

Berlin Planning Commission

Approved Meeting Minutes

August 12, 2015

Present: Brandy Saxton, Tom Badowski, Karla Nuissl, Clara Ayer, Geoff Farrell, Sally Herring, Paul Irons, Bob Werneke

Next meeting: August 26th, 7pm, Berlin Town Offices

1. Approval of Minutes:

- Minutes from 7/22/15 approved as written

2. Discussion

- **Old Business**

- Keep checking website for updates – meeting notes are up and as parts are completed they are uploaded

- **New Business**

- **PART 2**

- Review of:

- Zoning Districts and Standards

- New Map with new Zones – generally goes by lot lines or physical features such as roads, power lines, rivers etc.
- Overlay Districts
 - Airport
 - Source Water – much of the Light Industrial district, check map and discuss
 - Flood Hazard – vs. River Corridor – if you use BOTH overlays Berlin would be eligible for highest percentage in case of natural disaster
- “Materially Similar Uses” (2005D) – language to clarify that the ZA CAN defer to the DRB – get public input?
- Two houses allowed on one lot?
 - Is it necessary to make them meet setback requirements in cases of multiple principal uses?
- Underground Structures – need to meet setback requirements
- Setbacks – measured from the centerline with caveat that it needs to be equal to or greater than 10 feet from the ROW.

- Next Meeting: finish review of zones (uses, standards etc.)

3. Meeting Adjourned