

**TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MEETING  
MINUTES OF REGULAR MEETING - TUESDAY, APRIL 12, 2011**

The meeting was called to order by Chairman Kosley at 6:00 p.m.

**ATTENDANCE:** Turnbull - absent      Lowndes - present  
                    Krall - present         LoCascio - present

**APPROVE MINUTES FROM MARCH 8, 2011**      M/S Lowndes/LoCascio to approve the minutes. All yea

The Planning Commissioners left to perform the site visits for the submittals listed on the agenda and returned at 6:26 p.m.

**DRAWINGS FOR NEW DECK CONSTRUCTION - Property Owner, Chris & Jesse Martinez: 10715 Ute Pass Avenue;** Site plan showed that the front and side setbacks were met. **M/S LoCascio/Lowndes to approve the drawings for the deck as submitted. All yea**

**DRAWINGS FOR 21' X 24' MASTER BEDROOM ADDITION Property Owner, Michael Brown: 6510 Spruce Avenue;** Commissioner LoCascio stated at the beginning of the submittal that her husband engineered the project for Michael Brown, therefore, she will not be voting. Setbacks were met; current septic system sized to accommodate the addition. **M/S Kosley/Krall to approve the plans as submitted. Kosley, Krall and Lowndes in favor; LoCascio did not vote due to a conflict of interest on the project. All yea**

**REQUEST FOR SPECIAL USE TO OPERATE TWO VACATION RENTALS**

**Property Owners, Frank and Betty Borelli; Property Manager, Judith Sutton: 10875 Belvedere Avenue and 10915 Iona Avenue**  
Special Use Permit Application and fees were submitted. The sites will be posted with a public hearing notice; informational letters will be sent to all property owners within 100' of the petitioner's property lines. Chairman Kosley requested that the Town Clerk set a public hearing as required for Special Use Permits for Tuesday, April 26, 2011 at 6:00 p.m.

**REVIEW AMENDMENTS TO THE GREEN MOUNTAIN FALLS MUNICIPAL ZONING CODE, CHAPTER 16, ZONING - DPW Director, Robert McArthur** summarized the submitted proposed amendments for sections of Chapter 16, Zoning to include: Sec. 16-714 Hillside Overlay Zone Requirements, Land Suitability Analysis, Development Plan, Erosion Control Plan, and Security Required.

At the March 8, 2011 meeting, the commissioners were presented with amendments to sections of the Green Mountain Falls Municipal Code, Chapter 17, Subdivisions to include changes to security required, and inclusion of an erosion control plan in section 17-83, Grading permit.

The Town Clerk was requested to set a public hearing to solicit citizen input on the proposed amendments to Chapters 16 and 17 for Tuesday, April 26, 2011 at 6:00 p.m.

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**OTHER BUSINESS:** No other business was presented that required Commission discussion or action.

**CORRESPONDENCE:** No correspondence was received that required Commission discussion or action.

**The meeting was adjourned at 7:00 p.m.**

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David Kosley, Chairman

**ATTEST:** \_\_\_\_\_  
Chris Frandina, Town Clerk/Treasurer