

Page	Comment	Response / Recommended Action	PC Action
1	CVRPC There is no indication of the timeframe or who will be responsible for completing the recommendations.	All of the actions included in the plan are the responsibility of town government. The parties responsible would be a combination of Selectboard, Planning Commission and town staff primarily. The plan does not include actions that would be the responsibility of individuals or organizations not under the direct authority or direction of town government. It does include actions that would require town government to partner with neighboring communities or regional organizations. Revise the description of the actions on page 1 to read: Actions are the next steps – concrete activities or programs intended to attain (or contribute to attaining) one or more objectives <u>that the town government will implement during the 8-year planning period.</u> Alternatively, also include an implementation matrix as an appendices that would list all of the actions from each chapter, identify the parties (SB, PC, etc.) responsible and suggest a timeline/year for each.	
2	4-25 PC Meeting Add link to recent Berlin Stormwater Management Plan.	Add the following reference to the 2017 list: Berlin Stormwater Master Plan, Watershed Consulting Associates, LLC	
2	4-25 PC Meeting Add link to the Vermont Supreme Court Ruling of access use of Berlin Pond.	Add the following reference to the 2014 list: Memorandum of Decision on Montpelier’s Petition in re Berlin Pond, VT Agency of Natural Resources, Dep’t of Environmental Conservation	
3	CVRPC Several references in section 1G – State Planning Goals are incorrect. For example, Goal 3 notes a reference to Policy 4 in the Utilities & Facilities section, however there is no policy 4. Additionally, references indicate that Economic Development is on page 23, when in fact Energy is on page 23. Please ensure these references are updated.	Policy 4 on page 21 got cut off on the printed draft. It reads, "Support provision of quality childcare, education and recreation services so Berlin will be an attractive community for families." Formatting has been corrected. Fixed page-number cross-reference error to Economic Development Chapter.	
3	Stridesberg 5-14 last sentence “and policies” needs a space	Fixed the formatting error.	
5	4-25 PC Meeting Policy #2 should be revised to “Support the permanent conservation of the publicly owned lands around Berlin Pond.”	The second half of the sentence should not be deleted as it states Berlin's position in regard to use of the public land around the lake and the desire for public recreation use, while recognizing that there are limitations on that use while the pond serves as a public water supply. Given that federal regulations discourage use of surface waters as public drinking supplies, it is possible that at some future time Montpelier will no longer be able to use the pond as its water supply. At that point, greater recreational use would be possible and Berlin's policy would be for the pond and shorelands to become a full-fledged public recreation area. Revise policy 2 as follows: Support the permanent conservation of the <u>publicly owned</u> land around Berlin Pond, and <u>maintain</u> public recreation use commensurate with the pond's function as a public water supply.	

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5	5-9 PC Meeting under Policies add the following at the beginning of #5 "Encourage and support continued permanent conservation of public and private land."	<p>Recommend adding an additional policy to be inserted below Policy #5, but qualifying it to target rural land. The town may not want to encourage or support conservation of land in areas served by infrastructure and planned for future development. New policy would read:</p> <p>Encourage and support continued permanent conservation of farm and forest land outside the northeast quadrant.</p>	
5	4-25 PC Meeting Add a new policy to read, "Support low impact public recreation use of Berlin Pond and surrounding Public lands as sanctioned by the Vermont Supreme Court and State of Vermont."	<p>If second half of Policy 2 is not eliminated then adding this new policy will not be necessary. As discussed above, the opportunity for recreation use may change in the future.</p> <p>No change to the plan is recommended in response to this comment.</p>	
5	CVRPC Is land cover map to be used as existing land use map (as required by statute)? If so, consideration should be given to updating the title to reflect this.	<p>The land cover map on page 5 is a visual representation of the current land use pattern as stated in the first sentence under 2A. An "existing land use map" is not required by statute. 24 VSA § 4382(a)(2) requires a map "indicating those areas <u>proposed</u> for forests, recreation, agriculture, residence, commerce, industry, public, and semi-public uses and open spaces reserved for flood plain, wetland protection, or other conservation purposes;" – in other words, a future land use map. That map is found on page 14 of the plan and is described in the section entitled "Future Land Use Map" on page 12.</p> <p>No change to the plan is recommended in response to this comment.</p>	
5	CVRPC Consider adding resource extraction areas, as noted in the plan, on one or more maps.	<p>There is no statutory requirement to map resource extraction areas in the municipal plan. As stated in 24 V.S.A. 4382(a), municipal plans may be consistent with the state planning goals in 24 V.S.A. § 4302(c) including (10), "To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.", but there is no requirement to do so.</p> <p>Add new policy (7) on page 5 to read: <u>Allow resource extraction in rural and industrial areas of town that is undertaken in accordance with town and state regulations to avoid or mitigate off-site and environmental impacts.</u></p>	
6	4-25 PC Meeting Berlin Conservation and Open Space Map replace all references of "Village of Northfield" with "Town of Northfield", indicate that the 346 acres of Parcels R10-045.000 and R10-049.000 are held in Conservation, and Town of Berlin owned Parcel R11-019.000 is held in Conservation.	<p>Change references to Village of Northfield to Town of Northfield on the Conservation and Open Space Map.</p> <p>Add additional conserved lands to the map.</p>	

