

Berlin, VT
Planning Commission Meetings

Wednesday, March 08, 2017
6:30 PM

APPROVED MINUTES

Planning Commissioner Members Present: Karla Nuisl, Gary Laroche, Geoff Farrell and Sally Herring. Others: Jim Fecteau, Robert Wernecke and Thomas Badowski.

6:39 Call to Order by Chair Nuisl

Public Comment Jim Fecteau requested the Board give consideration to changes to the Commercial District, including:

- Addition of Healthcare Related Uses
- Increase in Lot Coverage
- Increase in Residential Density
- Increase in Building Height

After lengthy discussion, the Board agreed to add Assisted Living as a Conditional Use, change Lot Coverage of 75%, change Residential Density to 1 dwelling unit per 2000 square feet of lot, and change Building Height to 55 feet.

Approval of Minutes Herring moved to approve the Minutes from February 22, 2017. Second by Farrell. Unanimously Approved.

Continued Discussion of DRAFT Unified Code (Subdivision and Zoning).

Continued Discussion of Comprehensive Revision and Unification of Town of Berlin Zoning and Subdivision Regulations. The Board discussed several "Open Items" from the initial review of the Draft Regulations. The following Sections were revisited and resolved:

- Chapter 110 Exemptions – Staff was directed to reference all listed exemptions back to base Development Standards
- Section 2202 was deleted
- Add 3005 C (5) "Allow the maintenance and pruning of ornamental and fruit bearing plants"

- Directed staff to rewrite Section 3205 based on discussions and receipt of comments from concerned parties.
- Directed staff to take Chapter 520 definitions and include same in Chapter 530 Defined Terms.

The Board will hold an Informational Meeting March 22, 2017, on the DRAFT Unified Code. Meeting to be held at the Berlin Elementary School beginning at 7 PM.

Adjourn Chair Nuissl adjourned at 8:49 PM