

Berlin, VT
Planning Commission Meetings

Wednesday, May 10, 2017
6:30 PM

DRAFT MINUTES

Planning Commissioner Members Present: Karla Nuissl, Gary Laroche, Sally Herring, Geoff Farrell and Clara Ayer. Others: Gary Parker, Sylvia Parker, Ron Lyon, Robert Wernecke and Thomas Badowski.

6:30 Call to Order by Chair Nuissl

Public Comment None

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

The Board reviewed the DRAFT Zoning District Map and will entertain placing those Parcels north of the Crosstown/Rowell Hill Road intersection into a 5 acre based Zoning District which but is not a Conservation District. Additionally, the Board discussed a similar Zone on Parcels south of Scott Hill and east of I89.

Ron Lyons presented to the Board examples from Hinesburg, Vermont of “buildable” land management procedures that Hinesburg uses to address the unintended consequences of using Density Based residential development on larger tracts of land. These consequences being that such larger tracts, that may have little “buildable” area; due to slopes, wetlands, floodplain, etc., by their size would warrant excessive development potential as the DRAFT Zoning Regulations are currently written. A spirited discussion followed. In the end, the Board decided to revisit Brandy Saxton’s previous but currently deleted language that addressing Design Standards for Rural Areas. Additionally, the Board will seek her opinion on whether such Standards can become effective only on Parcels of a certain acreage or larger.

Approval of Minutes from April 26, 2017 All approved unanimously, as amended.

The Board will next meet on Wednesday, June 14, 2017.

Adjourn Chair Nuissl adjourned at 8:41 PM