STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT

January 4, 2006

Members of the Continuing Legislative Committee on
State Planning and Development:

The Honorable Eric D. Coleman
The Honorable Lewis J. Wallace, Jr.
The Honorable Jonathan A. Harris
The Honorable Leonard Fasano
The Honorable Craig A. Miner
The Honorable Joseph J. Crisco, Jr.
The Honorable Bill Finch
The Honorable Antonio (Tony) Guerrera
The Honorable Jack Malone
The Honorable Richard Roy

Dear Senators and Representatives:

The Office of Policy and Management (OPM) has received an application on behalf of Pistol Creek Associates, LLC, for an interim change to the *Conservation and Development Policies Plan for Connecticut, 2005-2010 (C&D Plan).* The request is to change the C&D Plan's Locational Guide Map designation for approximately 100 acres of property in the Town of Berlin from Rural Land and Conservation Area to Growth Area.

The subject property is the site of the former Pistol Creek Golf Course which ceased operations and was purchased by Pistol Creek Associates in 2005. The application lists six factors as the basis for the requested change to a Growth Area designation. This designation would allow for the future expansion of sewer service into the subject property. C&D Plan policies for the current Rural Land designation generally discourage the introduction of sewer service into such areas. A copy of the application materials is attached.

Pursuant to state regulations, the Town of Berlin is afforded the opportunity to request a public hearing on this matter within twenty (20) calendar days from receipt of this letter. If requested, OPM would schedule such a hearing at the earliest convenient date. The hearing would be held jointly by the Continuing Legislative Committee on State Planning and Development (Continuing Committee) and OPM.

Within ten (10) calendar days following a public hearing, or ten (10) days following the town's waiver of this option, OPM must make a recommendation on the application to the Continuing Committee. The Continuing Committee has the authority to make the final decision on interim changes to the C&D Plan within thirty (30) days of receipt of OPM's recommendation.

Sincerely,

W. David LeVasseur, Undersecretary
Intergovernmental Policy Division

Attachments

Cc: Mayor Adam Salina, Town of Berlin
Senator Donald J. DeFronzo, 6th District
Representative Joe Aresimowicz, 30th District
Carl Stephani, Executive Director, Central Connecticut Regional Planning Agency
Hellyn Riggins, Director of Development Services - Berlin
Monica Holloway, Zoning Enforcement Officer - Berlin
Jack Ross, Manager, Berlin Water Control Commission Department
Vincent McDermott, Milone & MacBroom