

**DEVELOPMENT REVIEW BOARD**  
**108 Shed Road**  
**Berlin, Vermont**

**APPROVED MINUTES**  
Meeting of July 7, 2020

1. The meeting was called to order at 7:05pm

Members present: Bob Wernecke (Chair), Karla Nuissl (Vice Chair), John Friedrich, Polly McMurtry (alternate) and Ture Nelson (alternate)

Staff present: Tom Badowski, Zoning Administrator, Kristi Flynn, Recording Secretary (7:20pm)

Others present: Jeff Olesky (contractor), Adam Lambert, Michelle Lambert, John Connor, Cindy Noyes, Mike Noyes. Meeting is being recorded by ORCA.

2. Old Business

- A. 20-023 – Application by RHTL Partners LLC** for a Site Plan and Conditional Use Review under Chapters 320 and 330 and Sections 4302 and 4303 associated with the development of a 22,500 sf car dealership and supporting parking. The project consists of three (3) properties (1189 US Route 2, 12 Marvin Road and 40 Goodnow Road, PIDs US002-003, 25-001, 23-002). The properties are in the Commercial (COM) and Residential (RL-40) Districts.

The applicants are requesting a continuance to the August 4 DRB Meeting. Mr. Olesky stated that they have made significant progress in meeting with necessary groups. They intend to provide a full and final application by 7/13/20 in time for the August meeting. The ZA requested that the documents be mailed directly to him and the DRB members, as well as having pdf versions available for abutting neighbors. The Chair noted that he received the traffic count from the RPC and has sent the report to the applicants.

**Motion was made by Ms. Nuissl to continue the hearing for Application #20-023 to the August 4, 2020 meeting, seconded by Ms. McMurtry; motion passed 5-0 by roll call**

3. Review and approval of the Minutes

The Chair called for the approval of the Minutes of the June 2, 2020 meeting.

**Motion was made by Ms. McMurtry, seconded by Mr. Friedrich, to approve the minutes as amended; motion passed 5-0 by roll call**

The Chair called for the approval of the Minutes of the June 4, 2020 meeting.

**Motion was made by Ms. McMurtry, seconded by Mr. Wernecke, to approve the minutes as amended; motion passed 5-0 by roll call**

The Chair called for the approval of the Minutes of the June 8, 2020 meeting.

**Motion was made by Mr. Wernecke, seconded by Ms. McMurtry, to approve the minutes as prepared; motion passed 4-0-1 by roll call (Mr. Nelson abstained)**

Next meeting is July 21, 2020; Mr. Wernecke will not be in attendance.

- 4. Motion was made to adjourn by Mr. Nelson, seconded by Ms. McMurtry; meeting was adjourned at 7:30pm.**

*Respectfully submitted by Kristi Flynn, Recording Secretary*