

**TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MEETING  
MINUTES OF REGULAR MEETING - TUESDAY, JUNE 22, 2010**

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

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

The commissioners left Town Hall to perform the site visit listed on the meeting agenda and returned to Town Hall at 6:17 p.m.

**APPROVE MINUTES FROM JUNE 8, 2010. M/S Turnbull/Lowndes to approve the minutes as submitted. All yea**

The Public Hearing was called to order by Chairman Kosley at 6:23 p.m.

**PUBLIC HEARING: A REQUEST FOR A FRONT PROPERTY LINE SETBACK VARIANCE TO BUILD A 24' X 24' DETACHED GARAGE, 6510 SPRUCE AVENUE; MICHAEL BROWN, PROPERTY OWNER** - Property Owner, Michael Brown is requesting a 13' front setback variance. Municipal Code requirement for a front setback is 15'. The garage overhang will be 2' from Brown's 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.

Three information packets addressing this variance request were sent to property owners within 100' of Brown's property line pins. The site was posted with a Public Hearing Notice. To date, two letters have been received supporting the variance request. One of the responses was from the Tichenor family who own three properties adjacent to Michael Brown. **There being no further comments from the audience members or the commissioners, the Public Hearing was closed at 6:33 p.m.**

The following findings were determined: the topography constraints, location of the septic system and shape of the parcel create a hardship for improvements to the site without a variance; the granting of a front property line setback variance would not adversely impact any neighbors or their property values; granting a front property line setback would permit a project that would be an aesthetic improvement to the neighborhood and increase property values. **M/S Kosley/Lowndes to recommend that the Board of Trustees grant a front property line setback variance of 13' to property owner, Michael Brown at 6510 Spruce Street. All yea**

A Public Hearing before the Board of Trustees is set for Tuesday, 7/6/10 at 7:00 p.m.

**CONSTRUCTION DRAWINGS FOR A NEW 36' X 16' DECK** - Contractor, Mac Pitrone was present with the drawings. Setbacks are within the code requirements. In 1998, the property owners requested and received a front property line setback

variance. In 1998, the property owners were proposing an addition and found that the current home was setback only 5-6' from the front property line instead of the 15' required. The deck will be added to that 1998 addition making it within the approved variance. The front steps are a replacement and are being built within the same footprint as those removed because of rot. **M/S Kosley/Lowndes to approve the drawings as submitted. All yea**

**OTHER BUSINESS:** The Planning Commission will not meet on Tuesday, July 27, 2010. **No** other business was presented or discussed.

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

**The meeting was adjourned at 6:44 p.m.**

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Chairman David Kosley

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