

reZONING

Creating 21st century land use regulations for Berlin.

Community Workshop

27 May 2015

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AGENDA

Project Scope

Timeline

Planning Goals

Approaches

PROJECT SCOPE

- 1. Comprehensive revision of Berlin's zoning & subdivision regulations**
- 2. Unification of the zoning & subdivision regulations**
- 3. Implementation of town planning goals**

TIMELINE

- ⦿ **June - October.** PC will work on first draft.
- ⦿ **November.** Second community workshop.
- ⦿ **November.** PC will begin further revision of the draft.
- ⦿ **April / May.** Final draft ready for adoption process.

BERLIN TOWN PLAN GOALS

Land use regulations implement the goals of the town plan.

- Revitalize the Route 302 corridor
- Develop a strong commercial/industrial center in the NE quadrant
- Recognize the historic district near the Four Corners
- Enhance and expand the town center area
- Maintain the commercial and industrial areas near the mouth of the Dog River
- Consider a hamlet district for Riverton
- Maintain the rural qualities of the remainder of town
- Continue to protect Berlin Pond

ROUTE 302

- Consolidate, narrow and share curb cuts.
- Create cross-access and shared parking.
- Reduce parking requirements and encourage infill within parking lots.
- Reduce front setbacks and bring buildings closer to road with less parking in front.
- Establish landscaped greenspace along the road for aesthetics and stormwater.
- Require basic design standards for new buildings and major renovations.





ROUTE 2

- Currently zoned the same as Route 302
- Recognize physical and natural constraints
- Discourage increased lot coverage
- Support a mix of uses and small-moderate scale businesses
- Maintain or establish riparian buffers



TOWN CENTER



- Distinguish between “historic” and “new” town center
- Orient each center along a “main street”
- Encourage higher density housing in proximity to centers
- Require sidewalks and pedestrian walkways



“HISTORIC” TOWN CENTER

“NEW” TOWN CENTER

JUNCTION

- Currently zoned industrial
- Recognize physical and natural constraints
- Consider implication of further industrial development on existing residential uses



JUNCTION



RIVERTON

- Create new district
- Recognize historic hamlet
- Match historic settlement pattern
- Allow for mixed use
- Eliminate need for industrial zoning

RIVERTON



EXIT 6



- Currently zoned commercial
- No services
- Isolated location
- Consider a business park PUD to ensure coordinated development

RURAL

- ① Simplify rural districts and their boundaries
- ① Allow opportunity for expanded home businesses and rural enterprises
- ① Require cluster development for large subdivisions
- ① Allow subdivision of smaller lots but maintain low overall density

SLOPES



- ⦿ Consider special provisions to guide development away from steep slopes
- ⦿ Minimize clearing and disturbance on slopes

RURAL

RIPARIAN BUFFERS



- ⦿ Establish or maintain woody vegetation along streams, rivers and ponds
- ⦿ Water quality and flood attenuation



STORMWATER



- ① Standards for smaller projects
- ① Encourage use of green stormwater infrastructure



SUBDIVISION

- ① Unification of zoning and subdivision regulations
- ① Clarification of standards and application/review process
- ① Update standards for streets, driveways, stormwater management, erosion control
- ① Include natural resource protection standards for rural subdivisions