

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, JUNE 8, 2010**

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

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

The commissioners left Town Hall to perform the site visit listed on the meeting agenda and returned to Town Hall at 6:24 p.m.

APPROVE MINUTES FROM April 27, 2010. M/S Turnbull/Lowndes to approve the minutes as submitted. All yea

REQUEST FOR A FRONT PROPERTY LINE SETBACK TO BUILD A 24' X 24' DETACHED GARAGE, 6510 SPRUCE AVENUE; MICHAEL BROWN, PROPERTY OWNER - Michael Brown is requesting a 13' front setback variance. Front setback requirement is 15'. The garage overhang will be 2' from the front property line. In his application for a variance Brown noted the topography constraints, location of the septic system and shape of the parcel as several reasons for the variance. He addressed the municipal zoning code guidelines for a variance. Brown stated that the granting of a front property line setback would not adversely impact any neighbors and would be an aesthetic improvement to the neighborhood and increase property values. The driving lanes of Spruce Street are more than 12' from Brown's front property line pin.

The commissioners unanimously supported the request for a variance and requested that the Town Clerk set a Public Hearing for Tuesday, June 22, 2010 at 6:00 p.m. and on Tuesday, July 6, 2010 at 7:00 p.m. before the Board of Trustees.

OTHER BUSINESS: No other business presented or discussed.

CORRESPONDENCE - A letter was received from Howard Street resident, Trajn Boughan, requesting zoning code, municipal code and survey and town map information. Chairman Kosley will respond to Trajn Boughan. No other correspondence was received.

The meeting was adjourned at 6:37 p.m.

Chairman David Kosley

ATTEST: _____
Chris Frandina, Municipal Clerk/Treasurer