

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING AGENDA
TUESDAY, OCTOBER 28, 2008**

- 6:00 P.M.**
- 1) CALL TO ORDER / ROLL CALL**
 - 2) APPROVE MINUTES: OCTOBER 14, 2008**
 - 3) PUBLIC HEARING - REQUEST FOR A SPECIAL USE IN
A RESIDENTIAL ZONE TO OPERATE A VACATION RENTAL
BY OWNER – 6824 DOUGLAS PLACE; Property Owner,
Douglas Bryan Fenley**
 - 4) OLD BUSINESS / NEW BUSINESS**
 - 5) CORRESPONDENCE**
 - 6) ADJOURNMENT**

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, OCTOBER 28, 2008**

The meeting was called to order by Chairman Kosley at 6:02 p.m.

ATTENDANCE: Turnbull - present Lowndes, Patty - present
 Lowndes, John - present Hall - present

APPROVE MINUTES FROM OCTOBER 14, 2008 M/S Lowndes, P./Lowndes, J. All yea

The Public Hearing was called to order at 6:06 p.m. by Chairman Kosley.

REQUEST FOR A SPECIAL USE IN RESIDENTIAL ZONE TO OPERATE A VACATION RENTAL BY OWNER – 6824 DOUGLAS PLACE; Property Owner, Douglas Bryan Fenley Nancy Entenza, representing Douglas Bryan Fenley was present. Fenley and Entenza are requesting a special use to operate a vacation rental. They would like to have the procedures in place and begin the rentals in the Spring/Summer of 2009. Chairman Kosley noted that the request for special use conformed to the requirements of the zoning ordinances; the use is consistent with the requirements of the zoning ordinances; the use is not contrary to the goals and objectives of the Comprehensive Master Plan; neighboring land use is compatible with the contemplated use and the special use will not result in an oversensitive use of land.

Twelve packets of information and request for input were sent to neighbors within 100' of the petitioner. To date, seven letters favoring the request for special use have been received. No replies opposing the use have been received. A public hearing notice was posted at the residence. To date, no responses to the notice have been received from the general public. A special use is not transferable. If the use is abandoned for one year, a new application would need to be submitted. An annual review may be done if neighborhood concerns are generated. Entenza produced a very detailed list of rules and community information for the renters. Local restaurants and retail opportunities were also included. There being no further comments from audience members or commissioners, the public hearing was closed at 6:18 p.m.

The following findings were presented:

- no opposition to the request has been received.
- there have been three successful special uses in the immediate neighborhood in the past five years with one currently in operation
- increase in revenue to the Town will be experienced through sales and lodging taxes as well as to local businesses


M/S Lowndes, John/Hall to recommend that the Board of Trustees grant the special use request for Douglas Bryan Fenley, 6824 Douglas Place. All yea

The Board of Trustees will hold a Public Hearing on Tuesday, November 4, 2008 at 7:00 p.m.

OLD BUSINESS / NEW BUSINESS - No business requiring discussion or action from the commissioners was received.

CORRESPONDENCE - There was no correspondence that required discussion or action from the commissioners.

The meeting was adjourned at 6:30 p.m.

ATTEST: 
Chris Frandina, Municipal Clerk/Treasurer


Chairman David Kosley