

# Berlin Planning Commission

## Meeting Minutes

April 13, 2016

Present: Brandy Saxton, Tom Badowski, Karla Nuisl, Clara Ayer, Gary Laroche, Sally Herring, Bob Werneke, Tom Williard, Brian Grearson, Andrea Chandler

Next meeting: April 27th 6pm, Berlin Town Office

### 1. Discussion

- **Public Comment:**
  - Conservation Commission
    - Ridge of Mountains and Watershed to Berlin deserves a different zone for protection
      - Some large parcels that have been conserved
  - Build-out comparison
    - Much less houses overall in proposed zoning regulations compared to adopted regulations
  - Create new Conservation District – Crosstown Rd to Brookfield Road?
    - Lower density
    - Take out some of the conditional uses
- **2<sup>nd</sup> Draft Review – with regards to unresolved issues and public comments**
  - Rural District
    - Use to different density distinctions
      - 1 dwelling unit per 2 acres on a Class 2 Road
      - 1 dwelling unit per 5 acres on a Class 3 Road
  - 4 Corners
    - Change to RES zone on all 4 corners
    - Bring TC up to RES – take out VC zone
  - HAM
    - Take out architectural standards
  - Airport Overlay
    - Take out prohibited uses
  - Source Water Protection
  - Flood Hazard
    - Keep current Flood Hazard Standards?
      - Review Brandy's notes – shows any changes in new regulations and if the change came from State or Federal Standards
- **Old Business**
  - Keep checking Brandy's website for updates ([placesense.com/Berlin](http://placesense.com/Berlin)). Complete 1<sup>st</sup> draft is up as well as meeting notes, definitions, comments etc.
    - You can also sign up to get an email notification when there are updates
    - Berlin, VT site now has everything that Brandy's site has
- **Reminder: MEETINGS WILL BEGIN AT 6PM**

- This is in order to stay on our existing timeline
- Meetings are the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of every month
- Participation is encouraged!

## **2. Meeting Adjourned**