

# Berlin Planning Commission

## Approved Meeting Minutes

October 8, 2014

Present: Geoff Farrell, Karla Nuissl, Clara Ayer, Rob Young, Nate Rogers, Tom Badowski

Next meeting: October 22, 2014, 7pm, Berlin Town Offices

### 1. Discussion

- Grant Application – Unified Bylaws
  - Application has been submitted
    - We should hear about decision in December
- How to move forward while we wait on the decision:
  - Identify topics that are not in the regs but appear in the Town Plan
    - Stormwater
    - Pedestrian Access
    - Energy Use
    - Agriculture
  - Separate but related topic: Berlin does not require a Certificate of Occupancy – this requirement was taken out of the regulations about 15 years ago
    - Putting a Certificate of Occupancy requirement back in regulations gives Berlin the ability for a “Catch All” to check on topics that appear in Town Plan but not in regs
      - Ex: above topics: Stormwater, Energy Use, etc.
  - Break-out areas for everyone to research relating to new unified bylaws:
    - Town Center (only district with prohibited uses)
    - Definitions
    - Storm Water
    - Transitional Areas
    - Zoning District and Uses
    - Agriculture Land
    - Pedestrian Access and Maintenance
    - Town Plan inconsistencies with Regs
    - Subdivisions –Major vs. Minor
    - “Pie in the Sky” Vision
    - Variance
    - Roads
    - Cluster Development
    - Other Towns to look into?
      - Randolph?
- Central Vermont Regional Planning Commission holds a “Leagues of Cities and Towns Workshop” twice a year for planning commission members – anyone interested in attending?