



**ACT 250: BERLIN MALL LLC (KOHLS), BERLIN**  
**CVRPC Project Review Committee meeting – November 10, 2014**  
**3:00-4:30PM at CVRPC Offices**

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**ATTENDEES:**

- Larry Hebert, *Williamstown*
- Laura Hill-Eubanks, *Northfield*
- Bob Wernecke, *Berlin*
- Sam Andersen, *CVEDC*
- Dick Payne, *Cabot*
- Kim McKee, *CVRPC Staff*
- Ken Simon, *Berlin Mall, LLC (Applicant)*
- Charles Storrow, Esq.
- Daniel Burke, Esq

**SUMMARY:**

The Applicant offered an overview of both the recent developments/improvements at the Berlin Mall in relation to the Walmart expansion and of the proposed approx. 55,550 sq ft free standing department store (Kohl's). Developments included new parking, a pedestrian walkway from Fischer Rd to JC Penney, modifications to the traffic signal on Fischer Rd., pedestrian crossings on Fischer Rd. and a bus pull-off created in front of the mall, amongst other developments.

It was explained that Berlin Mall LLC will do the site work and Kohl's will build and own the structure. The goal is an October 2015 opening. The Applicant also gave an update on the status of state permits required. Receipt of local permits is expected after follow-up/resolution of a few remaining issues pertaining to the size of the signs and the fact that there are two proposed.

The Committee and Staff asked questions and discussed various site considerations, including: traffic circulation in the Kohl's lot; concerns over pedestrian circulation/safety in the main Mall parking lot; pedestrian connections between JC Penney and the Kohl's and the potential for a second entrance in the rear; and traffic impacts on certain intersections outlined in the traffic study.

Overall the Committee was supportive of the project and found it to be in conformance with the 2008 Regional Plan. Staff will draft a letter outlining the Committee's position and circulate it to the Committee prior to submittal to the District Commission.