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6	4-25 PC Meeting Berlin Conservation and Open Space Map replace "(with the exception....)" with "(with the exception of three Parcels owned by Berlin)." And delete "along with increased recreational access should it no longer serve as a drink water supply."	As discussed above, removing reference to maintaining recreational use of the pond in the future is not recommended. Revise the text on the map as follows: The City of Montpelier owns nearly 730 acres of undeveloped land in the Berlin Pond watershed, including nearly all the shoreland (<u>with the exception of three parcels owned by the Town of Berlin</u>)... Berlin residents strongly support permanent conservation of the land around Berlin Pond, <u>along with maintaining public recreational access</u> , should it no longer serve as a drinking water supply.	
6	Stridesberg 5-14 "The City of Montpelier owns nearly 730 acres..." – Berlin has two parcels	This comment is addressed by the changes recommended above. No further change to the plan is recommended in response to this comment.	
7	4-25 PC Meeting Surface Waters and Riparian Areas add Stevens Branch as an additional surface water.	Revise the two references to the Winooski River to read, "Winooski River (<u>main stem and the Stevens Branch</u>)."	
7	4-25 PC Meeting Wetlands and Vernal Pools change next to last sentence of paragraph 2 to read "The Wetland Rules do not apply to Class 3 wetlands but are subject to Federal Regulations."	Add the following sentence: Wetlands, including Class 3, may also be subject to federal regulation.	
7	Stridesberg 5-14 Actions #5 "Work with Vermont state and federal elected representatives to once again petition the U. S. Postal Service to re-establish a post office and zip code for Berlin." Also on page 27 Actions #6	Revise both to read: Work with Vermont state and federal elected representatives to again petition the U.S. Postal Service to re-establish a post office and zip code for Berlin.	
8	4-25 PC Meeting Water Resources Map add to top right description ".....and East Montpelier and the third, the Stevens Branch, running parallel..."	Revise the map text to read: Three segments of the Winooski River flow through Berlin. In two stretches, the main stem serves as the town boundary with Middlesex, Montpelier and East Montpelier, and the Steven's Branch runs parallel with Route 302.	
8	4-25 PC Meeting Water Resources Map delete on bottom right description "was formed by impounding Berlin Brook"	Berlin Pond as it exists today is not a natural pond but was created through impoundment. This is an important fact about the water body that should be included in the description. No change to the plan is recommended in response to this comment.	
9	Stridesberg 5-14 last sentence – eliminate the word "Montpelier" ... "and points to the Junction area as being"	Montpelier Junction is the official name of the area (despite its being in Berlin!). No change to the plan is recommended in response to this comment.	

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9	<p>CVRPC</p> <p>It appears as though additional detail will be required for the plan to meet the requirements of Act 171 of 2016 regarding forest integrity.</p>	<p>Act 171 made a series of changes to Chapter 117 (the statute governing municipal plans), which the Berlin plan addresses as described below:</p> <p>Added another sub-goal under 24 VSA § 4382(6), "Vermont's forestlands should be managed so as to maintain and improve forest blocks and habitat connectors." As indicated on page 6, the Berlin plan is consistent with this goal. For example, Policy 5 on page 25 states "Guide any new housing in rural areas to sites that minimize the conversion and fragmentation of working lands and forest blocks." and the land use recommendations for the rural areas of town mapped by the state as priority forest blocks on pages 17-18 include statements such as "Maintain forest cover in the upland portions of the watershed to protect wildlife habitat, water quality and scenic character.", "Maintain working farm and forest land in productive use.", "Maintain and discourage fragmentation or conversion of productive farm and forest land.", and "Maintain and discourage fragmentation of large tracts of farm and forest land."</p> <p>Revised 24 V.S.A. § 4382(a)(2)(A) and added 24 V.S.A. § 4382(a)(2)(D) to require the land use element of a municipal plan to indicate "those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests." It also added that "A plan <u>may</u> include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the municipality." The Berlin plan shows the state-mapped priority forest blocks on the Ecological Resources Map and discusses maintenance of forest blocks in the sidebar on page 9, as well as in the Forest Blocks and Habitat Connectors on page 13. It also discusses wildlife habitat more broadly in Section 2B on pages 7-9. As outlined above, the plan does include objectives, policies and actions related to maintaining forestland.</p> <p>No change to the plan is recommended in response to this comment.</p>	

