Town of Berlin
Planning Commission Agenda
October 09, 2019 5:30 PM
Berlin Town Hall – Council Chambers

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes – September 11, 2019
4. 2 Stevenson Lane – Site plan approval for mixed use building
5. Comments from the Commissioners
6. Comments from the Chairman
7. Comments from the Public
8. Adjournment
Town of Berlin
Planning Commission
September 11, 2019

The Planning Commission Meeting for the September 11, 2019 was called to order by Chairman Chris Denny at 5:31PM. Members present were Chris Denny, Newt Chandler, Phyllis Purnell and Pete Cosby. Members absent were John Barrett, Ron Cascio and Barb Stack. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to adopt the September 11th, 2019 agenda. Mr. Pete Cosby made the motion to adopt the agenda. Mrs. Phyllis Purnell seconded the motion and it was unanimously accepted by the commission. Chairman Chris Denny called for a motion to approve the minutes from the July 10th, 2019. Mrs. Phyllis Purnell made the motion to approve the minutes from the July 10th, 2019 meeting. Mr. Pete Cosby seconded the motion and it was unanimously accepted by the commission.

Chairman Chris Denny called Mr. Troy Purnell for the revision to the PUD Site plan at Purnell Crossing. Mr. Purnell stated he was asking for a modification to the PUD for Purnell South. He stated the last time he came was July 10th and he had made a change to phase four. He stated phase four was off Prospect Drive on the right-hand side. He said previously there was to be seven lots to go there but he has since changed that and now there will be only two lots. He asked Planning Director Dave Engelhart to show the previous and what is proposed on the screen. He stated for phase four you see the seven lots. Taking those same lots he has someone that wants to build a house on one of the lots and the other would be for sale. He stated the road configuration was the same. Mr. Engelhart stated in July they approved 22 lots and now that number goes to 19 single family lots. Mr. Purnell told Mr. Pete Cosby they had added the 10-foot easement between Purnell Crossing North and South for a pedestrian pathway.

Chairman Chris Denny asked the public if anyone had questions, they would like answered. Mrs. Jennifer Allen of 104 Davis Court had a question about the number of vehicles that would be entering onto the highway. She questioned if a study had been done and if the State would get involved with all the additional traffic. Her next question was if the town of Berlin knew that Harrison Ave with its pot holes would be picking up 416 cars. She stated she did a search that gave estimates on about an average of cars per household. She said she rounded each off to about two cars per household. The next issue was that a lot of pedestrians use Harrison Ave. and walk and run take their dogs out and there are no sidewalks on Harrison. She asked if there a plan to add sidewalks to protect the people and the dogs from the 416 cars that would travel that road to go to work or wherever. She said because of this there needs to be a road put in on Broad Street to eliminate all this traffic. Chairman Denny asked Mr. Purnell in 2001 was there a traffic study done. He replied no there was not. Mr. Purnell stated that State Highway had approved both the entrances to his property. Mr. Purnell stated his project was approved before the other developments were there Franklin Knoll, Henry’s Mill and Henry’s Green. Mrs. Jenifer Allen stated she was glad to see the numbers had gone down. Chairman Denny asked Planning Director Dave Engelhart if there were plans for sidewalks on Harrison Ave. Mr. Engelhart stated not to his knowledge. Mr. Engelhart said maybe Troy could speak to that being
he’s on the council. Mr. Purnell stated DBF is doing a study of the roads and Harrison is next inline to be done. The question now is whether to fix the road with the water & sewer underneath and if something goes wrong just dig the road up. He stated Josh Taylor said the total project would be $500,000 dollars. Mr. Purnell said it is scheduled and didn’t know how much money they would be getting from state highway next year to be included but there is a plan and it takes money. Mrs. Myrna Dyson 102 Broad Street had a question she wanted to know how this information gets to the schools. She asked if schools were informed because they are over populated now. Mr. Purnell told her the county does forecasting. Mrs. Dyson asked what about other things in the community like grocery stores. She said adding this amount of people to the community kind of changes everyone’s needs. Mr. Jim Hoppa from Henry’s Mill had concerns about the traffic impact on Broad Street. He stated when you come out of Henry’s Mill you must be very careful it’s like an accident waiting to happen. He stated he had gone on the traffic app and the average was 2300 cars a day that traveled Broad Street. He thought this was something that needed to be considered. Mr. Purnell stated his plans have not changed in 20 years. Mr. Hoppa stated but other things have changed.

