

Berlin Planning Commission

Approved Meeting Minutes

April 22, 2015

Present: Brandy Saxton, Tom Badowski, Karla Nuissl, Clara Ayer, Sally Herring, Geoff Farrell

Next meeting: May 13, 7pm, Berlin Town Offices

1. Discussion:

• Public Forum

- May 27th 7pm at the Berlin Elementary School
 - Website
 - Email invite to Forum
 - Press Release
 - “News to Know”

• Technical Review – Topics

- Create a provision for DRB discretion?
- Design Standards
 - Berlin has over 60 uses, they could be broadened to about 20 uses but require specific design standards.
 - Design Review Process
 - Example: Freeport ME McDonalds
 - Historic House Downtown is converted to a McDonalds
- Require a “Certificate of Compliance”
- Subdivision
 - Create a “Master Plan” for Land
- Parking
 - There is generally more parking than necessary
 - Could encourage more development within the parking lots to share parking, similar to Panera.
- Sidewalks
 - Possibly encouraging sidewalks more on the edge of parking lots, further away from the road with greenery between the sidewalk and the road.
 - Safer and more desirable than walking along Route 302 as an example

2. Place Sense Website

- Brandy will be creating a page for Berlin, check her website for updates: <http://www.placesense.com>

3. Meeting Adjourned