

# Berlin Planning Commission

## Meeting Minutes

March 9, 2016

Present: Brandy Saxton, Tom Badowski, Karla Nuisl, Clara Ayer, Gary Laroche, William Moore, David Delcore, Susan Britto, Chris Bradly, Mike Rushmen, Bob Werneke, Jim Bond, Ron Lyons

Next meeting: March 23rd 6pm, Berlin Town Office

### 1. Discussion

- **Berlin Mall**
  - Planning Commission voted to recommend forwarding the application from Berlin Mall to the Select Board
- **Public Comment:**
  - William Moore: President of the Chamber of Commerce of Central Vermont – Congratulation on the recommendation of a New Town Center and all the hard work revising current regulations
  - Chris Bradley: concerned resident
    - Outdoor Lighting: is it a use or a structure – a structure
      - Wondering about new regulations and about the grandfathering process
      - Non-conforming lights have a certain lifespan – should it be changed to conforming when maintained?
        - Hard to fix with zoning
  - Ron Lyons: wondering about the process...
    - Planning Commission is going over the 2<sup>nd</sup> draft now and in order
    - Written comments on sections as we go are most effective
  - Corrine Stridsberg: emailed in historical and recreational questions
- **New Town Center**
  - Are there issues with the proposal to the Select Board and the potential application for a New Town Center designation and the new proposed zones?
    - Should be OK – possibly change the name of the Village Center
  - May have to do a Town Plan Amendment for the New Town Center Designation
- **2<sup>nd</sup> Draft Review – with regards to unresolved issues and public comments**
  - Part 1
  - Part 2
    - General Provisions
    - Base Zoning Districts
      - Village Center
      - Town Center
  - **General Comment/Discussion on 2<sup>nd</sup> Draft**
    - How are we measuring setbacks from the road?
      - Will use Centerlines – this means we need to add 25' to all frontage setbacks as written

- **Old Business**
  - Keep checking Brandy's website for updates ([placesense.com/Berlin](http://placesense.com/Berlin)). Complete 1<sup>st</sup> draft is up as well as meeting notes, definitions, comments etc.
    - You can also sign up to get an email notification when there are updates
- **Reminder: MEETINGS WILL BEGIN AT 6PM**
  - This is in order to stay on our existing timeline
  - Meetings are the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of every month
  - Participation is encouraged!

## 2. Meeting Adjourned