

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, MAY 22, 2012**

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

Attendance: Lowndes - present Thorne - present
 Krall - present 6:14 p.m. LoCascio - present

APPROVE MINUTES FROM MAY 8, 2012 M/S LoCascio/Lowndes to approve as submitted. All yea

FORMULATING A PLAN OF ACTION AND SCHEDULING MEETING DATES TO RESEARCH NEW TOWN HALL FACILITIES - Review of Phase 1 Planning

Submittal from Dick Bratton Bratton had presented the commissioners with items he drafted and referred to as valuable architect's tools addressing a new Town Hall to include : Handouts of Phase 1 Planning & Programming, Phase 2 Site Selection, Phase 3 Land Acquisition, if necessary, Phase 4 Hire architect, Phase 5 Project Design, Phase 6 Construction, Phase 7 Equipment; a memo dated 4/22/12 which outlined Phase 1 with preliminary floor plans and sizes and a handout discussing 1) determining functions to be housed and size space required for each, 2) estimate of overall size of building required and 3) determine parking and access requirements.

Each commissioner was given a copy of the recent floodplain map of the Town and Mayor Worthey stated that she will be obtaining a current parcel map from the El Paso County Assessor for each member.

Chairman Kosley outlined the plan for the future discussion of a new town hall. Members will hold a workshop session with the single subject matter of the town hall and post as such prior to each planning meeting. The commission's regular meeting and site visits will take place after the workshop session.

Kosley felt that it was important to receive clarification from the Board of Trustees by the next PC meeting, and prior to the commissioners pursuing site locations, as to whether the Marshal's Office should be incorporated into the town hall plan. It was mentioned that possibly the fire district may be interested in a combined site. Bratton thought site selection was premature and not in Phase 1, the commissioners disagreed. The consensus was that the first three phases could be congruent. The commissioners also concurred that this was not a project to be rushed and careful deliberation and consideration was essential. Kosley said that CIRSA has given the town the opportunity to move forward wisely by approving the 22 month lease for the temporary town hall. Bratton felt timing was important. He stated that people are impassioned now and fund raising efforts could be jeopardized with slower momentum. Bratton said that there are experienced architects interested in getting involved in the process. District Fire Board member Rich Bowman was present. Bowman said that the town should pursue locations independently of the district without consideration that a new station might be incorporated into a site location. Bowman said the district has more options because a station could be located outside of the town unlike a town hall or marshal's office. The commissioners will continue the new town hall discussions at the June 12, 2012 workshop and anticipate the Board's direction concerning the inclusion of the Marshal's office.

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

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

The meeting was adjourned at 7:04 p.m.

David Kosley, Chairman

ATTEST: _____
Chris Frandina, Town Clerk/Treasurer