

# Berlin Planning Commission

## APPROVED Meeting Minutes

October 14, 2015

Present: Brandy Saxton, Tom Badowski, Clara Ayer, Sally Herring, Paul Irons (stopped by briefly)

Next meeting: October 28th 6pm, Berlin Town Offices

### 1. Discussion

- **Old Business**
  - Keep checking website ([placesense.com/Berlin](http://placesense.com/Berlin)) for updates – meeting notes are up and completed sections are up as well. Currently, Part 1 and 4 are on the site.
- **New Business**
  - **Overlay Districts – Part 2**
    - River Corridor vs. FEMA floodway and flood area
      - Including the River Corridor makes Berlin eligible for additional funding
      - Most everything is very similar
      - Brandy will do an evaluation on how many parcels will be included in the river corridor that have not previously been in the flood hazards area
        - With including river corridor and changing zoning to help development in all districts vs only in highway commercial – may still be a net gain
    - Airport Overlay
      - If an application came in that is in the overlay area the application would be sent to the airport and they would have an opportunity to comment.
        - Will be concerned about height, birds, lights, smoke or steam etc.
        - Residential prohibited – from a noise standpoint
      - Map will get drawn for Tom – this is a federal rule now – Tom will begin to notify airport of new applications. Currently per our protocols the onus is on the applicant to contact the airport.
    - Source Water Protection
      - Incorporate JUST the municipal source water- protect our new investment
        - Will not affect many as wells are in Rural area – this overlay does not affect single family homes
    - Flood Hazard
      - More permitted – very specific standards so ZA can handle and then pass on to DRB if there are questions – some conditional.
      - Parking and storage is different (dealership lot parking is outside storage)
      - No new houses in the flood plain
      - Take RVs out of the language – covered in outdoor storage
      - Definitions – cross reference definition section
  - **Quick Discussion on 2 Houses on 1 Lot** – this will be allowed
  - **Public Meeting** – 1<sup>st</sup> meeting in November

- Part 2 will go on website soon, as well as the Map
- November 11<sup>th</sup>? 7pm - Elementary School Library again?
  - Present Zoning Map and Districts
  - Start getting publicity out
- Next Meeting:
  - Site Plans
  - Signs
  - Outdoor Storage
- Reminder: **MEETINGS WILL BEGIN AT 6PM**
  - This is in order to stay on our existing timeline to complete the first draft.

## 2. Meeting Adjourned