

**Berlin, VT**  
**Planning Commission Meetings**  
**Wednesday, April 25, 2018**  
**7:00 PM**

**APPROVED MINUTES**

Planning Commissioner Members Present: Karla Nuissl, Gary Laroche, Shane Mispel and Geoff Ferrell.

Others: Robert Wernecke, Ron Lyon and Thomas Badowski.

7:00 PM Call to Order by Chair Nuissl

Public Comment: NONE

Continued Discussion of Amendments to Town Plan.

Robert Wernecke and Ron Lyon offered the following comments on the DRAFT Town Plan:

- Page 2 under **Other Plans and Studies** add link to recent Berlin Stormwater Management Plan. [Click to download with appendices as PDFs](#)
- Page 2 under **Other Plans and Studies** add link to Vermont Supreme Court Ruling of access use of Berlin Pond  
[http://dec.vermont.gov/sites/dec/files/wsm/Laws-Regulations-Rules/pet\\_2014-08-14%20Memo%20of%20Decision%20in%20re%20Berlin%20Pond%20%28City%209.pdf](http://dec.vermont.gov/sites/dec/files/wsm/Laws-Regulations-Rules/pet_2014-08-14%20Memo%20of%20Decision%20in%20re%20Berlin%20Pond%20%28City%209.pdf)
- Page 5 **Policy #2** should be revised to “Support the permanent conservation of the publicly owned lands around Berlin Pond.”
- Page 5 add new Policy that reads “**Support low impact public recreation use of Berlin Pond and surrounding Public lands as decided by the Vermont Supreme Court and State of Vermont.**”
- Page 6 **Berlin Conservation and Open Space Map** replace all references of “Village of Northfield” with “Town of Northfield”, indicate that the 346 acres of Parcels R10-045.000 and R10-049.000 are held in Conservation, and Town of Berlin owned Parcel R11-019.000 is held in Conservation.
- Page 6 **Berlin Conservation and Open Space Map** replace “(with the exception....)” with “(with the exception of three Parcels owned by Berlin).” And delete “along with increased recreational access should it no longer serve as a drink water supply.”
- Page 7 **Surface Waters and Riparian Areas** add **Stevens Branch as an additional surface water.**

- Page 7 under **Wetlands and Vernal Pools** change next to last sentence of paragraph 2 to read “The Wetland Rules do not apply to Class 3 wetlands **but are subject to Federal Regulations.**”
- Page 8 **Water Resources Map** add to top right description “.....and East Montpelier and the third, **the Stevens Branch**, running parallel....”
- Page 8 **Water Resources Map** delete on bottom right description “**was formed by impounding Berlin Brook**”
- Page 10 **Historic Resources** start this Section with information of the Berlin Historical Society. From their website the following is a possibility: “**We collect and catalogue donated material and develop databases of historic Town Records. We research a variety of topics, sometimes based on questions we’re asked or programs we’re asked to present. Our growing collection includes information on Berlin families, cemeteries, schools, churches, births, deaths, marriages, various Berlin related stories and histories, structure fires, as well as a general file for all other Berlin related subjects. We are always searching for new material, including photographs, artifacts, and stories, related to Berlin. If you have any such material that you are willing to share please contact us. We have the ability to scan or copy it at our office.**”
- Page 11 **Recreational Resources** change first sentence of third paragraph to read “**Berlin has a volunteer recreational Board that offers some winter recreation opportunities to residents.**”
- Page 12 **Future Land Use Map** the last bullet should read “Protection and conservation of Berlin Pond, **the surrounding land** and the Irish Hill ridgeline.
- Page 14 first sentence should read “The impact of proposed development on priority forest blocks will be considered during **Berlin regulatory reviews** and state regulatory processes such as Act 250.”
- Page 16 **Route 302** add to #7 by adding “....Montpelier and Barre City **in accordance with the US Route 302 Berlin Bicycle and Pedestrian Scoping Study.**”
- Page 17 **Berlin Pond** #5 should read “Transform the Berlin Pond, its shorelands and surrounding roads into a low-impact recreation destination. All efforts should be made to preserve public use and access to the pond.”
- Page 18 **Route 12** under **Evolve** add “**Improve vegetative buffers along the Dog River.**”
- Page 18 **Exit 6** under **Description** add “**Development is limited by lack of public infrastructure.**”
- Page 18 **Exit 6** under **Transform** **delete all.**
- Page 20 top left **add** “....for year-round travel and 4 miles of legal trails no longer maintained but **to remain** available for ....”

Approval of Minutes: No Action

Next Planning Commission Meeting will be May 9, 2018.

Adjourn Chair Nuissl adjourned at 9:02 PM