

Berlin Economic Development Committee
Minutes of Meeting held August 6, 2014
5:30 Berlin Municipal Offices
DRAFT

In Attendance: Keith Robinson, Paul Irons, Wanda Baril, Dan Cambra, and Pat McDonald, Chair. For the Town, Diane Isabelle and Bob Wernecke, Chair DRB; for CVEDC, Sam Andersen, Ex Officio Member

The meeting was called to order at 5:30 by the Chair, Pat McDonald

Bob Wernecke, Chair of the Town's DRB committee was invited to update BEDC on all of the projects that are happening in Town. The list is extensive:

Hooker Plaza – taking all current buildings down and constructing 3 new buildings with a lot of parking. There will be no connection between the Hooker Plaza project and the Price Chopper Plaza. It's a commercial development project and the sense is that it is going to be a mix of small stores.

RanMar project on Partridge Road – 65 units of apartment construction on Partridge Road. The old farm house and office will be taken down and display of mobile homes removed. Some structures might be in flood plain and will be constructed accordingly. Question were raised about whether Berlin's town plan has zoning ordinances for flooding area especially for apartments. We do not allow development in flood way. RanMar hasn't come to DRB yet where these issues will be discussed. The project will have two ways in and out and not rely solely on bridge.

Fecteau has a 56 unit project planned behind new Auto Zone. Doesn't know if he is going to build or not. He also has a 10,000 office building for Taco Bell lot. All requirements have been met and no more action is required. Project would be high end condos.

Pat Malone is finished building across from the VTrans maintenance garage complex.

Bob also talked about the bike/ped project. He explained we are currently doing a study for bike ped....The Town received a Grant for \$35,000. D&K doing work. There is a proposal to use Rte 302 as a pilot for a "Road diet" where you eliminate lanes, provide for lanes for bike/ped. Initial traffic study has been completed, resulting in a 5 lane section reduced down to 3 lane. Study completed I November. Talked to VTrans. They see it working. DRB taking the lead. Steve Gladczuk from Central Vermont Planning contributed \$5,000 and state contribution \$25,000. The project will consist of trial striping work with an opportunity to mill and fill route 302... leave it for 6 months to a year. Tweak it or eliminate it. Bob hosted a meeting to discuss the road diet project but no one came to the meeting. Bob had sent personal invitations to all business owners. Lucy Gibson from D&K did a great job.

Bob Wernecke and the BEDC committee discussed the possibility of having another meeting to combine the bike path with the agenda BEDC wants to pursue with property owners (how can the Town do a better job, what rules and regulations are of concern to businesses, etc.) BEDC want to have two separate meetings – one with only Rte. 302 property owners and another with all other property owners. From a cost perspective, the decision was made to have a breakfast (coffee and Danish). Bob mentioned the need for a master plan from the bike/ped study for the DRB before the Town proceeds much farther.

Bob mentioned there was one other project that we may not know about and that is a fuel oil filling station in West Berlin, next to the old fire station. Work has already started on the building. It's a commercial/industrial zoning area. There will be a slight increase in truck traffic.

Hospital will install a compressed gas facility to heat the hospital through Tom Evslin/Neale Lunderville enterprise. Pike is doing the same thing. Big users are going this route as it is very cost effective. Will expect one truck a day increase in traffic at both locations. Natural gas is lighter than air, with a high combustibility level. Very safe. Fire department will need to be trained on how to deal with the material.

The hospital is redoing its entrance. There will be a cross path from the Mall to the hospital which the Town will maintain. Town needs to figure out how it will maintain sidewalks (new to us).

There was a brief discussion about the rumor that Kohl's is coming to the Mall - here's hoping!

Other project – every car dealership has made expansion or renovations. Newest one is General Motors one on Rte. 2 – Capital City. They are taking the lot across way from dealership, redoing it use for parking and maintenance.

AOT had scheduled to have all of 62 and 302 redone mill and fill....all delayed another year. 302 delayed because of ROW ... 62 because of money.

Update on Local Option Tax: Pat met with Shirley Fortier who has offered to help. Pat will make arrangements for a conference call with the Town Administrator of Rutland Town for our next meeting to discuss Rutland Town's experience with Local Option Tax implementation

Brochure – All Roads Lead to Berlin: Committee was asked to review Brochure and bring editing suggestions to next meeting.

Approval of Minutes: Minutes were approved by Committee and Meeting adjourned at 7:00 pm

Respectfully submitted,

Pat McDonald, Chair