Chairman Chris Denny stated the project has been active for 20 years. Mr. Jason Walters stated he didn’t understand how it has become bullet proof. Mr. Engelhart stated to his knowledge the police didn’t want a connector road so it wouldn’t be like a race track going through there. Now the apartments are on the North side with no access to Broad Street. Mrs. Jennifer Allen stated there are apartments on both sides. Mr. Purnell stated at one time this was a four story now it’s a three-story building. Mr. Pete Cosby said they don’t want traffic coming through the complex. He also said that the street parking was a problem getting closer to town but that can be addressed. Discussion continued about the traffic and having a beltway. Mr. Cosby said you need housing for people that need housing not everyone can afford to buy a house.

Mr. Cosby told Mr. Purnell he would like to see less density. Chairman Chris Denny called for a motion. Mr. Newt Chandler made the motion to approve. Mrs. Phyllis Purnell seconded the motion and it was unanimously accepted by the commission.

Mr. Pete Cosby asked Mr. Engelhart about the architectural design guidelines. Mr. Engelhart stated he had to put the pictures in. They had passed the text amendment and that is now a section of the code. When it is ready, he said he would get a draft copy to them. Mr. Cosby said he wants the design standards passed before they must face the next projects that are coming. Mr. Cosby stated the county focused on the Seaside look. Mr. Engelhart stated he and Ivy Wells Economic Development Director went around and took pictures and would be putting in pictures referencing Berlin. Mr. Engelhart told them the town had received a grant from DHCD for a resilience element. To be added to the comprehensive plan. That draft is being prepared by the University of Maryland people. He stated we had public meetings at Buckingham School, Town Hall and one at the Library. This is preparing the town moving forward not just for climate change but impacts on our infrastructure, electrical plants, waste water plants and the spray sites. Also, downtown the buildings that will be part of our next comprehensive plan review want to add that to the 2020 Comprehensive Plan. They are required to review the plan in 2020. When the document comes out, we would have a public meeting then you would make a recommendation for it to go to Mayor & Council. Then they would amend the comprehensive plan to add that resilience element. Most of it dealing with sustainability how are things are
going to be paid for the town does not have a Capital Improvement Plan fund. Mr. Newt Chandler asked was this primarily for the Mayor & Council and questioned why it should come before Planning Commission. Mr. Engelhart stated with sea level rise and coastal flooding it would get worse and make things worse here with nuisance flooding. Mr. Pete Cosby stated it was the Planning Commission duty to make recommendations to the Mayor & Council. Mr. Engelhart stated this resilience plan is something you would have to review and recommend to Mayor & Council. Then they would make a resolution. Mr. Cosby stated that is something they are going to want to look at because the town is going to need a parking garage. He stated the quality of life is being affected with parking on the streets. He asked would they have public meetings to ask what they want or want to see. He thought it was a good idea and said it should be two public sessions. Discussion continued where parking could be. Jason Walters asked about the Tyson Plant and the easement or right away from the railroad company. Chairman Chris Denny asked about how much did that cost. Mr. Engelhart replied about $1100.00 per year.

Chairman Chris Denny called for a motion to adjourn. Mr. Newt Chandler made the motion to adjourn. Mr. Pete Cosby seconded the motion. Meeting was adjourned at 6:15PM.

