1. The meeting was called to order at 7:00pm

Members present: Bob Wernecke (Chair), Karla Nuissl (Vice Chair), John Friedrich, Polly McMurtry (alternate), and Ture Nelson (alternate)

Staff present: Tom Badowski, Zoning Administrator, Kristi Flynn, Recording Secretary

Others present: None. Meeting is being recorded by Zoom.

2. New Business

   Motion was made to go into deliberative session by Mr. Friedrich, seconded by Ms. Nuissl. Motion passed unanimously by roll call.

   DRB entered deliberative session at 7:05pm; DRB exited at 7:39pm.

   The Berlin Development Review Board has concluded that RHTL’s request is consistent with 2005.C(2) with certain Conditions. These Conditions include but are not limited to the following:

   - No employee parking to be allowed in the RL-40 parking lot
   - RL-40 parking lot equipped with automated, locking gate to restrict access
   - No customer access to the parking lot
   - Parking of vehicles only in designated, marked parking stalls
   - No advertising
   - Lighting off to coincide with business hours or 9 PM whichever is sooner
   - Screened from rural neighborhood
   - Verify Lot Coverage for RL-40 Parcels
   - Balance of RL-40 parcels not used as part of 20-023 to be placed in permanent conservation easement.

3. Motion was made to adjourn by Ms. McMurtry, seconded by Mr. Friedrich; meeting was adjourned at 7:40pm.

   Respectfully submitted by Kristi Flynn, Recording Secretary