

Berlin, VT
Planning Commission Meetings

Wednesday, April 26, 2017
6:30 PM

APPROVED MINUTES

Planning Commissioner Members Present: Karla Nuissl, Gary Laroche, Sally Herring and Clara Ayer. Others: Marta Cambra, Daniel Cambra, Connie Warren, Judith Hebert, Bill Warren, Paula Stafford, Paul Stafford, Brian Bogart, Michelle Champoux, James Gingras, Joyce Gingras, Gary Richardson, Liz Richardson, Gary Parker, Doug Elliott, Paul Irons, Sylvia Parker, J.C Earle, Ron Lyon, Robert Wernecke and Thomas Badowski.

6:40 Call to Order **by Chair Nuissl**

Public Comment **Concerned residents on Crosstown Road heard efforts of the Board to address their concerns of Crosstown residents with respect to the DRAFT Zoning District remapping. Chair Nuissl stated the Board is reviewing a proposed change to the DRAFT Map which place most of Crosstown Road parcels in either Upland or Shoreland Conservation Districts and eliminate the R40 (one acre) current zoning that runs much of the length of Crosstown Road. A healthy discussion was held with Board instructing staff to make available any revised mapping as soon as Board approves and mapping is completed.**

Continued Discussion of DRAFT Unified Code (Subdivision and Zoning).

J.C. Earle, at the Board's behest, discussed ways of controlling unforeseen development pressures of clustering on rural landscapes that the DRAFT Regulations, as currently written, may foster including:

- **Deducting a set percentage from a Parcel's acreage "off the top"**
- **Deducting "non-developable" acres based on slope, deer wintering yards, wetlands, etc.**
- **Allow clustering only on Parcels of a certain acreage or higher**
- **Limit which Zoning Districts that would be allowed to cluster**
- **Require deeded conservation easements on Parcels that cluster**
- **On agriculture lands, allow clustering on those portions of the ag land which are "least desirable"**

- Require forest and agriculture lands to be contiguous.
- On Parcels that cluster, require the conserved lands to be contiguous to the cluster
- Use road frontage requirements and limit the creation of private roads

It was agreed that the Board would consider these items and discuss at the next meeting.

In light of the Crosstown Road Zoning Map redraft, the Board instructed staff to consider additional remapping north of the Crosstown Road/Rowell Hill Road intersection.

Approval of Minutes from March 8, 2017 and April 12, 2017 All approved unanimously.

The Board will next meet on Wednesday, May 10, 2017.

Adjourn Chair Nuissl adjourned at 9:05 PM