

**Berlin, VT**  
**Planning Commission Meeting**  
**December 23, 2020**  
**7:00 PM**

**UNAPPROVED MINUTES**

**Planning Commissioner Members Present:** Karla Nuissl (KN), Polly McMurtry (PM), Jacob Coakwell (JC),

**Absent:** David Huber (DH) and Jared Felch (JF)

**Others:** Brandy Saxton (BS), Paul Simon (PS), and Thomas Badowski (TB).

7:12 PM Call to Order by Chair Nuissl

**Public Comment:** None

**Approval of Minutes**

PM moved and JC second a Motion to approve the Minutes of November 23, 2020, as written. Motion passed unanimously.

PM moved and JC second a Motion to approve the Minutes of December 16, 2020, as written. Motion passed unanimously.

**BTC Updates**

**Zoning**

BS stated that the one zoning item that was left open after the December 16, 2020 Public Hearing was the building height conflict with H and D corner lot development. To that end, she recommends to add this sentence to the end of 2101.D(3)(b), "Building height for buildings fronting on more than one street will be as established in the standards for the primary street." Commission supported this change.

TB informed those present that the Berlin Selectboard has warned January 18, 2021, at 6:30 PM for Public Hearing on 1) proposed zoning changes, 2) Berlin Official Map and 3) New Town Center Capital Improvement Program.

**Concept Plan**

PS, BS and TB recently met with State and Federal wetlands regulators to review Concept Plan 4 with respect to recently completed field wetlands studies by Malone and Macbroom. Berlin was encouraged to rethink Concept Plan 4 with an effort to avoid and/or minimize natural resource impacts. PS unveiled DRAFT of Concept Plan 5, eliminating parking at the municipal facility recreation courts and reconfiguring the Community Green and residential buildings B,C and D to avoid and/or further minimize natural resources impact. Commission gave their support of this Concept Plan 5 DRAFT and requested it be sent to Berlin Mall officials for their comment.

**Preparation for Downtown Board Meeting**

During the meeting, Commission was sent recent comments from various reviewing agencies with BS DRAFT responses. Commission asked to review the comments and send back any responses in-kind. Timing of the Downtown Board meeting with respect to Fox Run financing was had. Matt Moore will be contacted.

**Adjourn** Chair KN adjourned at 8:35 PM