

**Berlin, VT**  
**Planning Commission Meeting**  
**April 8, 2020**  
**7:00 PM**

**APPROVED MINUTES**

**Planning Commissioner Members Present:** Karla Nuisl (KN), Polly McMurtry (PM), David Huber (DH), Jacob Coakwell (JC)

**Absent:** Jared Felch (JF)

**Others:** Justin Lawrence (JL), Brandy Saxton (BS), Wendelyn Bolles, Zach Maia, Stella Huber, Mack Gardner-Morse (MGM) and Thomas Badowski (TB).

7:00 PM Call to Order by Chair Nuisl

**Approval of Minutes:** PM Moved and DH Second a Motion to approve the March 11, 2020, Minutes as written. Motion passed unanimously.

**Route 302 Zoning Map**

Staff distributed historic and current zoning district information in advance. JL suggested that Tax Map information available at the time the new zoning map was created was in error and if known likely the border between Commercial/Mixed Use may have been drawn differently. BS stated that the prevailing reason for establishing the current Commercial/Mixed Use boundary was a form change between larger commercial lots versus smaller mixed use lots. PM and DH expressed concern that relocating the border for one lot may constitute Spot Zoning. Lengthy discussion followed. KN opined that moving the border for one lot is not practical and that the Commission may give consideration towards review of this border in the future. No date certain was established for this review.

**New Town Center (NTC)**

**Joint Committee Meeting** – In light of the cancellation of the April 20, 2020, joint meeting of Selectboard and other standing town committees to kick-off the NTC planning process, BS distributed in advance a Memo on how to move forward under COVID-19. Key NTC partners in the Mall, CVMC and elementary school are all dealing with COVID issues. Lengthy discussion followed with the Commission agreeing to proceed under BS recommendations.

**Outreach Events** – BS shared the still in its infancy NTC website at <https://placesense.com/berlin/>. This website will be widely distributed and be the focal point for NTC dialog with the community until such time COVID restrictions are eased.

### **Village Wastewater Solutions – Riverton**

MGM introduced himself as a Riverton resident interested in wastewater project. KN welcomed him to the discussion. TB distributed in advance copies of the DRAFT AARP Grant Application for a decentralized wastewater system (DWS). Estimated project cost of \$44K to include:

1. community outreach and meetings
2. completion of a Wastewater Feasibility Report
3. field investigation to determine best location for DWS
4. produce income eligibility report

Out of this, funding application(s) to construct DWS will be made to USDA Rural Development, CDBG and/or State Clean Water Drinking Fund. MGM stated that there is an impression in the community that existing wastewater systems will be field investigated which is causing angst. TB ensured that the field investigations will be for locating the area to host the DWS, not current septic systems. Community support of the project is key and without it, the May 15, 2020, grant deadline may not be met. KN asked all to review DRAFT Grant and submit edits by April 15, 2020.

### **Next Meeting**

April 22, 2020

**Adjourn** Chair KN adjourned at 8:00 PM