteFinder™ online at [www.CTSiteFinder.com](http://www.CTSiteFinder.com).



## Diverse Activities and Talent



# Town of

# Berlin

Office of Economic Development  
240 Kensington Road  
Berlin, CT 06037  
860-828-7005 fax 860-828-7180  
[www.town.berlin.ct.us](http://www.town.berlin.ct.us)  
Chris Edge,  
Economic Development Director



Timberlin Golf Course

## Economic Development Commission

JoAnn Angelico-Stetson  
Michael Baczewski

Peter Campanelli  
Christopher Coppola III

Dave Cyr, Chairman  
Edward C. Egazarian, Vice Chairman

Robert Sisti