

**Berlin, VT**  
**Planning Commission Meetings**  
**Wednesday, July 11, 2018**  
**7:00 PM**

**APPROVED MINUTES**

Planning Commissioner Members Present: Karla Nuissl, Shane Mispel and Geoff Ferrell.

Others: Ron Lyon and Thomas Badowski.

7:00 PM Call to Order by Chair Nuissl

Public Comment: NONE

Approval of Minutes: Mispel moved and Ferrell Second a Motion to approve the June 13, 2018, Minutes as written. Motion passed unanimously.

Continued Discussion of DRAFT Town Plan.

“Get The Word Out” campaign for the Selectboard Approved for Voters Town Plan was discussed. Through Front Porch Forum Nuissl, Mispel, Farrell and Clara Ayer will each post an information piece on consecutive weeks being July 17, July 24, July 31 and August 7.

An informational blurb will be developed by Staff to hand out to individuals coming to the Town Office to pay taxes.

Staff informed the Board that Brandy Saxton has received compliments on the DRAFT Plan from her contacts at Vermont Department of Housing and Community Development. To that end, DHCD has expressed an opinion that Berlin’s New Town Center Designation may serve as a good model for other communities and has invited Berlin to participate in a round table discussion at the November Developer’s Conference. Staff was instructed to pursue this matter.

Continued Discussion of Comprehensive Revision and Unification of Town Zoning and Subdivision Regulations.

The following Section change was reviewed and discussed:

- Section 3101A(2) considered to read “The ADU must not exceed 1,200 square feet or the maximum percentage of the total habitable floor area of the primary dwelling (prior to the creation of the ADU) allowed by State statute, whichever is greater.

A lengthy discussion of the impact of development on the Conservation Districts and whether defining non suitable areas based on steep slope, deeryard, wetlands, flood hazard and riparian setbacks, etc., should be used. Ron Lyon will contact Hinesburg and Staff will contact Middlebury officials and ask them to join a conference call to share their experience on this matter.

Next Planning Commission Meeting: Will be the July 25, 2018, at 7 PM

Adjourn Chair Nuissl adjourned at 9:06 PM