

# Berlin Planning Commission

## Meeting Minutes

August 3, 2016

Present: Tom Badowski, Karla Nuisl, Sally Herring, Clara Ayer, Gary Laroche, Geoff Farrell,  
Ron Lyon, Bob Werneke, Randy Rouleau

Next meeting: August 10<sup>th</sup> 6:30pm, Berlin Town Office

### 1. Discussion

- **Public Comment:**
  - Randy – Route 2 Update
    - Will be changed from Mixed Use to Commercial
      - Will notify new non-conforming property owners
  - Bob's Issues (bolded are MAJOR issues – red are issues that need to be re-visited)
    - Districts
      - Shoreland and Upland Conservation districts
        - Should follow property lines, roads etc rather than x' from the road
          - Will correct map
        - Front setback will be changed to 60' from the centerline
        - Side and Rear setbacks will be changed to equal current zoning (25' side, 75' rear)
      - Source Water Protection
        - 2202 – C – 9 add in language that excludes single family septic tanks
        - 2202 – D - 4&5 add in language that excludes single family septic tanks
    - Development Standards
      - 3001 – E – 2 Retaining Wall
        - Change 4' to 6' and take out licensed landscape architect
      - **Outdoor Lighting – general standard**
      - Special Use – no camping unit may be occupied for more than 9 months in calendar year rather than excluding certain dates
      - Fueling Station – 3 – change will to may
      - Signs – 3117 – D – 3 – add language that they cannot be displayed in ROW
    - Site Plan Standards
      - Parking
        - **3202 – F – add waiver language**
          - **2 – add a C that includes landscaping and screening**
        - 3202 – H – 3 – add exception for infrequent use
        - 3202 – I – change applicant must to DRB may require applicant to...
          - 2 – Strike out DRB
- Discussion
  - Will go over items that need to re-visited at the beginning of next meeting

- Then continue discussion of Bob's comments on Section 3
- **Old Business**
  - **Reminder: Meetings have changed to 6:30pm – 8:30pm**
  - Meetings are the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of every month
  - Participation is encouraged!

## 2. Meeting Adjourned