

**Berlin, VT**  
**Planning Commission Meetings**  
**January 23, 2019**  
**7:00 PM**

**APPROVED MINUTES**

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

**Absent:** Clara Ayres (CA)

**Others:** Gary Parker, David Huber, Marta Cambra, Dan Cambra, William Warren, Ron Lyon (RL), Sylvia Parke, J.C. Earle (JC) and Thomas Badowski (TB).

7:00 PM Call to Order by Chair Nuisl. KN introduced new Planning Commission member Polly McMurtry. KN introduce David Huber who is considering an appointment to the Planning Commission.

**Approval of Minutes:** SM moved and PM Second a Motion to approve the July 25, 2018, August 8, 2018, September 12, 2018, November 14, 2018, November 28, 2018, and December 20, 2018, Minutes as written. Motion passed unanimously.

**Selectboard Public Hearing on DRAFT Unified Code:**

KN informed the Board that at the Selectboard's January 10, 2019, Public Hearing on the Unified Code, they requested the Commission give consideration to those residents' concerns on the proposed Lot Frontage in RL-218 of 120 feet not being great enough. Several residents in attendance tonight gave their support to the Commission to re-evaluate the Lot Frontage in RL-218. The Commission instructed TB to develop a spreadsheet of those Crosstown Road parcels, which have newly been added to RL-218, compiling existing parcel Lot Frontages. TB expected to have the data for the February 13, 2019, Commission meeting.

Similarly, RL asked the Commission to re-evaluate Lot Frontage requirements of Upland Conservation parcels. TB was instructed to produce another spreadsheet but with Upland Conservation parcels.

**Village Designation – Riverton**

J.C. Earle was introduced as a "Champion" for the Riverton Village Designation. JC owns property in this Town Plan endorsed Village Center. Benefits to being awarded Village Center include 10% -25% Historic Tax Credits ■ 50% Code Improvement Tax Credits ■ 50% Technology Tax Credits ■ Priority consideration for various ACCD, VTrans and ANR grants and incentives

including, ACCD's Municipal Planning Grants, State Historic Preservation grants, Vermont Community Development Program (VCDP) grants, VTrans Bike/Ped and Transportation Alternatives grants, Northern Border Regional Commission Grants, ANR Water and Wastewater subsidies and loans, and various other state grants and resources. ■ Communities may also designate Neighborhood Development Areas within 1/4 mile from the designated village center. Qualified projects are: ■ Exempt from Act 250 regulations for Priority Housing Projects and projects not qualifying for the exemption receive a 50% discount on application fees. ■ Exemption from the land gains tax for housing units sold.

Richard Amore of the Vermont Department of Housing and Community Development will attend the Commission's February 27, 2019, meeting to present the Village Designation application process in greater detail. In the meanwhile, JC and TB will work with the Regional Planning Commission to develop the necessary maps for the application with an anticipated filing date no later than May 30, 2019.

A similar application will be pursued in the Berlin Corners area.

#### **New Town Center Designation Application**

KN reported on the meeting with DHCD concerning the New Town Center Designation application. DHCD's estimate of 5 years of remaining work took all by surprise. Brandy Saxton estimated two years to complete the application. Finding the necessary "bridge" funds to continue the application are underway until the anticipated award of a Better Connections grant in spring 2020.

#### **CVRPC Planning & Zoning Roundtable 1.30.19**

The Commission has been invited to the January 30, roundtable. Members must RSVP to CVRPC Director.

**Next Planning Commission Meeting:** February 13, 2019

**Adjourn** Chair Nuisl adjourned at 8:18 PM