

Berlin Planning Commission

Approved Meeting Minutes

May 13, 2015

Present: Brandy Saxton, Tom Badowski, Karla Nuissl, Clara Ayer, Geoff Farrell

Next meeting: May 27, 7pm, Berlin Town Offices

1. Discussion:

- **Public Forum**

- May 27th 7pm at the Berlin Elementary School
 - Press Release to come next week

- **Technical Review**

- Ideas:
 - Route 2:
 - Potential for new development? Continue to stay highway commercial?
 - Highway commercial is the only district that can fill to get out of the flood plain – there are some benefits to stay in this district
 - Traditional Town Center:
 - To Include:
 - School
 - Bank
 - Shaws
 - Hotel
 - Gas Station
 - Bus Stop
 - Encourage: “Fill in” buildings that are closer to the road with sidewalks
 - Small Scale village feel – 2 story buildings required with standards on the designs
 - New Town Center
 - Residential Infill
 - Residential
 - Higher Density – more affordable to surround both Town Centers
 - Goal: Hospital, Shopping Plaza, School etc. all walk able distance
 - Everywhere else – simplify
 - Mobile Home Parks – all in flood plane
 - Exit 6:
 - Now commercial – change? Why is it commercial?
 - Go back to rural but have a PUD to allow business parks?
 - Along Airport Road
 - Switch from commercial to light industrial?
 - Riverton Hamlet
 - Accommodate businesses that are there and create higher density housing
 - Take out industrial

- Spot Zone – For RV
 - This is illegal
 - If changed – what limits might it place on the business and the family that owns it?
- Rural
 - X acres per house
- Zoning Lines

2. Meeting Adjourned