

Berlin, VT
Planning Commission Meetings
Wednesday, November 14, 2018
7:00 PM

APPROVED MINUTES

Planning Commissioner Members Present: Karla Nuisl (KN), Clara Ayer (CA), and Shane Mispel (SM).

Absent: Gary Laroche (GL) and Geoff Ferrell (GF)

Others: Doreen Lane (DL), Ron Lyon (RL) and Thomas Badowski (TB).

7:00 PM Call to Order by Chair Nuisl

Public Comment: None

Continued Discussion of Comprehensive Revision and Unification of Berlin Zoning and Subdivision Regulations:

R128 – New 5 acre based Zoning District

KN introduced the concept of a new five acre Zoning District, Rural 218, to be used in areas of Town that have current Highland Conservation as the Zoning District. R218 would keep 5 acre based zoning, as was expressed by the Crosstown Road and East Road neighborhoods. Discussion followed with East Road resident DL expressing her support.

TB was instructed to produce a revised Zoning Map, including the neighborhoods of Cross Town Road, East Road and Hill Street Extension in R218, and keeping lots in one district. TB asked for clarification on those current parcels that include more than one zoning district should they, with the revised map, default to the less restrictive zoning district.

CA moved and SM seconded a Motion to default those parcels that currently include more than one zoning district to be mapped with the less restrictive zoning district. Discussion followed. Motion called by KN which passed unanimously.

Lot Size Review of Rural, Upland and Shoreland Districts

KN suggested as a means of resolving the “Buildable Land” concept in the development of parcels in the Rural, Shoreland and Upland Districts, the minimum lot size be established as 40,000 square feet, 5 acres and 10 acres respectively. RL was supportive of this approach. After lengthy discussion, TB was instructed to make these changes to Lot Size in Rural, Shoreland and Upland Districts.

Schedule for Final Review and Town Vote:

KN outlined a rough timeline for getting the revised Zoning/Subdivision Regulations on the ballot for Town Meeting 2019. The DRAFT Regulations will be sent to Brandy Saxton to digest the Board's edits to her initial proposed regulations. KN asked all members to make an effort to review the revisions in a timely manner, once received from Brandy.

Next Planning Commission Meeting: TBD

Adjourn Chair Nuissl adjourned at 8:11 PM