

Berlin Planning Commission

APPROVED Meeting Minutes

November 18, 2015

Present: Brandy Saxton, Tom Badowski, Karla Nuisl, Clara Ayer, Sally Herring, Geoff Farrell, Bob Werneke, Fred Connor and Randy Rouleau

Next meeting: December 9th 6pm, Berlin Town Offices

1. Discussion

- **Old Business**
 - Keep checking Brandy's website for updates (placesense.com/Berlin). 1st draft completed sections are up as well as meeting notes, definitions etc.
 - You can also sign up to get an email notification when there are updates
- **Comments from Guests**
 - Fred Connor
 - Overall wondered why we would change the uses of land.....understands the needs for rezoning but concerned about changing the zones and uses within the zones
 - Also had the following specific concerns:
 - Route 2 – why change from Highway Commercial?
 - VSEC & GMCU are both on Route 302 – this needs to include banks
 - Banks are allowed – see new definitions
 - Drive Through use – where is it allowed and unallowed – be specific please
 - Language of X amount of space triggering conditional uses
 - Randy Rouleau
 - Route 2 – need to “down zone” from Highway Commercial to Commercial??
 - River Corridor
 - River banks are stabilized and not moving – strongly urge to not adopt this
 - Route 302 – like that the Commercial zone extends to the town line but could it all be Highway Commercial?
 - Partridge Farm – downgrading to Residential would devalue property
 - Master Plan for Partridge Farm
 - 3 identified Commercial Lots
 - Sewer Pump Station
 - Office Space
 - Apartments/Multi Family Buildings ~ 30
 - Partridge Farm Owners signed off on the 3 commercial lots when buying their homes
 - Maybe make this a transition zone? Commercial? Not Highway Commercial or Residential?
 - Bob Werneke
 - What is the difference between Highway Commercial and Commercial? Why do we have 2?
 - Name Highway Commercial – Commercial?

- Name Commercial – Mixed Use?
- **Wrap up of Public Meeting from Brandy**
 - Village Center and Hamlet – need more feedback from residents and property owners
 - Residential – think about where this should be located – where is the infrastructure that would support it?
 - Rural – think about the density – goal of current subdivision potential and proposed potential should be to be a wash
 - Town Center – where is the boundary line? Extend to include the rest of the triangle?
 - Exit 6 – is having a Business PUD okay or is there a need to have a different zone there? Would Commercial or Industrial fit better?
 - Flood Hazzard vs. River Corridor
 - Riparian – storm water and steep slopes – erosion
- **Landscaping and Screening**
 - Is it necessary to REQUIRE professionals??? (landscape, lighting & engineer)
 - Think of the cost increase to developers
 - Strongly encourage language – everywhere – leaving too much discretion up to the DRB – need to be more specific – either must or leave it out
 - Street Trees – necessary??
 - Maybe just in Village Center?
 - Landscaping requirements – seems like a lot – bring in illustrations with examples?
 - Previously developed properties – what happens to them – will these new requirements push developers from redeveloping?
 - Overall – COST – what is the effect that developers will see – things will be much more costly to develop
- **Reminder: MEETINGS WILL BEGIN AT 6PM**
 - This is in order to stay on our existing timeline to complete the first draft.
 - Meetings are the 2nd and 4th Wednesday of every month
 - Participation is encouraged!

2. Meeting Adjourned