



**Town of Berlin
Municipal Office Building
108 Shed Road**

Berlin, VT. 05602

Special Meeting

**Tuesday, November 11, 2020
7:00 PM**

Selectboard Members: Bradley Towne, Chair; Flo Smith, Co-Vice Chair; Justin Lawrence, Co-Vice Chair; John Quinn III, Secretary; Angelina Capron. Present: Tom Badowski, Assistant Town Administrator; Karla Nuissl; Brandy Saxton; Wayne Lamberton; David Huber; Polly McMurtry; Jacob Coakwell; Paul Simon; Phil Zalinger. All items are unanimous unless otherwise noted.

APPROVED MINUTES

Call to Order

Chair Towne called the meeting to order. Capron was not present for the Zoom meeting.

Financing for the Fox Run Development

Lamberton discussed his position regarding the new town center designation. Land he plans to develop are in the neighborhood development area. Superior Development is willing to support the application with the neighborhood development area (NDA) designation if submitted with the New Town Center application. Saxton explained the intent all along was to submit the applications together (new town center (NTC) and (NDA). The NDA is not possible without the new town center designation. Though there is a possibility for the new town center to be approved but not the NDA that is a slim possibility and unlikely since the new town center requirements are more rigorous. Towne asked Saxton what other land is included in the NDA draft. She explained that there are three pieces that make up the NDA – CVMC portion south of Fisher Road, Superior Development parcel, and two on the corner of Paine Turnpike and Stewart (Burke Farm and Chamber of Commerce). The additional two parcels are feasible for inclusion because they are within an area reasonable to be considered for sidewalk and pedestrian access. Towne asked Badowski if he has talked to other landowners in the area. He explained talking to the Burkes earlier in the process. Lamberton reiterated that Superior Development is in favor of the town center designation and they believe they can develop a parcel they have invested in within the NDA but their support of the town center is contingent upon the simultaneous passage of the NDA. Nuissl said that if there was an issue they would reapply and work to fix problems preventing the passage. Quinn moved to approve the draft plan for the new town center and NDA to the Department of Community and Development. Seconded by Smith. Passed unanimously.

Lawrence moved to adjourn. Seconded by Quinn. Passed unanimously.

For the Select Board:

Bethany A. Towne