

Berlin Planning Commission

APPROVED Meeting Minutes

September 23, 2015

Present: Brandy Saxton, Tom Badowski, Karla Nuissl, Clara Ayer, Sally Herring, Geoff Farrell

Next meeting: October 14th 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.

- Commercial (COM)

- Access Management – move to part 3?

- If moved...leave 2103.E(3) (eliminate uncontrolled or undefined access from the road) leave for a trigger – if they come back for any permit it needs to be fixed.

- Greening Standards – move to part 3

- Architectural Standards – leave in this section

- Highway Commercial (HC)

- Same Access Management comment to leave the pre-existing uncontrolled/undefined access from the road language in this section

- Require Walkability Standards

- Light Industrial (LI)

- Add in Religious Facility – already 2 churches in this area

- Conditional Use – Compost site – specific standards for this purpose – setbacks and buffers

- Lot Coverage – 50% - examples of real scenarios for this...seems low but with setbacks what does this look like?

- Industrial (IND)

- Junction Road Area – stopped before trailer park

- Possibly put COM on other end of IND to include trailer park and a warehouse lot that is being developed.

- Meant to be heavier industrial

- Lot size – 2 acres

- This is increased from 1 acre

- Residential (RES)

- Substantial change....allows for small lots and higher density housing
 - Kennel taken out from conditional use
 - Chicken Ordinance
 - 3 stories max
 - Walkability Standards
 - Hamlet (HAM)
 - Goal is to accommodate existing businesses etc but not necessarily written to expand
 - Fueling station – only along Rte 12
 - Lot size split between residential and mixed use
 - Walkability not required
 - Require Architectural Standards to keep Historic feel
 - Rural (RL)
 - Take out Salvage Yard
 - Business PUD for Business Parks – Ex: Exit 6
 - Shooting Range (hours of operation and specific standards)
 - Dimensional Standards – adhere to common sense but is more complex on paper – will take examples to go through
 - Slope Map at next meeting – slope % normally 25-30%
 - Next Meeting:
 - Pick up on Overlay Districts
 - Discussion of how to get this out to the public
 - Aim for presentation in October or November
 - Reminder: **MEETINGS WILL BEGIN AT 6PM**
 - This is in order to stay on our existing timeline to complete the first draft.

2. Minutes

- Minutes from August 26th approved as written
- Minutes from September 9th approved as written

3. Meeting Adjourned