

Berlin Planning Commission

Approved Meeting Minutes

June 25, 2014

Present: Karla Nuissl, Jeff Shultz, Rob Young, Clara Ayer

Next meeting: July 9, 2014, 7pm, Berlin Town Offices

1. Announcements

- Karla was elected Chair of the Planning Commission
- Clara will take meeting minutes

2. Discussion

Shoreland Protection

- The Bill is now passed by the House and Senate and signed by the Governor
 - Berlin needs to either decide to use the State standards in the Bill that was passed or come up with our own standards that would be very similar.
 - After discussions it was decided that Berlin would defer to the State Bill that has been passed. Some thoughts that played into our decision:
 - Berlin Pond is the only applicable area
 - Montpelier owns all the land around the pond that would be affected
 - Much of the land affected is conserved
 - We can decide to create our own standards that comply with the State Bill at any point we would like to in the future

Subdivision Regulations

- Our next meeting will be focused on Subdivision Regulations
 - Thoughts to consider on this topic:
 - Major vs. Minor
 - Storm Water
 - Possibly have Bob Werneke come to a future meeting to discuss subdivision regulations
 - Combine zoning with subdivision regulations? – Unified Bylaws?
 - Model after other towns that have done something similar?
 - Fayston, Norwich and Hardwick all have Unified Bylaws
 - Central Vermont Regional Planning Commission
 - Do we have any assistance available?