

Berlin Planning Commission

Approved Meeting Minutes

September 10, 2014

Present: Dana Hadley, Karla Nuissl, Clara Ayer, Nathan Rogers, Tom Badowski, Kim Mckee

Next meeting: September 24, 2014, 7pm, Berlin Town Offices

1. Discussion

Subdivision and Zoning Regulations

- Kim Mckee from CVRPC was present to discuss their role in helping Berlin update both Subdivision and Zoning Regulations
 - Time Frame – 18 months to complete
 - Estimated Cost of about \$10,000
 - Grant Application
 - Can ask for an “up to” amount
 - Should get application in ASAP
 - Draft by the 19th
 - Application done by 26th
 - Application should include:
 - Description of Project
 - Importance
 - Public Involvement Plan
 - FPF
 - Town Meeting?
 - Tying Standards into Regulations (ex: flood zones, storm water etc)
 - Awards are announced in December
 - Process
 - Technical Review is the 1st step
 - Start Revising Subdivision Regulations and then integrate into unified bylaw
 - Incorporate Standards (Ex: Storm Water), Town Plan and Regulations
- Thoughts to keep in mind:
 - What is an “overhaul” – how deep do we go?
 - Thoughts on Zoning Districts?

[Organization Name]

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- Think of Berlin as “Central Vermont Economic Hub”
 - Future economic development should tie into water line
- “Progression Plan” for Properties
 - Subdividing a property, over and over, does it ever “catch up”?
 - Potentially look at Formula for Act 250