

Berlin Planning Commission

Approved Meeting Minutes

September 9, 2015

Present: Brandy Saxton, Tom Badowski, Karla Nuissl, Clara Ayer, Geoff Farrell, Bob Werneke, Paul Irons

Next meeting: September 23rd, 7pm, Berlin Town Offices

1. Discussion

- **Old Business**

- Keep checking website (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**

- **PART 2**

- Review of:

- Zoning Districts and Standards – Individual Zone uses, standards etc.

- Town Center (TC)

- Major difference from current TC zoning to proposed is the section along Paine Turnpike that is proposed to be High Density Residential NOT TC

- This is the land in the zone that is currently eligible to be developed, the rest is either already developed or wetlands.

- Pro to proposed plan:

- Will encourage parking lot infill of existing mall area and will encourage new development if/when the mall is replaced or rebuilt
- Will create an area within walking distance to necessary town amenities that has affordable housing

- Con to proposed plan:

- Limits the new development that could happen in the town center
- Changes purpose for land that used to be TC, how will landowners feel?

- Commercial

- Along Rte 12 by Montpelier:

- Add small triangle across interstate and extend up to highway on other side

- Sidewalks/Paths:
 - Hold a meeting with the Selectboard
 - What is the town ready and willing to do for maintenance?
- Setbacks:
 - Still undecided where to measure from
 - ROW vs Centerline vs Edge of Travelway
- Flood Plain:
 - All districts will now have flexibility for rebuilding or new development in the Flood Plain with the exception of Residential and Rural.
- Next Meeting:
 - Continue review of Districts
- Going forward: **MEETINGS WILL BEGIN AT 6PM**
 - This is in order to stay on our existing timeline to complete the first draft.

2. Meeting Adjourned