

Berlin, VT
Planning Commission Meeting
August 26, 2020
7:00 PM

APPROVED MINUTES

Planning Commissioner Members Present: Karla Nuisl (KN), Polly McMurtry (PM), David Huber (DH)

Absent: Jared Felch (JF), Jacob Coakwell (JC)

Others: Brandy Saxton (BS), Paul Simon (PS), Eileen Hee (EH), Matt Moore (MM), Jim Alvarez (JA), Joe Weith (JW) and Thomas Badowski (TB).

7:00 PM Call to Order by Chair Nuisl

Approval of Minutes

PM moved and DH second a Motion to approve the Minutes of the August 12, 2020, as written. With a roll-call vote, Motion passed unanimously.

Zoning Changes

BS distributed in advance a DRAFT of potential zoning regulations changes for the Town Center District to conform to the requirements of New Town Center and Neighborhood Designation Area applications which are being developed for the Downtown Board review.

- **Section 2101.D Dimensional Standards** would establish Street Classifications A, B and C.
- **Section 2101.E Street Standards** would establish standards for streets that have 1) parallel parking, 2) angled parking, 3) or no parking.
- **Section 2101.F Architectural Standards** would establish the incorporation of various architectural standards including:
 1. **Orientation and Compatibility:** Entry Features, Tower or Rounded Elements, Iconic Features
 2. **Articulation:** Base, Middle, Top; Wall Offsets; Wall Projections
 3. **Facades:** Windows; Display Areas; Canopies and Awnings; Wall Art & Screens; Structures; Landscaping
 4. **Materials:** Brick; Stone; Wood; Fiber Cement; Concrete; Metal

KN voiced concern that the impacts of the proposed zoning changes on the sections of the Town Center District not in the designated New Town Center. Options discussed including the creation of a NTC overlay, creation of a new district encompassing the non-NTC sections of the current Town Center District, or keeping the proposed zoning changes on the current Town Center district. No final decision was made. JA, EH and JW expressed concerns that the CVMC campus may have difficulty meeting many of the draft standards. BS offered that a Planned Unit Development (PUD) provision, specific to the Town Center District may eliminate conflicts for CVMC. BS and JW will discuss CVMC concerns leading to the development of a DRAFT PUD Section for the next Planning Commission Meeting.

Municipal Planning Grant

BS suggested that the Commission consider applying for a 2021 Municipal Planning Grant to evaluate the Town's facility needs including administrative, highway and police. As such a study would be valuable to the NTC, PM moved and DH second a Motion to apply for a 2021 Municipal Planning Grant with Selectboard approval. With a roll-call vote, Motion passed unanimously.

Adjourn Chair KN adjourned at 8:41 PM