

**Berlin, VT**  
**Planning Commission Meetings**  
**Thursday, December 20, 2018**  
**7:00 PM**

**UNAPPROVED MINUTES**

**Planning Commissioner Members Present:** Karla Nuisl (KN), Gary Laroche (GL) and Shane Mispel (SM) via phone.

**Absent:** Clara Ayres (CA)

**Others:** Mike Rushman, Ron Lyon, Sylvia Parker, Gary Parker, Andrea Chandler, Alicia Feiler, Trina Young, Paul Stafford, Connie Warren, Bill Warren, Dan Cambra, Marta Cambra, Josh Walker, Robert Wernecke and Thomas Badowski (TB).

7:00 PM Call to Order by Chair Nuisl

**Public Comment on Proposed Zoning/Subdivision Regulations:**

Crosstown Road residents expressed concerns over Rural 218 Conditional Uses. To that end, the following Conditional Uses will be removed from the Rural 40 and Rural 218 Zoning Districts:

- Lawn, garden or farm supply
- Lumber or Building materials sales
- Warehouse or storage
- Media broadcast facility or suite
- Wholesale trade
- Extracting, quarrying or stone cutting

Further there was a discussion in Rural 218 of increasing road frontage requirements from current 120 feet to 300 feet. In the end, the Commission decided to leave road frontage in Rural 218 at current 120 foot regulation.

Alicia Feiler, representing Malone Properties requested Commission consideration on several items culminating in the agreement in language changes where appropriate.

Robert Wernecke, chair of the Berlin Development Review Board, offered several items for the Commission's consideration culminating in the agreement in language changes where appropriate.

TB read the noted changes to the DRAFT after all Public Comment was received.

SM moved a Motion to accept the changes to the DRAFT Land Use and Development Regulations as read and to forward the DRAFT to the Berlin Selectboard for their consideration. GL second the Motion. After a brief discussion, KN called the question and the Motion passed unanimously.

Next Planning Commission Meeting: TBD

Adjourn Chair Nuissl adjourned at 9:27 PM