

# Berlin Planning Commission

## Meeting Minutes

July 27, 2016

Present: Tom Badowski, Clara Ayer, Gary Laroche, Geoff Farrell, Ron Lyon, Bob Werneke

Next meeting: August 3<sup>rd</sup> (special meeting) 6:30pm, Berlin Town Office

### 1. Discussion

- **Public Comment:**
  - Bob's Issues (bolded are MAJOR issues – red are Major issues that need to be brought up again)
    - 1-2 “land development” definition – does not comply with state statute –
      - changing to make identical to state statute
    - 1-3 – (9) Handicaps should comply with setbacks
    - 1-4 – (19) should NOT be exempt
      - taking out word “construction”
    - 2-11 (2006B) (1) existing lots needing a ROW – should be minimum of 50’ ROW not 20’ (3b) – new lots needing a ROW – should be minimum of 50’ ROW
      - changed minimums to 50’
    - **Front Setbacks in general – measuring two different ways – should all be measured the same**
      - **All front setbacks will be measured from the Centerline of the road with added language that “in no case should they be within 10’ of the ROW”**
    - **Front Setbacks in general – wants to see all setbacks remain the same – unhappy with decreased setbacks and not sure why a maximum setback in some districts is necessary**
    - **Walkability Standards – must meet or exceed standards – does not agree that this should be required in all cases**
      - **Change to “DRB may require...”**
    - **Riparian Setbacks – needs a definition – also too small. In many cases only 20’**
    - **2-14 (2101F) (3) does not like architectural standards but regulating windows etc is too far**
    - **2-17 (2102D) (4) again front setback issue**
      - **should we take out Max front setback in this district???**
    - 2-27 (2107C) (7) why would we have a restriction on fueling stations requiring frontage on Rte 12??
      - Taking out the language that says (must front on Route 12)
    - **2-29 (8) Density – major issue with change in density**
      - **change to 1 du/1 acre from class 2 or 3 road or state highway, 1 du/5 acres from class 4 road or private road**
    - Additional home on lot – must meet subdivision standards?? Need to look into this
    - **2-30 – Upland Conservation – 10 acre zoning with cluster subdivisions....confusing and drastic**

- **Change to straight 5 acre zoning??**
  - **Setbacks in both Conservation Districts – more than current**
    - **Changing to 60' from Centerline**
  - **Side and Rear Setbacks in all districts – should remain the same as current regulations – need to check on**
- **Old Business**
  - **Reminder: Meetings have changed to 6:30pm – 8:30pm**
  - Meetings are the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of every month
  - Participation is encouraged!

## **2. Meeting Adjourned**