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10	<p>4-25 PC Meeting Historic Resources start this Section with information of the Berlin Historical Society. From their website the following is a possibility: “We collect and catalogue donated material and develop databases of historic Town Records. We research a variety of topics, sometimes based on questions we’re asked or programs we’re asked to present. Our growing collection includes information on Berlin families, cemeteries, schools, churches, births, deaths, marriages, various Berlin related stories and histories, structure fires, as well as a general file for all other Berlin related subjects. We are always searching for new material, including photographs, artifacts, and stories, related to Berlin. If you have any such material that you are willing to share please contact us. We have the ability to scan or copy it at our office.”</p>	<p>Add as the last paragraph under Historic Resources (with hyperlink to Historical Society webpage): Berlin has an active Historical Society that maintains a collection of historic materials and databases, and can provide more information about town history and historic resources.</p>	
11	<p>Stridesberg 5-14 Lover’s Lane Bridge – built in 1915? The framed info on wall says 1919 – maybe it’s a typo, is there info on this?</p>	<p>National Register nomination form gives the date of construction as 1918 (probably opened in 1919, hence the date on the photo). Revise date to 1918.</p>	
11	<p>4-25 PC Meeting Recreational Resources change first sentence of third paragraph to read “Berlin has a volunteer recreational Board that offers some winter recreation opportunities to residents.”</p>	<p>Recommend keeping first sentence and adding the following sentence after: There is a volunteer group that organizes some winter recreation opportunities.</p>	
12	<p>4-25 PC Meeting Future Land Use Map the last bullet should read “Protection and conservation of Berlin Pond, the surrounding land and the Irish Hill ridgeline.</p>	<p>Revise to read: Protection and conservation of Berlin Pond and surrounding land, and the Irish Hill ridgeline.</p>	
13	<p>CVRPC Consider adding definitions for future land use categories or providing a reference for where the definitions can be found. As an example, there are two categories for “rural” with different generalized densities associated with each. Further explanation will help provide additional context regarding where and to what extent the Town supports development.</p>	<p>The Berlin plan expresses a clear vision regarding where and to what extent the town supports development that begins on the cover page and continues throughout the document. The town is planning to guide development to the northeast quadrant and to maintain rural character and working lands elsewhere in town. Each chapter has objectives, policies and actions that support this underlying vision.</p> <p>Revise the text on the Future Land Use Map on page 13 as follows: This map divides the town into a series of land use planning areas as indicated by the white dotted lines and labels. The northeast quadrant boundary is shown with the heavier white dotted line along I-89 and Scott Hill Road. <u>Generalized land use types and densities are indicated by the underlying colors. More detailed land use recommendations for each area are found on pages 16-18 of the plan. The specific uses and densities of development allowed are established in the Berlin Land Use and Development Regulations.</u></p>	

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14	4-25 PC Meeting first sentence should read "The impact of proposed development on priority forest blocks will be considered during Berlin regulatory reviews and state regulatory processes such as Act 250."	While there are some natural resource protection standards in Berlin's adopted and draft land use regulations that would have the effect of discouraging fragmentation and conversion of forest blocks, there is no reference to the state-mapped priority forest blocks in either document. No change to the plan is recommended in response to this comment.	
15	Stridesberg 5-14 Historic mill site currently home to Riverton Memorials.... Mill?? Prior to Riverton Memorials it was Davis Bros Granite and another smaller granite plant and Davis Bros bought from Berlin Granite Also, "General Store (currently closed)" – labeled as general store, can it still be one?	Revise text on map to read, "Historic <u>industrial</u> site..." To be eligible for village center designation the area needs to primarily consist of income-producing (i.e., businesses and rental housing) and civic properties. If there are other such properties in Riverton or the Four Corners that are not identified on the map, those should also be called out.	
15	5-9 PC Meeting have the Riverton Center Map be reflective of the Hamlet boundaries in the proposed Zoning Regulations and then reference the Town Fire Station and Town Parcel R11-019.000 there.	As described above, the proposed village center boundary will need to be smaller than the draft Hamlet zoning district boundary to be approved by the state - the zoning district includes undeveloped and residential parcels that would not qualify for designation. Undeveloped land generally needs to be excluded unless its needed to "connect" eligible properties. Revise the proposed boundary and add a limited amount of land on the west/south side of Route 12, including the fire station to the map. Add additional information to the map.	
16	4-25 PC Meeting Route 302 add to #7 by adding "...Montpelier and Barre City in accordance with the US Route 302 Berlin Bicycle and Pedestrian Scoping Study."	The 2015 scoping study recommended the road diet on Route 302 and creation of bicycle lanes, which has been implemented. While a significant improvement, it is not functionally equivalent to the envisioned off-road shared use path linking Montpelier and Barre City through Berlin. Many bicyclists, particularly recreationists and those biking with children, will not use bike lanes on a busy state highway due to safety concerns. Berlin should continue to advocate for the eventual completion of the off-road path. No change to the plan is recommended in response to this comment.	
16-18	CVRPC The land use section has specific recommendations regarding future land uses and implementing the maintain, evolve, and transform framework, however no other section has this. If this section is intended to address implementation actions for all plan sections it may be more appropriate to move this section and clarify the purpose of this information.	The Berlin Town Plan is first and foremost a land use and development plan, and the primary purpose of the plan is to guide future land use and development. It is therefore fitting that the land use chapter has more specific and detailed recommendations than other chapters of the plan. The other chapters of the plan are intended to support the land use chapter and meet statutory obligations. The purpose of land use recommendations found on pages 16-18 of the plan is described on page 12 under Future Land Use Map. No change is recommended in response to this comment.	
17	Stridesberg 5-14 under Junction Road – eliminate "Montpelier" – "The train station anchors an industrial"	The official name of the station is the Montpelier-Berlin station. Revise to read, "The Montpelier- <u>Berlin</u> Train Station anchors..."	

