

Proposed Regulation Amendments submitted by Igor Bochenkov, revised February 17, 2022

Proposed Amendment:

3.19.5

Outside Consultants

The Commission may require an applicant to pay for hiring one or more outside consultants to assist the staff and Commission in the technical review of an application.

5. Upon the filing of an application, the Commission shall decide whether one or more consultant(s) are needed to assist the Commission in its technical review of the application. Such consultant(s) may include, but shall not be limited to engineers, surveyors, soil scientists, traffic consultants and information technologists.

Prior to deciding whether one or more consultants are needed, the Commission shall consider the following:

- a. The evidence and documentation submitted by the applicant in the record of the proceedings requires the hiring of such consultant(s).
- b. Town staff requires assistance to perform the technical review.
- c. Opposition to the application by town residents.

If outside consultants are required for the Commission's technical review, the Commission shall assess in its technical review the reasonable costs for such consultant(s) to the applicant. The Town Planner shall collect the consultant's estimated charges from the applicant. Any excess amount collected over the actual consultant costs shall be refunded to the applicant. The failure by the applicant to make this payment shall render the application incomplete and subject to denial.

3.19.2B1

Location

No site location shall be approved unless it has direct vehicular access to the Berlin Turnpike or to a public street which directly connects to the Berlin Turnpike

3.19.2B5

Height of Buildings

No principal residential building shall exceed 2 stories, and no accessory building shall exceed a height of 15 feet.

3.19.2C

A traffic impact analysis submitted by a credentialed or licensed traffic engineer not associated with, employed by, related to or engaged by the applicant shall be required for any residential building containing fifteen (15) or more new residential dwelling units. The traffic analysis shall contain the information set forth in 3.19.3A.

Section 4.5 Table B is hereby revised to indicate that no principal residential building shall exceed 2 stories.