

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, AUGUST 23, 2011**

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

Attendance:	Lowndes - present	Thorne - present
	Krall - present	LoCascio - absent

The commissioners left Town Hall to perform the site visits listed on the agenda and returned at 6:58 p.m.

APPROVE MINUTES FROM AUGUST 9, 2011 M/S Kosley/Krall to approve the minutes. All yea

NEW CONSTRUCTION: 26' X 32' DETACHED GARAGE; 6865 HOTEL STREET - Property Owners, Amy and Dan Battin The Commissioners tabled this item from the 8/9/11 meeting and requested that the property owners meet with the Public Works Director, Robert McArthur to discuss how the ingress and egress to the garage will affect the Hotel Street right of way. Grade or slope elevations were not included in the submittal. The section of Hotel Street adjacent to the proposed garage site is considerably higher than the new construction area. Dan Battin did meet with McArthur. McArthur does not have any concerns about the Hotel Street ingress and egress. McArthur did state that all driveway improvements need to end at the property line, e.g. if the driveway should be overlaid in the future - materials should stop at property line. The garage height was determined to be approximately 29'. Commissioners stated that it will not be blocking any of the neighbors' views. Two trees will be removed at the construction site. Setbacks were met; maximum height requirement met. **M/S Kosley/Thorne to approve the plans as submitted. All yea**

FENCE PERMIT REQUEST TO INSTALL 6' HIGH WOODEN POST AND DOUBLE RAIL FENCE ON THREE SIDES OF PROPERTY - 6850 Howard Street; Property Owner, Dr. Trajn Boughan This item was requested to be tabled by the property owner, Dr. Trajn Boughan through a written statement. **M/S Kosley/Krall to table at the request of the property owner. All yea**

FENCE PERMIT REQUEST FOR 140' OF MESH AND WOOD FENCING ON NORTHWEST SIDE OF THE PROPERTY REPLACING BARB WIRE FENCE - 6565 Grant Street; Property Owner, Howard and Jane Price; Brandon McCaslin, A & B Landscaping Fence submittal in order; maximum height and design in compliance with existing codes. Barbed wire fence will be removed. **M/S Thorne/Krall to approve the fence permit application as submitted. All yea**

The commissioners discussed the desire of the property owners to install a sluice box operation at the site of their current waterfall installation. Commissioners stated that the plan would not require permits but setbacks would have to be met for the 14' wooden water tower.

SUBMITTAL OF SPECIAL USE REQUEST FOR VACATION RENTAL BY OWNER - Request to Use Upstairs of Residence Instead of the Current One Unit on the Lower Level of Residence - Ben Stephens, 6855 Howard Street Stephens has recently moved from Howard Street and resides in Chipita Park. He currently has a Special Use Permit for a Vacation Rental by Owner

for one unit on the lower level granted in 2007. Stephens has been renting the upstairs of the house since his move and now desires to request a Special Use for the entire residence. It would be two one bedroom areas on the lower floor and one two bedroom area on the main level. Stephens stated he has off street parking for up to six cars. An employee of Stephens lives in a separate unit downstairs and uses one of the parking areas. Chairman Kosley requested that the Clerk set a Public Hearing for Tuesday, September 13, 2011.

REQUEST FOR REVOCABLE PERMIT - Scott Hunt, 10530 Ute Pass Avenue; Silver Tongue Devil Saloon and Pizza Restaurant contacted the Town Clerk. He will attend the next Planning Commission meeting on 9/13/11.

CONTINUED REVIEW OF GREEN MOUNTAIN FALLS MUNICIPAL CODE, ARTICLE III, REVOCABLE PERMITS, SECTIONS 16-1-61 THROUGH 18-72 Code review is continuing with staff and commissioners.

OTHER - No other business presented that required Planning Commission discussion or action.

UNFINISHED BUSINESS - Architect Robert Seever brought the Planning Commission up to date on the changes to the Handicap Accessible entrance and bathroom. All permits have been issued by Regional Building. The start date is scheduled for the end of September with a 45 day completion date. Due to budget constraints, a lift was removed from the plans as well as a storage area.

The meeting was adjourned at 7:58 p.m.

David Kosley, Chairman

ATTEST: _____
Chris Frandina, Town Clerk/Treasurer