

Berlin Planning Commission

Meeting Minutes

May 25, 2016

Present: Brandy Saxton, Tom Badowski, Karla Nuisl, Clara Ayer, Gary Laroche, Sally Herring, Ron Lyon, Paul Irons, Bob Werneke, Wanda Baird, Henry Lague Jr, Jim Bond, Henry Lague III, Tom Willard, Luis Plude, Randy Rouleau, Nathan Hock,

Next meeting: June 8th 6pm, Berlin Town Office

1. Discussion

• Public Comments:

- Jim Bond
 - Comstock Road:
 - No future to be residential with traffic from the light industrial zone
 - No complaints thus far for Comstock Road to be in a commercial type zone
 - Proposing that Comstock Road remains Town Center vs. Residential
- Wanda Baird
 - Berlin Resident since 1964 – only house on Comstock Road
 - Has continually watched growth in Berlin
 - Supports Town Center being on Comstock Road
 - Happy living there but not sure how others would feel – thinks something commercial would be more appropriate
- Tom Willard
 - Crosstown Road Resident
 - 4 corners are the “character of the neighborhood”
 - Residential on all 4 corners is critical to existing Crosstown neighborhood
 - Town Plan supports conserving the same “historic 4 corner” feeling that is currently here today
- Louis Plude
 - Crosstown Road Resident since 1980 – house was built in 1798
 - Does not want to see commercial type lots developed across the road
 - Would decrease his property value
 - Lose some of Historic Berlin
- Nathan Hock
 - Crosstown Resident
 - Once 2 sides of the 4 corners are developed – potential for creeping
- Henry Lague
 - Shaws moved in via a town vote to have commercial property there
 - Homes are no longer inexpensive.... people are paying a lot of money for their property
 - Comstock Road needs to be commercial
- Randy Rouleau
 - Route 2 zoning – believes it is being down zoned

- Would still prefer to see Route 2 be zoned COM not MU
 - Ron Lyon
 - Shoreland Conservation
 - Question about subdivision recording process
 - Ex: 1 du/5 acres with minimum lot size 1 acre – 20 acres – subdivide 3 1 acre lots leaves 17 acres remaining
 - This would be recorded on the plat and the only way to subdivide further would be if zoning changed.
 - PUD Density Bonus should not be applied to conservation districts
 - Industrial – by HAM
 - Would like to add conditional uses:
 - Indoor/outdoor recreation
 - Service and Repair
 - Henry Lague Jr.
 - Comstock Road should be left more commercial
 - Bob Werneke
 - Would like to comment on Flood Plain Regulations
 - Will go through comments – proposed vs. current at the next meeting
 - Would like to focus on Federal FEMA regulations not the State regulations
 - Paul Irons
 - Can you have 2 residences on one lot if they meet the subdivision requirements?
 - Yes
- **Discussion on Public Comments**
 - Comstock Road:
 - Will remain zoned Residential
 - Route 2:
 - Do not believe this is a down zoning – will remain Mixed Use
- **2nd Draft Review**
 - Admin Procedures – Part 4
 - Questions:
 - Should traffic be part of site plan review?
 - Review Tables with criteria's
- **For Next Meeting:**
 - Review Section 440, Flood Hazard, Definitions and any other issues
- **Old Business**
 - Keep checking Brandy's website for updates (placesense.com/Berlin). Complete 2nd 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
 - Berlin, VT site now has everything that Brandy's site has
- **Reminder: MEETINGS WILL NOW BEGIN AT 6:30PM**
 - Meetings are the 2nd and 4th Wednesday of every month
 - Participation is encouraged!

2. Meeting Adjourned