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17	5-9 PC Meeting under Description Berlin Pond change the next to last sentence to read "...the roads around the pond are popular places for walking, biking and nature observations like bird watching."	Revise to read: While recreational use of the pond is strictly controlled and limited, the roads around the pond are popular places for <u>walking, biking and nature observation</u> .	
17	4-25 PC Meeting Berlin Pond #5 should read "Transform the Berlin Pond, its shorelands and surrounding roads into a low-impact recreation destination. All efforts should be made to preserve and expand public use and access to the pond."	See discussion above regarding reference to future change of status for Berlin Pond. No change is recommended in response to this comment.	
18	4-25 PC Meeting Route 12 under Evolve add "Improve vegetative buffers along the Dog River."	Add the following: Evolve the land use and vegetative cover along the Dog River to provide improved riparian buffers, stabilize the streambanks, filter run-off and remove invasive species.	
18	4-25 PC Meeting Exit 6 under Description add "Development is limited by lack of public infrastructure."	Add the following sentence: Development potential is limited by a lack of public infrastructure.	
18	4-25 PC Meeting Exit 6 under Transform delete all.	Reference to the Exit 6 park-and-ride was already removed from the Transportation chapter. Recommend deleting it from the Land Use Recommendations as well.	
19	Stridesberg 5-14 First paragraph - Interstate 89, I-89 was not opened in Berlin in 1960. Newspaper article quotes: In 1961 "The first leg of Interstate 89 from Montpelier to Middlesex opened Nov. 21, 1960 and from Middlesex to Waterbury Dec 31, 1960, at a cost of \$16,000,000" In 1962 "The tentative location of proposed Interstate Route 89 may be seen on plans available' In 1968 "Interstate projects currently under construction include 3.2 miles of Interstate 89 between Berlin and Montpelier" In 1970 ""Interstate 89, which will open through Berlin on Nov 19" and "A motorist's dream comes true this afternoon when the final link of Interstate 89 is opened to traffic. Now a motorist will be able to travel Interstate 89 from the Vermont-Canadian border at Highgate Springs into New Hampshire or, by turning south at White River Junction onto Interstate 91, into Massachusetts. In either case, he can travel the length of Vermont on modern four-lane highways without encountering a single traffic light. The section of Interstate 89 which will open today, between Montpelier and Bethel was a long time coming. More than a few Vermonters never thought they would see the day when the Interstate got around Barre. The effort took 11 years, but it clearly was worth the time and patience."	I-89 from Montpelier to Middlesex opened in 1960. Revise to read: Construction of I-89 commenced in 1960, but the interstate was not opened in Berlin until 1970 as part of the final segment that completed the full length of the interstate through Vermont and New Hampshire.	

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20	4-25 PC Meeting top left add "...for year-round travel and 4 miles of legal trails no longer maintained but to remain available for"	This is a policy statement that should be called out in the policy section rather than being incorporated into the narrative. Recommend adding a new policy on page 19 to read: Maintain town ownership of Class 4 roads and legal trails as a public recreation resource.	
20	Rushman 4-12 There is no reference to the rail line that connects Barre and Montpelier running parallel to Route 302. As you probably know, there has been discussion about instituting passenger service on this line.	The rail line is shown on the Transportation Map on page 19 and is mentioned in the Rail section on page 20. No change to the plan is recommended in response to this comment.	
20	Stridesberg 5-14 under Rail, eliminate the word Montpelier "joining the NECR line at the Junction. And then put the second one in quotes "...Amtrak's Vermonter line is available from the "Montpelier Junction Station" and is the only	As per response above, Montpelier Junction is an official place name and the official name of the railroad station is the Montpelier-Berlin station. Revise to read: ...joining the NECR line at Montpelier Junction. Daily passenger service via Amtrak's Vermonter line is available from the Montpelier-Berlin Station and is the only passenger rail service in the Barre-Montpelier area.	
20	5-9 PC Meeting under Rail revise the last sentence to read "...line is available from the Montpelier Junction Station, located in Berlin, and is the only..."	If change recommended above is made, no further change will be needed.	
20	Stridesberg 5-14 under Bicycle and Pedestrian Network, end of 2nd paragraph – "It is anticipated that the new configuration will be made permanent." – wasn't it?	Vtrans considered the initial re-striping project as part of the road diet that created bike lanes on Route 302 to be a test and provided that the new configuration worked (which is has) it would be made "permanent" and continue to be striped in this manner. At this point, there is no reason to think that VTrans would not continue to maintain the highway with the reduced with travel lanes and buffered bike lanes. No change to the plan is recommended in response to this comment.	
20	5-9 PC Meeting under Priority Needs revise the second bullet to read "...is no longer considered a viable option, however the 2015 US 302 Berlin Bicycle and Pedestrian Scoping Study identifies new alternatives for bicycle and pedestrian use	See comments above. The pedestrian and bicycle improvements within the Route 302 right-of-way are not a replacement for the off-road recreation path as they serve different users and purposes. No change to the plan is recommended in response to this comment.	
20	Stridesberg 5-14 under Airport, end of 1st paragraph "The Development Plan for the airport was last updated in 2010 and show taxiway and apron improvements in progress at that time." – Doesn't say if this was completed.	Revise to read: The Development Plan for the airport was last updated in 2010 and shows taxiway and apron improvements in progress at that time <u>and now in place</u> .	
20	Stridesberg 5-14 under Priority Needs, second bullet last line, should say "a new route" not an new route.	Fix grammatical error.	