Respectfully Submitted,

Carolyn Duffy
BE VENTED AT RIDGE-USE ROLL VENT SYSTEM OR EQUAL-VENTING SEPARATE AT EACH APARTMENT
7. AT 1/8 IN FROM CENTERLINE OF FIRE RATED WALLS BETWEEN UNITS
8. FULLY VENTED PVC-INJECTION OR EQUAL-VENT TO STOP 1/8 IN FROM CENTERLINE OF EACH
9. WALLS, FIRE BLOCKING TO BE PROVIDED AT EAVES BETWEEN APARTMENTS
10. ASPHALT CLASS "C" SHINGLES-COLOR-STYLE SELECTION BY OWNER
11. 3′ HIGH WITH MIN 2″ LAPPING (OPTION FOR ICE AND WATER SHIELD LET 18′ UP AT EAVES-CONSULT OWNER)
12. IPS EDGE TYP AT EAVES
13. HAVE R-40 INSULATION PER IEC 2022 ENERGY CODE BLOW-IN OR Batts
14. EVERS AND DOWNSPOUTS TO SPLASH BLOCKS AT GRADE
15. RENT METAL CONSULT OWNER FOR INCREASE OF APEX FRAMER INSTALLATION TYP
16. OF APEX FRAMER INSTALLED TYP IF APEX NOT INSTALLED AT TIME ROOFING SHINGLES APPLIED
17. ONGRANER SET TYP AT SIDING AT FRONT AND LEFT SIDES OVER Tyvek WRAP-TAPERED SEAMS
18. BOARD AT RIGHT AND REAR SIDES-TAPPERED AT SEAMS AT CORNER TRIMS. WINDOW TRIMS
19. STIPE WALL ASSEMBLY AT REAR AND RIGHT SIDES OF BUILDING
20. OWNERS WHOSE NO FIRE RATING REQUIRED AT EXTERIOR WALLS
21. ATING AT NOW RATED EXTERIOR WALLS AND 10/32 THICK EXTERIOR WALL SHEATHING AT RATED WALLS
22. 9″ X 9″ MIN. AT 18″ OC-DOUBLE TYP PLATES-LAPPED ENDS SINGLE SOLE PLATES
23. BE INSTALLED AT EXTERIOR WALLS AT FLOOR JOISTS LEVEL
24. OR SUB INFloorING TYP. GLUE AND SCREW TO JOISTS TYP.
25. R-19 BETWEEN GROUND LEVEL AND APARTMENTS ABOVE CONSULT W/ OWNER FOR INCREASE IN R VALUE
26. ION.
27. ED CEILING/FLOOR ASSEMBLY ABOVE ENTIRE M" USE. COMMERCIAL SPACE AT GROUND LEVEL
28. 1″ WALLS STRUCTURALLY INDEPENDENT BETWEEN APARTMENTS SEE PLANS FOR NOTES AND DETAILS
29. NLS AS SHOWN ON FRONT ELEVATION AND OTHER DECOR FEATURES SIT BUILT BY CARPENTERS
30. R FOR ALL COLOR SELECTIONS OF PAINT, VINYL, ROOFING AND STAIN FOR REAR DECK AND STAIRS
31. ED TO BE 3′6" HIGH. NO SPACE IN ANY RAILING DESIGN SHALL PERMIT A 3.5′ SQUARE TO PASS AND
32. 2. HEIGHT CLEAR AT THE TOP LEVELS BOTTOM OF RAILING TO TOP OF WALKING SURFACE
33. TO HAVE A SMOOTH GRASP RAIL CONT. 1 1/2′ DAM. SET OFF RAILING 1 1/2″ AND 33″ TO 34″ ABOVE
34. USE TYP. BARS. ALL STAIRS TO BE 7′ MIN. AT INTERIORS
35. 9″ HIGH RAILINGS CONSULT OWNER FOR STYLE (FAÇADE RAILINGS)
36. RAIL: APEX METAL CORNER COLUMN WRAP KITS
37. ACCESS AT COLUMN TOPS

