



**Town of Berlin
Municipal Office Building
108 Shed Road**

**Berlin, VT. 05602
Public Hearing
Town Plan**

**Monday, June 25, 2018
7:00 PM**

Unapproved Minutes

Selectboard Members: Bradley Towne, Chair; Jeremy Hansen, Vice Chair; Wayne Lamberton, Secretary; Pete Kelley and Angelina Capron. Present: Dana Hadley, Town Administrator. All items are unanimous unless otherwise noted.

Selectboard Member Hansen attended via telephone
Selectboard Members Towne and Capron absent.

Public Hearing to gather input in regard to the Proposed Town Plan

Attending and representing the Planning Commission:

Karla Nuissl
Shane Mispel
Brandy Saxton, Consultant to the Planning Commission

Others Attending:

Michael Rushman, representing the Berlin Mall
Ron Lyons
Bob Wernecke

The Public Hearing to gather input for the Proposed Town Plan was called to order by Jeremy Hansen, Vice Chair.

Karla Nuissl stated that the purpose of the public hearing is to obtain input on the plan from the public and to take comments. Brandy Saxton is present to help with explanations.

Since the Public Hearing hosted by the Planning Commission a new section was added entitled "Implementation". This outlines the action items in regard to the plan and who is responsible for those items. Also in response to comments from Michael Rushman representing the Mall expressing his concerns for the planned Town Center. The map was adjusted to encompass the property that is suitable for the Town Center.

Brandy Saxton spoke with the state Downtown Designation division for their opinion. They advised to encompass the larger area now knowing that in the future an amendment may be necessary when the actual plan for the designation is being considered, if this occurs within the eight year Town Plan.

Public Hearing Minutes
Town Plan
June 25, 2018
Page 2 of 2

The updated map shows a more realistic area of where the Town Center may go.

Ron Lyons spoke about the portions of the Town Center area that are wetlands and should be considered. He mentioned that it would be helpful to a developer to be able to see where those areas are. The illustration is to depict the area as realistically as possible. There are however, several other factors that will need to be considered.

Bob Wernecke complimented the Planning Commission the work that was put into the plan. He would recommend that the Town Plan as presented be forwarded to voters for approval.

Motion by Lamberton seconded by Kelley to adjourn.

For the Select Board:

Dana I. Hadley