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21	CVRPC Adult education opportunities should be included in the plan to note where these services exist.	There is no statutory requirement to identify adult education opportunities in a municipal plan. 24 V.S.A. § 4382(a)(6) requires "An educational facilities plan consisting of a map and statement of present and projected uses and the local public school system." As stated in 24 V.S.A. 4382(a), municipal plans <u>may</u> be consistent with the state planning goals in 24 V.S.A. § 4302(c) including (3), "To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.", but there is no requirement to do so. No change to the plan is recommended in response to this comment.	
21	Stridesberg 5-14 Educational Facilities – 3rd paragraph, “U-32” and in second place “U-32 High School”	Revise to read: The last major upgrades to the Union 32 <u>High School</u> ...	
21	Stridesberg 5-14 Town Government Facilities – “sewer commission” is mentioned, now Public Works. Should note that large meetings must be held at another location such as the elementary school. Last sentence expand to “The Town of Berlin also owns and maintains nine historic cemeteries with the still active Berlin Corner Cemetery being operated by the Berlin Corner Cemetery Association.”	Revise to read: The Municipal Building houses the town administration, police department, <u>public works department</u> and historical society. It was most recently expanded and renovated in 2006. <u>While meeting most of the town’s needs, it does not provide space for large meetings...</u> The Town of Berlin also owns and maintains nine <u>historic</u> cemeteries. <u>The Berlin Corner Cemetery Association operates that cemetery, which is still active.</u>	
21	Rushman 4-12 There should be a long term capital improvements plan to improve pedestrian and bike options in employment centers. For example, the connection between the CVMC campus and the Berlin Mall could be made much more user friendly and safer.	Action 1 on page 21 is for the town to maintain a capital improvement program aligned with the goals and objectives of the plan, and that meets the requirements for the proposed new town center designation. Pedestrian connections between CVMC and the Berlin Mall site (proposed new town center) are mentioned in several places in the plan. No change to the plan is recommended in response to this comment.	
21	Stridesberg 5-14 Actions #4 and Page 22 under Planning Considerations, 2nd paragraph – regarding public safety services – this was voted down	While the most recent proposal was not supported by the voters, regionalization of public safety services remains something the town should be exploring with neighboring municipalities as a way to reduce costs and improve service. No change to the plan is recommended in response to this comment.	
22	Rushman 4-12 May want to reference recently announced UVM Health Network plan to add a psychiatric hospital to its Berlin campus	This expansion is still being planned and is not certain, so do not recommend referencing it specifically in the plan. Instead, add the following recommendation to the Paine Turnpike area on page 16: Evolve and expand the medical campus anchored by CVMC to enhance the availability of healthcare services in the region, attract new businesses and increase employment in Berlin.	
22	Stridesberg 5-14 under Public Water Systems. End of 3rd bullet, stray “s”; Municipal Sewer Service has an asterisk where a number of gallons needs to be inserted	Fixed the grammatical error. Add the number to replace the asterisk (Brandy note to Tom, I need that number again - it is one of the things that was lost when the file went corrupt).	

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22	5-9 PC Meeting under Planning Considerations last sentence of second paragraph should read "The town should consider working with neighboring municipalities..."	The sentence is calling for the town to work with its neighbors to study and plan, not necessarily take any specified action. Adding "consider" weakens the statement to the point of being meaningless. No change to the plan is recommended in response to this comment.	
23	5-9 PC Meeting under Renewable Energy Resources first sentence should read "Renewable energy sources – hydro, solar, wind, biomass..."	Revise to read: Renewable energy sources – <u>hydro</u> , solar, wind, biomass, geothermal – are constantly replenished unlike fossil fuels...	
23	5-9 PC Meeting on the Potential for Wind or Solar Energy Generation in Berlin Map add a bullet reflecting the area north and west of I89 Exchange #6 stating "Commercial wind on conservation area west of I89 would not be compatible with conservation goals."	Revise text on map to read: <u>Large-scale</u> commercial ground-mounted solar or <u>wind</u> in planned growth areas would not be compatible with the land use, housing and economic development goals, objectives and policies of this plan. <u>Large-scale</u> commercial wind on the Irish Hill ridgeline <u>and east of Interstate 89</u> would not be compatible with the conservation goals, objectives and policies of this plan.	
24	CVRPC The renewable energy classifications that are outlined on Page 24 include descriptions that are different than the Department of Public Service's guidance for municipal energy planning. The Town should consider aligning the definitions for consistency or explaining that the Town will use standards that are different from the Department.	The three types of renewable energy projects described in the plan - individual or residential, small-scale commercial or community, and large-scale commercial or utility - generally reflect the categories used by the state when it applies different regulatory standards and permitting processes to renewable energy projects based on their purpose and scale. Act 164 and the implementing DPS Guidance for Municipal Enhanced Energy Planning Standards do not define or classify renewable energy projects based on their purpose or scale. In fact, there is no consistent usage of terms to define or classify renewable energy projects by the state and energy organizations. No change to the plan is recommended in response to this comment.	
24	Stridesberg 5-14 under Siting Standards – 2nd paragraph – "Three-phase power, which is needed to transport electricity from renewable projects to the power grid, is not available in most areas of town outside the northeast quadrant and in the vicinity of Junction Road" Could this be written more clearly – is there three-phase power on Junction Road?	The map on page 28 shows the location of 3-phase power in the northeast quadrant, but there is also 3-phase on Junction Road that is not able to be shown on that detail map. Revise to read: Three-phase power, which is needed to transport electricity from renewable projects to the power grid, <u>is generally only available</u> in the northeast quadrant and in the vicinity of Junction Road (see "Commercial and Industrial Areas" on page 28).	
24	5-9 PC Meeting under Siting Standards add a fifth bullet that states "Consideration should be given to redevelopment of gravel pits for commercial solar energy projects."	Do not recommend adding as a bullet point, but rather the following revision: <u>Roof-top solar and solar canopies in parking lots, and use of land with other development limitations (such as brownfields and former gravel pits) for renewable energy production</u> should also be encouraged throughout town.	