NEW CONSTRUCTION

ED: 3′6″

ELEVATION

NOTE: THE CONTRACTOR SHALL VERIFY AND FIELD CHECK ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ALL WORK. ONCE TENDERED ALL CONCERNS FOR ANY CORRECTIONS THAT MAY AFFECT AN ON-HOOK INSTALLATION ARE RESPONSIBILITY OF CONTRACTOR AND MAY REQUIRE ADDITIONAL COST TO THE CONTRACTOR FOR ADDITIONAL EXPENSE AND FORBIDDEN BY MEANS OF LATER INTERVENTION OF THE DRAWINGS.
ED AT ROOF-USE ROLL VENT SYSTEM OR EQUAL VENTING SEPARATE AT EACH APARTMENT
FROM CENTERLINE OF FIRE-RATED WALLS BETWEEN UNITS
CY VENTED PVC-IN-SAWYER OR EQUAL-VENTS TO STOP UP FROM CENTERLINE OF EACH
JL FIRE BLOCKING TO BE PROVIDED AT EAVES BETWEEN APARTMENTS
LT CLASS "C" SHINGLES-COLOR-STYLE SELECTION BY OWNER
UP AT EAVES
6 INSULATION PER IEC 2015 ENERGY CODE-BLOWN IN OR BATTs
DOWNSPOUTS TO SPLASH BLOCKS AT GRADE
TAL CONSULT OWNER FOR CHOICE, IF AZEK ROOFTOPS TO RUN ROOFING SHINGLES 1" PAST
FRAME SET BLOCKS IF AZEK NOT INSTALLED AT TIME ROOFING SHINGLES APPLIED
SERIES VINYL SIDING AT FRONT AND LEFT SIDES OVER TYVEK WRAP-RAPED SEAMS
RIGHT AND REAR SIDES PAINTED AT BASE OF TEARS; WINDOW TRIM
ASSEMBLY AT REAR AND RIGHT SIDES OF BUILDING
HERE NO FIRE RATING REQUIRED AT EXTERIOR WALLS
NON-RATED EXTERIOR WALLS AND 1/2" THICK EXTERIOR WALL SHEATHING AT RATED WALLS
X 8 SFR. 8 GRAGE STUD MIN. AT 16 O.C.-DOUBLE TOP PLATES/APPED ENDS SINGLE SIDE PLATES
90 DEG AT TOP PLATES TYPE
360 DEG AT EXTERIOR WALLS AT FLOOR JOISTS LEVEL
UB FLOORING TYPE, GLUE AND SCREW TO JOISTS TYPE.
EEN GROUND LEVEL AND APARTMENTS ABOVE-CONSULT W/ OWNER FOR INCREASE IN R-VALUE
FLOOR ASSEMBLY ABOVE ENTIRE "G" USE, COMMERCIAL SPACE AT GROUND LEVEL
STRUCTURALLY INDEPENDENT BETWEEN APARTMENTS SEE PLANS FOR NOTES AND DETAILS
SHOWN ON FRONT ELEVATION AND OTHER DECOR FEATURES SITE BUILT BY CARPENTERS
COLOR SELECTIONS OF PAINT, VINYL, ROOFING AND STAIN FOR REAR DECK AND STAIRS

360 DEG WALL IN ANY RAILING DESIGN SHALL PERMIT A 2.5/8" SQUARE TO PASS AND
CLEAR AT TEK KICK AREAS BOTTOM OF RAILING TO TOP OF WALKING SURFACE
A SMOOTH GRASP RAIL CONT. 1 1/2" DIA. SET OFF RAILING 1 1/2" AND 33" TO 34" ABOVE
WALKING
TREATED WOOD AND WALKWAY STRUCTURE/STAIR STRINGERS STAINED SAME-CONSULT OWNER
AT/STAIRS/RAILS RAILINGS AT 36" HIGH

00 MINUTE RATED WALL SET PLANS
RD LEVEL (R-2 USE AND OCC.)
NOTES:
1. **DEALER FENCING** shall be in accordance with the applicable local building code requirements for all elements of construction for this building.
2. **SAFETY PRECAUTIONS** are mandatory and specified in all sections of this work. Failure to follow safety precautions will result in refusal of work.
3. **ALL MATERIALS** will be subject to approval by the owner or their agent before any work is performed. Any materials used should meet the requirements of the local building code.

PORTABLE FIRE EXTINGUISHERS
The installation, maintenance, location, and distribution of portable fire extinguishers shall be in accordance with NFPA 10, Standard for Portable Fire Extinguishers, 2019 Edition.

PORTABLE FIRE EXTINGUISHERS CURRENT EDITION, 2019 EDITION

GROUND LEVEL (M OR B USE AND OCC.) W/ FRAMING ABOVE SHOW

SCALE: 1/4"=1'-0"

NOT AS INDICATED BUT PERMITTED TO BE SHOWN. THE SIZE OF THE USE WAS

NOTE: All dimensions shown are in inches unless otherwise noted. All tolerances are 1/4 inch unless otherwise noted.