

**TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MINUTES  
TUESDAY, JULY 23, 2013 – 6:15 P.M.**

The meeting was called to order at 6:28 p.m. by Vice Chair Jamie Krall.

**Attendance:** Lowndes - absent                      Thorne - present  
                    Kosley - absent                              LoCascio - present

**APPROVE MINUTES FROM JULY 9, 2013 M/S LoCascio/Thorne approve the minutes as submitted. All yea**

**PRESENTATION FOR A PRELIMINARY PLAT REVIEW ON A MINOR SUBDIVISION; NEW TOWN HALL PROPERTY, 10615 GREEN MOUNTAIN FALLS ROAD; ARCHITECT, ROB SEEVER, KEYSTONE ASSOCIATES – A replat of Lot 9, Brazil Subdivision from Lot 9 to Lot 1 and Lot 2** Project architect, Rob Seever explained that the Town is presenting this replat on behalf of and with the permission of property owner, Michael Lambert. This presentation is part of the land purchase agreement with Lambert. The minor subdivision is also a requirement of the DOLA grant submittal on August 1, 2013. The purpose of a preliminary review is to check the proposed subdivision against design standards and improvement requirements and to be sure that zoning and Master Plan standards can be met. This project is being presented as a minor subdivision because it will create two lots. There are no proposed streets or arterials proposed, no areas to be reserved or dedicated for parks, schools or other public areas. The preliminary plat is a true representation of the subdivision that will be presented as the final plat. If the Town is successful in receiving the DOLA grant, Planning Commissioners will review the final plat to assure its acceptability and present the plat to the Board of Trustees with their recommendations for final action. The final plat shall substantially conform to the approved preliminary plat and shall include any changes.  
**M/S LoCascio/Thorne to approve the preliminary plat as submitted. All yea**

**DISCUSSION OF THE CONSTRUCTION OF A 2,833' DRIVEWAY, PROPOSED ACCESS FROM MYRTLE STREET: HOWARD & MARGARET BURGESS** were present with Nathan Dowden from RMG engineers. The property owners were requesting a rough-grade access to be pioneered in along the proposed alignment to allow a 4-wheel drive, truck mounted drill rig. Request was for a 12' access with maximum grades of approximately 15%. Excavator Rusty Woods was also present. Dowden stated in his proposal letter that he feels the proposed driveway is viable, but there are locations along the alignment that would require site-specific geotechnical/soils investigations. Commissioner Thorne stated that the commissioners are in the same situation they were at the Burgesses' January 22, 2013 presentation. The design from JPS Engineers was incomplete with a lack of details and legend discrepancies. Burgess stated that in order for the design engineer to go forward, geotechnical information was necessary. The commissioners, Town Engineer Ralph LoCascio, Trustee Mac Pitrone and Public Works Director, Rob McArthur agreed that permission to move any material to access the driveway from Myrtle Street could not be granted with the current design submittal or lack of a bond in place. As voiced from the beginning, commissioners reiterated concerns with drainage and erosion issues for properties below the driveway project. It was stated that once material was removed for geotechnical/soils investigation it could not be put back if the plan was not viable. At 7:25 p.m., the commissioners requested a 5 minute recess to review the municipal code with Ralph LoCascio and resumed the meeting at 7:30 p.m.

The planning commissioners reviewed the zoning code, section 16-714 and with the recommendation from town engineer, Ralph LoCascio agreed to proceed with a variance

procedure. The variance request to be presented by the property owner would be to delay submittal of Section 16-714 b(2) a and b(2) d of the Land suitability analysis. The commissioners stated that this would give the property owner's engineer, JPS Engineering, the ability to go forward with the development plan for the driveway design and prepare a stamped, cost estimate of the project to the commissioners at the submittal of the official design plan. The commissioners would then be able to estimate the amount of the bond required to be in place by the property owner prior to any approval of a preliminary access for preliminary geologic site reconnaissance. Commissioner Thorne reiterated that all the components of the Land Suitability Analysis would be required to be submitted to the commissioners with the other required submittals at the presentation of the completed driveway design. **M/S Thorne/Krall to require that a variance to sections of the Land Suitability Analysis as discussed and outlined above be submitted by the property owner at the Planning Commission meeting on Tuesday, August 13, 2013. All yea**

The Town Clerk was requested to set a Public Hearing for Tuesday, August 27, 2013 at 6:30 p.m.

**The Public Hearing was called to order at 7:50 p.m. by Vice Chair Krall.**

**PUBLIC HEARING: REQUEST FOR 4' SIDE SETBACK VARIANCE FOR NEW CONSTRUCTION FOR A SINGLE STORY ADDITION AND GARAGE CONSTRUCTION; 11350 BELVIDERE AVENUE; PROPERTY OWNER, PAMELA BANTA** The property owner is requesting a 4' side setback variance for a section of the residential addition to include the roof overhang and a potential installation of a stairwell to a proposed crawl space. The site was posted with a Public Hearing Notice. Six informational packets were sent to neighbors 100' from the property pins. Three letters were returned each in favor of granting a variance. There being no comments from the petitioner, audience or planning commissioners, the public hearing was closed at 7:56 p.m.

The commissioners discussed the following findings:

- three adjacent neighbors favor the variance.
- the addition will increase the property value and increase property tax revenues
- the granting of the variance is necessary for the reasonable use of the property
- the variance will not have adverse effects on the neighborhood, increase congestion in public streets, increase fire danger, endanger public safety or impair property values within the neighborhood.

**M/S LoCascio/Krall to recommend approval of the variance request to the Board of Trustees. All yea**

The Board of Trustees will hold a Public Hearing on Tuesday, August 6, 2013 at 7:00 p.m.

The commissioners left at 8:00 p.m. to perform site visits for the items on the agenda and returned at 8:34 p.m.

**CONSTRUCTION DRAWINGS TO REPLACE REAR DECK; 11150 HONDO AVENUE; PROPERTY OWNERS, JOSEPH & LINDA MICHALOWSKI; CONTRACTOR & REPRESENTATIVE, PETER MARSH, ABLE CONSTRUCTORS**  
**M/S Thorne/LoCascio to approve the construction drawings as presented. All yea**

**FENCE PERMIT, 6816 COLORADO STREET: PROPERTY OWNER, SHAWN MEYERS – 4' SPLIT RAIL, 5' PRIVACY FENCE AND 1' ADDED TO A SECTION OF AN EXISTING STONE WALL** **M/S LoCascio/Krall to approve the fence presentation based on the drawings and survey as submitted. All yea**

**OTHER BUSINESS:** The commissioners discussed meeting once a month on the 4<sup>th</sup> Tuesday for the months of October, November and December. **No other** business was presented.

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

**The meeting was adjourned at 8:45 p.m.**

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Vice Chair Jamie Krall

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