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25	CVRPC The 2016 Central Vermont Regional Plan requires municipalities to address the Housing Distribution Plan.	Add the following: <u>Central Vermont Housing Distribution Plan</u> The Central Vermont Regional Housing Distribution Plan found on pages 6-16 to 6-18 of the 2016 Regional Plan is incorporated into this plan by reference. It called upon Berlin to plan for the addition of 376 housing units between 2000 and 2015, and for 116 between 2015 and 2020. The plan was based on a projection that has proven to be significantly higher than actual growth rates in the region. While the targets are unrealistic, the goals, objectives, policies and actions outlined in this plan are consistent with the regional goal of providing needed housing within or adjacent to developed areas that are or can be efficiently served by public infrastructure and transportation.	
25	CVRPC The Future Land Use Map on page 13 lists the area around Exit 6 as being in the Rural (very low to low density) category. This designation would presume that this area is not intended for residential development. The Housing Map on Page 25 does not similarly reflect this limitation. Please confirm this is the intent of the Town.	The plan does not state that areas shown on the Future Land Use map as Rural (very low to low density) are not intended for residential development. As the naming suggests, they are intended to be rural in character and the lowest density areas of town. The gray on the Housing Map indicates areas where residential development is discouraged due to a combination of terrain and distance from existing roads. These areas tend to align with the Rural (very low to low density) future land use classification. However not all Rural (very low to low density) areas are considered poorly suited for residential use. No change is recommended in response to this comment.	
25	Stridesberg 5-14 Single-Family Housing – why is 2016 Grand List information being used instead of 2017? “843 single-family homes” What does that include? Residential I 523 Residential II 239 Seasonal I 4 Seasonal II 10 Farm 10 Total 786 which is 57 less than the 843 mentioned	The 2016 grand list is the most recent data file available from the Vermont Department of Taxes and it was used instead of 2017 because most of the other available state data is also 2016. The 2016 Grand List included 526 R1, 242 R2 and 75 mobile homes on their own lot (MHL) properties - the number did not include seasonal camps or homes (S1 or S2) and any housing that may be on farm properties. No change is recommended in response to this comment.	
25	Stridesberg 5-14 Mobile Home Parks – 1st paragraph – “There was no change in the number of sites within the mobile home parks between 2007 and 2017. Actually, there was, after May 2011 flooding at River Run, not able to have mobile homes along the two rows closest to the river which is 20 MH. (2016 - Mobile Homes unlanded 202, landed 75; 2010 – Mobile Homes unlanded 233, landed 74) Also – it says Growth was most rapid during the 20-year period following construction of Interstate 89.... I’m hoping this is being counted as 1970-1990 and not 1960-1980 since on page 19 it said in error I-89 was completed in 1960 / 1967.	Delete the sentence regarding no change (state MHP registry still lists those sites in the River Run MHP interestingly but does note that they are currently vacant). Revise to read: As of 2017, approximately 200 of the 225 available sites in the mobile home parks were occupied. <u>Most of the vacant sites were in the River Run MHP where mobile homes were removed from the flood hazard area following Tropical Storm Irene in 2011.</u> Yes, growth rates referred to were in the 1970s and 1980s.	

