

# Berlin Planning Commission

## Approved Meeting Minutes

November 12, 2014

Present: Karla Nuissl, Clara Ayer, Rob Young, Tom Badowski

Next meeting: December 10, 2014, 7pm, Berlin Town Offices

### 1. Discussion

- Number of members for the Planning Commission – anywhere from 3-9. We currently have 5 members but we could potentially use more members if there was interest.
  - Quorum is > 50% - How many voting members?
  
- **Began discussion on topics that members researched.**
  - ENFORCEMENT
    - Discrepancies of selective and forced enforcement
      - Selective enforcement meaning that in certain circumstances the town could choose to create a rule and adjust the regulations if they no longer fit.
      - Forced enforcement meaning that if the town becomes aware of compliance issues the town is forced to act on the issue(s).
      - Small lot example from DRB
    - More research to come on this issue!
  - BUFFERS
    - Ideas from other towns subdivision regulations:
      - The common line between zones has to abide by the more conservative setbacks and regulations etc
      - Landscape buffer requirement where commercial or industrial meets residential
  - STORMWATER
    - Add language for new construction
    - Best management practices for maintenance (road) in subdivision regulations – ex: seeding ditches. “Better Back Roads”
  - TOWN CENTER
    - Neighborhood development area – ease to developers
      - Does this truly encourage developers?
        - Denser Housing development – More affordable housing
      - Find maps/drawings of Town Center done 10ish years ago – these identify useable areas, wetlands, landowners etc.