

Berlin, VT
Planning Commission Meetings
March 13, 2019
7:00 PM

APPROVED MINUTES

Planning Commissioner Members Present: Karla Nuisl (KN), Gary Laroche (GL), and David Huber (DH)

Absent: Shane Mispel (SM) and Polly McMurtry (PM).

Others: Connie Warren (CW), Ron Lyon (RL) and Thomas Badowski (TB).

7:00 PM Call to Order by Chair Nuisl. KN informed the Board that Shane Mispel has tendered his resignation from the Planning Commission, thanking Shane for his service.

Approval of Minutes: GL Moved and DH Second a Motion to approve the January 23, 2019, and the February 27, 2019, Minutes as written. Motion passed unanimously.

Zoning Regulation Adoption

1. **Road Frontage – R218 and Upland Conservation**

After a brief discussion DH Moved and GL Second a Motion to amend Section 2109 Rural 218 District Paragraph D Line (2) Lot Frontage to read:

- Lot Frontage 300 ft min

Motion passed unanimously.

After a brief discussion DH Moved and GL Second a Motion to amend Section 2110 Upland Conservation District Paragraph D Line (2) Lot Frontage to read:

- Lot Frontage 400 ft min

Motion passed unanimously.

CW inquired as to the timing of taking the Road Frontage decisions to the Selectboard for their consideration. Though no date certain could be given, KN stated that it was the intent to have these and other changes on the November 2019 ballot.

2. Putting New Regulations into Practice

TB informed the Board that the Development Review Board has heard several minor projects under the new Unified Code. His sense was that the DRB members seemed favorable to the expanded review criteria and provided definitions. He thinks more substantive Zoning Applications need reviewing to vet the Unified Code properly.

New Town Center Designation Update

TB informed the Board of a 99-unit Senior Housing facility on the Berlin Mall Campus which is under review by the DRB.

Concern over the Berlin Mall's continued support of the NTC was voiced by staff.

Village Center Designation Applications

1. Riverton - JC Earle and TB met with RPC and came away with mapping and other tasks to support Riverton's application. March 21 all are again to meet to discuss progress.
2. Berlin Corners - PM is still out of Town and anticipated to return this week.

Next Planning Commission Meeting: March 27, 2019

Adjourn Chair Nuisl adjourned at 8:23 PM