



TOWN OF BERLIN, VERMONT

Washington County

Municipal Office Building
108 Shed Road
Berlin, Vermont
05602

Berlin Planning Commission
Regular Monthly Meetings - 2nd and 4th Wednesday
March 26, 2008
7:00 PM

Unapproved Minutes:

Members Present: John Hurley, Chair; Nancy Tripp, Secretary; Marl Keffer, Scott Smith, Rob Young. Absent: David Sanguinetti, Henry LaGue, Jr.

Call to Order: John called the meeting to order at 7:20 PM. This meeting directly followed a special joint meeting of the EDC, Selectboard and Planning Commission which was called at 5:30 PM. for the purpose of reviewing the Town Economic Development Plan.

Public Comment: None

Work Session:

Rob reported that the TCTF is looking to start the process of filing an application for the proposed Town Center District to be a designated "Growth Center," and that the Task Force was briefed by the Agency of Commerce and Community Development on the process.

There was a discussion of the possibility of designing a Town Center for Berlin without participating in the lengthy application process required by the State for the formal designation, but it was agreed that benefits such as grants re sewer and water usage, density bonuses from the State, TIF bonuses and other incentives, appear to make the formal process more attractive.

Scott brought up the problem of house lots, particularly those close to Montpelier, that are often too small if the owners want to add improvements such as garages, decks, or car ports. We discussed designating set backs large enough to accommodate such improvements as opposed to property owners having to apply for waivers, and it was decided that we need to address the idea of initiating a small lot designation when we update the Zoning Regs. Scott agreed to find other areas in Berlin besides those near Montpelier that contain small lots.

Mark asked that at the next meeting we discuss design guidelines and where they should be included in our revised Subdivision and Zoning Regs.

John brought up the idea of having the Fire Department visit us. Among other subjects, they will discuss the installation of sprinkler systems as a requirement in areas where houses are built close together.

John will look up a video on the subject of TIF for us to see.

John will also send us information on an upcoming workshop in Chester on how to Plan for Smart Growth.

Scott moved to approve the March 12th minutes, and Rob seconded the motion.

Next Meeting: There will be a second joint meeting with the Selectboard, EDC, and Planning Commission on April 9th at 6:00 PM, to finish reviewing the Economic Development Plan, which will be followed by the regular Planning Commission meeting.

Adjournment: 8:40 PM. Rob moved to adjourn, and Scott seconded the motion.

Nancy Tripp
Secretary