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25-26	CVRPC While there is discussion regarding workforce and affordable housing, there is no mention of accessory dwelling units in the plan. It would be appropriate to specifically list accessory dwellings as a viable form of workforce and affordable housing to address this section of statute.	There is no statutory requirement to address accessory dwelling units in a municipal plan. 24 V.S.A. § 4382(c)(10) states, "A housing element that shall include a recommended program for addressing low and moderate income persons' housing needs as identified by the regional planning commission pursuant to subdivision 4348a(a)(9) of this title. The program <u>should</u> account for permitted accessory dwelling units, as defined in subdivision 4412(1)(E) of this title, which provide affordable housing.", but it is not required. No change to the plan is recommended in response to this comment.	
27	Rushman 4-12 I don't think the description of Route 302 is very accurate. There has been a significant Renaissance along it over the past 5 years (e.g., a number of buildings have been renovated and new ones added, several noteworthy national brand stores/businesses have located here). While there is not a lot of vacant land, many of the strip centers are over parked and could be redeveloped with mixed-uses including housing.	Recommend the following revisions to the Route 302 paragraph in the first column: Route 302, a connecting highway between two urban centers, has been a preferred location for national and regional retailers serving the Central Vermont market for more than 50 years. In recent years, there has been some turnover in the businesses located along Route 302 <u>and redevelopment</u> , but little overall growth. The corridor is largely built-out, but proposed changes to the town's land use and development regulations are intended to facilitate infill, redevelopment and revitalization (see "Future Land Use Recommendations" on page 17).	
27	Stridesberg 5-14 Current Conditions – "There were more than 5,200 jobs based in Berlin in 2016" , in our "All Roads Lead to Berlin" brochure is says "Berlin is Central Vermont's employment hub with the population of the Town expanding from 2,900 residents to a total of 28,000 individuals during the work day."	The 28,000 number is wrong. The Vermont Department of Labor covered employment and wage data indicates that there were 5,230 jobs in Berlin in 2016 (there were only 33,000 covered jobs in all of Washington County) and the Census Bureau On the Map data estimated there were 4,892 jobs in Berlin in 2015. No change to the plan is recommended in response to this comment.	
27	CVRPC Page 27 has a section that discusses On-Farm Businesses and notes the proposed changes to Berlin's land use regulations will allow for expanded on-farm businesses. It may be appropriate to discuss this in terms of the current conditions and that expanding on-farm businesses is a component of the proposed update rather than assume the proposed regulations will be adopted.	The On-Farm Business paragraph is included in Section 7B. Planning Considerations within the Economic Development chapter. It is identified as one of several things the town intends to do to promote economic development. It follows-up on the discussion of the diversification of agriculture in town in the Agriculture and Forestry section on the same page. No change to the plan is recommended in response to this comment.	
27	Stridesberg 5-14 Healthcare and Insurance – CVMC says 1,500 workers, does this include Woodridge and state hospital?	It includes Woodbridge but not the state hospital. No change to the plan is recommended in response to this comment.	
27	Stridesberg 5-14 Agriculture and Forestry, 2nd sentence need "s" on farm. "10 farms". 2nd paragraph, if indeed only one vineyard, end the sentence with "and a vineyard"	Add the word "parcels" after farm in the second sentence. Revise to read: Agriculture in Berlin, once dominated by dairy farms, has diversified. Berlin is home to poultry farms, horse farms, vegetable farms, and a vineyard.	

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27	Stridesberg 5-14 Development Regulations, last sentence, add year "The Planning Commission's 2018 proposed zoning changes" (since plan is good for eight years good to include date)	This structure of referring to the proposed zoning changes is used in several places in the plan. While the zoning has been drafted since 2017, it is not likely that it will be put before the voters until 2019, so the date that should be used is not clear. No change to the plan is recommended in response to this comment.	
27	5-9 PC Meeting under Actions from the #1 delete "including pursuing a local option tax."	This is a recommendation of the Economic Development Plan and while the voters turned down the most recent proposal, it should be reconsidered as a way limit property tax increases particularly if the town center development occurs as planned and the town's retail base expands. At this point, both Barre and Montpelier have adopted a local option tax so the concerns over having a higher tax rate than neighboring municipalities is moot. No change to the plan is recommended in response to this comment.	
27-28	Rushman 4-12 Overall, it didn't seem to me that this section was as well thought out as many other sections of the draft plan. Much of Berlin's economic development in the past has been attributable to its location midway between Barre and Montpelier and easy access to I-89. My sense is that future economic growth will depend to a much greater extent on whether Berlin offers employers and their employees a full range of complementary land uses (e.g., housing), services, and amenities.	There are numerous places in the plan that speak to the need for workforce housing and amenities to attract new residents and businesses to Berlin. No change to the plan is recommended in response to this comment.	
28	Stridesberg 5-14 eliminate "Montpelier" making the top map point "The Junction area (which continues..."	See prior response to use of Montpelier Junction as a place name. No change to the plan is recommended in response to this comment.	
29	Stridesberg 5-14 Floodplains, 2nd paragraph – Stevens Branch did have severe flooding from Tropical Storm Irene, it was from the May 2011 flooding.	Revise to read: Tropical Storm Irene in 2011 <u>resulted in severe flooding in Berlin</u> with up to five feet of floodwaters in some areas resulting in total damages that exceeded \$2.5 million... it was only one of a number of storms that caused significant local damage in Berlin since the late-1990s. <u>There was also severe flooding in Berlin in May 2011</u> (see "Damage in Berlin from Recent Storms" on page 30).	
29	5-9 PC Meeting under Floodplains change fourth sentence to read "However, the frequency and intensity of major floods may have increased during the past two decades..."	There is evidence that the frequency and intensity of storm events has increased as weather patterns have shifted in response to climate change. No change to the plan is recommended in response to this comment.	
30	5-9 PC Meeting first sentence should read "Given that flood damage is exasperated by human activity it can also be mitigated by human actions."	It is not that flood damage is exasperated by human activity. Flooding is a natural process and like ice storms or wildfires, it can cause dramatic change to the natural environment. But it is only a "disaster" or "damage" because it impacts structures, infrastructure and human use of land. The goal of hazard mitigation is not to prevent flooding, but rather to limit damage to life, structures and infrastructure and prevent intensifying flooding by human alteration of the natural landscape. No change to the plan is recommended in response to this comment.	

