

Berlin, VT
Planning Commission PUBLIC HEARING & Meeting
April 10, 2019
7:00 PM

UNAPPROVED MINUTES

Planning Commissioner Members Present: Karla Nuisl (KN), Gary Laroche (GL), Polly McMurtry (PM) and David Huber (DH)

Others: Gary Parker, Sylvia Parker, Paula Stafford, Paul Stafford, Connie Warren, Bill Warren Ron Lyon and Thomas Badowski (TB).

7:00 PM Call to Order by Chair Nuisl.

PUBLIC HEARING – Bylaw Amendment

TB read two proposed changes to Town of Berlin LAND USE AND DEVELOPMENT REGULATIONS

1. Section 2109 Rural 218 District Paragraph 2109.D(2) change current Lot frontage from 120 feet minimum to 300 feet minimum
2. Section 2110 Upland Conservation District Paragraph 2110.D change current Lot frontage from 180 feet minimum to 400 feet minimum

KN called for any additional comments.

Hearing none, DH moved and PM second a Motion to accept the changes to the Land Use and Development Regulations as read and to forward the DRAFT to the Berlin Selectboard for their consideration. After a brief discussion, Motion passed unanimously.

DH moved and PM second a Motion to close the Public Hearing at 7:15 PM. Motion passed unanimously.

Regular Scheduled Meeting

Approval of Minutes: PM Moved and DH Second a Motion to approve the March 13, 2019, and the March 18, 2019, Minutes as written. Motion passed unanimously.

Village Center Designation Applications (VCD)

1. Riverton – TB distributed DRAFT of Riverton VCD Map. Discussion as to zoning districts involved, evolution of the Map and next steps was had. TB anticipates full Riverton VCD application ready for submittal by end of April.

2. Berlin Corners - PM distributed DRAFT Berlin Corners Map. Her research showed a historical commercial and civic hub including saw mill, blacksmith, three post offices, churches, stores and residences. A scheduled meeting with Regional Planning Commission on April 11, 2019, is anticipated to finalize the Map. TB anticipates full Berlin Corners VCD application ready for submittal by end of April.

PM moved and GL second a Motion that upon competition of each VCD application, that the applications be forwarded to the Selectboard with the recommendation that they apply for Village Center Designation for Riverton and Berlin Corners. Motion passed unanimously.

New Town Center (NTC) Designation Update

TB distributed DRAFT NTC Maps with an area of 124.97 acres. By statute, Berlin's NTC cannot exceed 125 acres. A discussion on wetlands, pedestrian access, current and proposed land uses and infrastructure was had.

TB informed the Board that DRAFT Public Works Ordinances for NTC are anticipated to be ready for comment at the April 22, 2019, Public Works Board meeting.

TB is recommending that a Planning Grant for NTC application completion by prepared and submitted by the October 2019, deadline. Discussion as to what is needed to complete the NTC application was had with the consensus to invite Jacob Hemmerick of DHCA to attend a Planning Commission meeting in the near future.

Next Planning Commission Meeting: April 22, 2019

Adjourn Chair Nuisl adjourned at 8:49 PM