

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MINUTES
TUESDAY, APRIL 22, 2014 – 6:30 P.M.**

The meeting was called to order at 6:30 p.m. by Chairman William Alexander.

Attendance: Lowndes - present Krall - present

APPROVE MINUTES FROM APRIL 8, 2014 M/S Lowndes/Krall to approve the minutes as submitted. All yea

Chairman Alexander called the Public Hearing to order at 6:41 p.m.

PUBLIC HEARING: SPECIAL USE REQUEST TO OPERATE PROPERTY AS A (VRBO) VACATION RENTAL BY OWNER – 11175 Falls Avenue; Karen Clark, Property Owner; Property Manager, Judy Sutton, Sutton, Inc. This property was operated as a Special Use for VRBO in 2009. Clark discontinued operating and managing the VRBO after two years. She has now retained Judy Sutton as the property manager. There are two bedrooms and one bath. There is ample parking. Strict house rules will be posted at the house. The property site was posted with a Public Hearing Notice. Eight informational packets were sent to surrounding property owners for their input. Six letters were received; all in favor of a Special Use being granted.

There being no further comments from the commissioners, the property manager or audience members, the Public Hearing was closed at 6:46 p.m.

The following findings were discussed and agreed to:

- the petition conforms to the requirements of the zoning ordinances.
- the use is consistent with the goals and objectives of the Comprehensive Master Plan.
- neighboring land uses are compatible with the contemplated use.
- the use will not result in an over-sensitive use of the land.
- the use will not result in undue traffic congestion or traffic hazards.
- positive feedback was received from six neighbors in favor of granting a special use.
- the use will not be unreasonably detrimental to the public health, safety and welfare.
- the town will receive an increase in lodging and sales tax revenue.

M/S Alexander/Lowndes to recommend approval of the Special Use Request for 11175 Falls Avenue to the Board of Trustees. All yea

INTERIOR LOT LINE REQUEST – 6816 Colorado Street, Property Owners, Robin and Shawn Meyers The owners are following the Planning Commission's request to vacate the interior lot line between lots 9 and 11 so that the house is on the same lot and parcel. According to the survey submitted by Michael Lambert, the house now straddles lots 9 and 11, Block 10.
M/S Lowndes/Krall to recommend that the Board of Trustees approve Resolution 2014-14 vacating the interior lot line as submitted by owner, Robin Meyers. All yea

Discussion of the Future of Dewey Mountain as Open Space with Public Trails – Dick Bratton, Chairman Trails Committee Bratton summarized the history of ownership of the 139.66 acres and the requests for various uses that have come before the Planning Commission over the past several years. Bratton reported that the Historic Green Mountain Falls Foundation recently purchased the property. The Foundation is committed to preserving

open space and creating trails easements. The Trails Committee is presenting an access to the Dewey Mountain trail from Catamount Street and a trail reroute. This trail will join the Horseshoe Mountain, Catamount and Thomas Trails as well as the trails within the Wallace Preserve. Bratton affirmed that the GMF trails system is not published and the committee's desire is to maintain the system for area residents. There will be no parking allowed. The parking will be as it is for all trails hikers, down in the center of town. Signs similar to those on Hondo and Belvedere will be installed. Chairman Alexander requested that Bratton notify any neighbors adjacent to the new access trail. **M/S Alexander/Lowndes to recommend that the Board of Trustees approve the access trail as submitted from Catamount Street. All ye**

Discussion of Green Mountain Falls Fire Regulations M/S Krall/Alexander to table until the next Planning Meeting on 5/13/14. All ye

NEW BUSINESS – No new business was presented.

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

The meeting was adjourned at 7:41 p.m.

Chairman William Alexander

ATTEST: _____
Chris Frandina, Town Clerk