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30	CVRPC The plan notes that the Town's Local Hazard mitigation plan was adopted in 2012. This plan will expire on May 14, 2018. With this in mind, the Town Plan update should include discussion of consistency with future updates to the Local Hazard Mitigation Plan and vice versa to maintain the continuity between these two planning efforts. Additionally, specific goals or actions should be identified that can be utilized in the Local Hazard Mitigation Planning process.	As with all town planning efforts and decision-making, updates to the All Hazards plan should be consistent with the broader goals, objectives and policies of the town plan. The All Hazards Mitigation Plan would be adopted into the town plan by reference and it is the document that provides specific recommendations for hazard mitigation. The town plan is intended to be an umbrella document that incorporates other plans without the need for unnecessary duplication of language. Revise the first bullet under 8B on page 30 to read: The Local Mitigation Plan (<u>as most recently adopted</u>) is adopted into this plan by reference... Revise Action 1 on page 29 to read: Update and re-adopt Berlin's All Hazards Mitigation and Emergency Operations plans, <u>and ensure they are consistent with the goals, objectives and policies of this plan.</u>	
30	CVRPC Page 30 includes discussion on Berlin meeting the Federal Emergency Management Administration's requirements for the Community Rating System (CRS), however the Town opted not to enroll. The plan seems to indicate that the benefits of the CRS program are available to the residents. Additional language should be included to note that Berlin is not currently in the CRS program.	Berlin entered the CRS program on May 1, 2017. No change to the plan is recommended in response to this comment.	
30	Stridesberg 5-14 2nd paragraph, 2nd to last line space between 5%reduction; 3rd categories FEMA categories floodplains – I think perhaps it should say "categorizes"	Fix grammatical error.	
30	Stridesberg 5-14 under River Corridors, 3rd sentence take out "the" Many small streams flow down Berlin's hillsides"; 2nd paragraph take out "is" "This type of flood hazard"; 3rd paragraphs 2nd sentence add the word "to" "encompass land adjacent to the stream"	Fix grammatical error (is). Revise to read: The NFIP applies to areas at risk of inundation flooding... Many small streams flow down Berlin's hillsides to the major rivers, which can become powerful torrents of water during heavy storms or rapid snowmelt....	
30	5-9 PC Meeting under 500-Year Floodplain delete the last sentence.	The sentence provides context with regard to the level of storm that would cause flooding within the 500-year floodplain. No change to the plan is recommended in response to this comment.	

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30	5-9 PC Meeting Major Floods in Berlin 1927-2017 reference the source of this data and delete the portions of the time line graph from 1927 to 1995.	<p>The flood dates are based on historical data river gauge and weather data from USGS and NOAA, and are the same as used in Berlin's hazard mitigation plan. The graph is intended to illustrate the increase in high-intensity storm events and would not be effective if it only showed 1995 to 2017.</p> <p>Do not alter the timeline but add the following text below the chart: Historic floods (prior to 1980) are identified from USGS river gauge and NOAA weather data. Since 1980, floods have been assessed to determine whether they qualify as federally-declared disasters based on the amount of damage to buildings and infrastructure and the current threshold is \$1 million across the county.</p>	
	Rushman 4-12 Numerous studies show that younger workers prefer offices in a walkable, mixed-use setting with easy access to shopping, entertainment and housing. Currently the area surrounding the mall and CVMC where most employment is concentrated have a lack of services, amenities and housing. Encouraging the addition of those items will help insure the long term viability of this area as an employment center.	<p>The Berlin plan calls for additional housing in the northeast quadrant generally, and specifically in the proposed new town center, for these very reasons.</p> <p>No change to the plan is recommended in response to this comment.</p>	
	Rushman 4-12 The designation of Route 62 as a "scenic highway" between the interstate and Fisher Road makes development of that corridor more difficult in a number of ways. Is that stretch of road really worthy of such a designation?	<p>Route 62 is not designated as a scenic highway by the state, but rather it is classified as a limited access highway. This means that the state imposes a higher standard of review for signs and development visible from limited access highways through Act 250. This is not a designation that can be changed, but rather is a functional classification.</p> <p>No change to the plan is recommended in response to this comment.</p>	
	Rushman 4-12 Consider setting a target ratio between employment and housing units as well as an annual goal of new housing units in or adjacent to existing employment centers.	<p>With proposed changes to the zoning to increase residential density and the provision of water and sewer to potentially developable land in the northeast quadrant, it should not be necessary to mandate housing construction. There is a regional need for workforce housing and by removing barriers, the market should act to meet that demand.</p> <p>No change to the plan is recommended in response to this comment.</p>	
	Rushman 4-12 Consider requiring that housing be part of any future commercial development in the CVMC campus/Berlin Mall area and along Route 302.	<p>Vermont communities that have required mixed-use development in their land use regulations have not found it to be a particularly effective tool. Colchester, for example, eliminated their requirements that linked the number of residential units allowed to the square footage of commercial space in their growth center at Severance Corners. Burlington has had to become more flexible in allowing a wider range of non-residential uses on the groundfloor of residential buildings rather than just retail. The markets for housing development and for commercial space often do not cycle together, so there is usually higher demand for one type of development than there is for the other. By requiring both in any project, a community may ultimately limit growth of either type.</p> <p>No change to the plan is recommended in response to this comment.</p>	

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	Stridesberg 5-14 The use of the Oxford Comma was not consistent.	My use of the Oxford comma is fairly consistent, although admittedly idiosyncratic ;-) Generally, I do not employ a comma before the and unless it is a complex sentence where it helps separate the clauses.	
	Stridesberg 5-14 While it can be "towards" or "toward" my preference is no "s'	While mine is toward towards ;-)	