

Material reviewed at this meeting: Chapter 320

Material to be reviewed at the next meeting: Chapter 320

NOTES BY SECTION

CHAPTER 320. SITE PLAN STANDARDS

Section 3201. Applicability. This section was revised slightly to cross-reference the uses requiring site plan review listed in Part 2.

Section 3202. Parking and Loading. This section is intended to reduce the amount of parking required by Berlin's regulations and improve the aesthetics of surface parking lots. There was discussion of trying to encourage below ground or structured parking.

Subsection 3202.A Purpose. No changes made.

Subsection 3202.B Minimum Amount of Parking. No changes made.

Subsection 3202.C Maximum Amount of Parking. No changes made.

Subsection 3202.D Shared or Off-Site Parking. No changes made.

Subsection 3202.E Loading Areas. No changes made.

Subsection 3202.F Location of Parking and Loading Areas. No changes made.

Subsection 3202.G Dimensional Standards. No changes made.

Subsection 3202.H Design, Construction and Maintenance Standards. No changes made.

Subsection 3202.I Previously Developed Sites. No changes made.

Figure 3-05 Minimum Parking Ratios. No changes made.

Figure 3-06 Shared Parking Percentages. No changes made.

Section 3203. Access and Circulation. There was general discussion of how these standards align with VTrans standards.

Subsection 3203.A Purpose. No changes made.

Subsection 3203.B Vehicular Access. Revised to add a provision referencing the VTrans B-71 Standards for Residential and Commercial Drives, which will govern unless there is a specific standard elsewhere in the section. Spacing requirements for new curb cuts was increased to 150 feet between curb cuts and 200 feet between a curb cut and an intersection to more closely mirror VTrans standards. Added language allowing the DRB to require a maintenance agreement for shared and cross access. Added a provision specifying curb radius, which align with VTrans recommended minimums. Revised provision related to turn lanes to encompass off-site transportation improvements more broadly.

Subsection 3203.C Public Transit. No changes made.

Subsection 3203.D Bicycle Access. No changes made.

Subsection 3203.E Pedestrian Access. Revised to align with decisions made in Part 2 regarding where sidewalks will be required – Village Center, Town Center and Route 302. Added a provision requiring sidewalks to be separated from the road by a planting strip.