

**Berlin, VT**  
**Planning Commission Meeting**  
**October 14, 2020**  
**7:00 PM**

**APPROVED MINUTES**

**Planning Commissioner Members Present:** Karla Nuisl (KN), Polly McMurtry (PM), Jacob Coakwell (JC)

**Absent:** David Huber (DH), Jared Felch (JF)

**Others:** Brandy Saxton (BS), Paul Simon (PS), Wayne Lamberton (WL), Chuck Storrow (CS), Zach Maia (ZA) and Thomas Badowski (TB).

7:00 PM Call to Order by Chair Nuisl

**Public Comment:** WL expressed concern that property under his ownership on Paine Turnpike North, which initially was looked at for inclusion in the New Town Center Designation (NTC), has been excluded. He cited concerns of the Act 250 process as it relates to sprawl and stated being in the NTC would eliminate those concerns while being out of the NTC compounds them. BS stated that she would continue the dialogue with WL professionals in an effort to relieve those concerns. WL expressed gratitude for that dialogue but stated his current position with respect to NTC was that if his properties are included he is a proponent of the designation, while if his properties are excluded, he is an opponent to the designation.

**Approval of Minutes**

**PM moved and JC second a Motion to approve the Minutes of the September 9, 2020, as written. With a roll-call vote, Motion passed unanimously.**

**BTC Updates**

BS distributed in advance a Memo on discussion items including:

1. **DRAFT Neighborhood Development Application (NDA):** BS produced a map depicting the proposed NDA. NDA offers several advantages towards development including relief of Act 250 9L, sprawl. She pointed out the WL properties of concern are earmarked for NDA and as such should eliminate his earlier concern. A discussion of the NDA, benefits thereof and parcels to be included was had.
2. **Initial review of NTC application package:** PS produced a revised Concept Plan for the southern (Route 62) section of the NTC. This revision was made to address the concerns voiced at the recent Central Vermont Regional Planning Commission (CVRPC) meeting. CVRPC staff requested that Berlin look at replicating the urban form of the core district on the Route 62 gateway. The general consensus was that the revised Concept Plan would address CVRPC concerns. CS will discuss the revision with Berlin Mall owners.
3. **VTrans Transportation Alternative Grant:** TB stated he will pursue with the Selectboard the VTrans grant for a scoping study of the multi-use pedestrian path around the NTC.

**Adjourn** Chair KN adjourned at 8:49 PM