

Berlin Planning Commission

Meeting Minutes

March 23, 2016

Present: Brandy Saxton, Tom Badowski, Karla Nuisl, Clara Ayer, Gary Laroche, Sally Herring, Geoff Farrell, Bob Werneke, Paul Irons, Louis Plude, Tom Williard, Brian Grearson, Eric Vorward, Bonnie Waninger, Ray Mccandless

Next meeting: April 13th 6pm, Berlin Town Office

1. Discussion

• Public Comment:

- Ray Mccandless: Dog River Road
 - House is within new industrial zone (1.5 acres)
 - Been in house 45 years – house is 165 years old
 - Many expensive renovations over the years
 - Would like to see the house value be the same and to see it continue to be residential and continue to be preserved as Berlin History
 - Neighboring 2.5 acre parcel has covenants in the deed controlled by Ray
 - Water rights to cross
 - Solely for residential uses – goes back to a farm that was all the same property
- Tom Willard:
 - Would like to see a Historic Residential District –
 - Residential
 - Pedestrian friendly
- Brian Grearson:
 - Resident since about 1982
 - Likes the idea of the center but not at the expense of changing the 4 corners
- Louis Plude:
 - Resident since 1980 – house was an original post office
 - Wants to see things stay the same
- Eric Vorward with Bonnie Waninger: Central Vermont Planning Commission
 - Town Plan set to expire in next 18 months
 - CVRPC – offering assistance and consulting
 - Current Plan expires in March 2017
 - Don't have to do a full plan update
 - Can update parts of statute that needs updating and keep everything else the same
 - Things to consider:
 - Flood Resiliency Requirement
 - Town Meeting – needs to be voted on

• Planning Commission Discussion:

- Dog River Request:

- Switch that side of the road to mixed use to satisfy land owners needs- both Residential and Commercial
- **2nd Draft Review – with regards to unresolved issues and public comments**
 - Part 2
 - Base Zoning Districts
 - Mixed Use
 - Commercial
 - Light Industrial
 - Industrial
 - Residential
- **Old Business**
 - Keep checking Brandy's website for updates (placesense.com/Berlin). Complete 1st 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 2nd and 4th Wednesday of every month
 - Participation is encouraged!

2. Meeting Adjourned