

Berlin, VT
Planning Commission Meeting
September 9, 2020
7:00 PM

APPROVED MINUTES

Planning Commissioner Members Present: Karla Nuissl (KN), Polly McMurtry (PM), David Huber (DH)

Absent: Jared Felch (JF), Jacob Coakwell (JC)

Others: Brandy Saxton (BS), Paul Simon (PS), Eileen Hee (EH), Jim Alvarez (JA), Joe Weith (JW), David Birmingham (DB) and Thomas Badowski (TB).

7:00 PM Call to Order by Chair Nuissl

Approval of Minutes

PM moved and DH second a Motion to approve the Minutes of the August 26, 2020, as written. With a roll-call vote, Motion passed unanimously.

BTC Updates

BS distributed in advance a Memo on discussion items including:

1. **Updated Schedule of BTC Application Requirement:** Of the 29 Tasks, thirteen (13) have been Completed, ten (10) are In Progress and six (6) have Yet to be Started. This updated list will be shared with Berlin Selectboard at their regular meetings.
2. **Water and Wastewater Allocation:** Ordinance to be written for an allocation of 100,000 GPD for Water and Wastewater. This allocation is within the available uncommitted reserve capacity of both utilities. Public Works to take this up at the September 14, 2020, meeting.
3. **Update to Section 2101.D Dimensional Standards:** Adding "D" Street that primarily serves as access to parking lots and service functions of on-lot buildings.
4. **Add Section 3407 Campus PUD:** This section added to address CVMC concerns. CVMC provided comments on the Campus PUD but those comments were tabled at the request of EH.
5. **Wetlands Delineation:** The extent of the wetlands in proposed BTC is greater than the initial state data suggested. PS provided a wetlands overlay based on recent delineations from various development projects in or near the BTC. The Commission discussed options and gave its consensus to move forward with the BTC application. PS will schedule a meeting of federal and state wetlands regulators to discuss work-arounds.

Adjourn Chair KN adjourned at 8:16 PM