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**PLANNING COMMISSION REPORT**  
**PROPOSED ZONING BYLAW AMENDMENTS, March 24, 2010**

Pursuant to 24 V.S.A. Chapter 117 § 4441, the Berlin Planning Commission presents the following report regarding proposed amendments to the Town of Berlin's Zoning Bylaws.

The purpose of the proposed Berlin Zoning Bylaw amendments is to complete an update of the bylaws to meet or exceed the standards needed to participate in the National Flood Insurance Program. The proposed bylaw amendments incorporate portions of the Department of Environment Conservation (DEC)'s Vermont Model Inundation Hazard Regulations #5. DEC has deemed the proposed bylaw amendments as being compliant with the National Flood Insurance Program requirements.

The Planning Commission will hold a public hearing on the proposed amendments on May 12, 2010 at 7:00 PM at the Berlin Municipal Office. After which, the Planning Commission will forward the amendments (including any changes) to the Select Board for a public hearing.