

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
Tuesday, April 25, 2017 – 6:30 P.M.**

MEETING MINUTES

PC Members Present

Mayor Jane Newberry
Chairman Eric Caldwell
Commissioner Mary Lang
Commissioner Dick Bratton
Commissioner Don Ellis

PC Members Absent

Commissioner Rocco Blasi

Town Manager/Clerk

Verla Bruner

Deputy Town Clerk

Not Present

1. Call to Order/Roll Call

Chairman Caldwell called the meeting to order at 6:36 p.m.

2. Additions, Deletions, or Corrections to the Agenda

Motion was made to approve Agenda as submitted.

5b. 11130 Pueblo Ave. A variance was determined not to be necessary for this project and therefore was removed from the Agenda. **A motion was made to approve the Agenda as amended.**

M/S Bratton/Lang All Aye! Motion carried unanimously

3. Approve Minutes of March 28, 2017

A motion was made to approve the minutes of March 28, 2017 as submitted.

M/S Bratton/Caldwell All Aye! Motion carried unanimously

4. Public Input

Mac Pitrone – 10840 Myrtle St. Mac asked the PC Board to support his request to dedicate the entrance/roadway to Town Hall and the New Fire Station that is to be built; to Tim Carsell who worked for the Town until his retirement. He was also a member of the Fire Dept. Chairman Caldwell stated they would discuss this at another PC Meeting as an Agenda item.

5. New Business

a. F & D International – Todd Ficken & Gary Florence

Todd Ficken was introduced by Gary Florence and went through the documentation. Legal Descriptions of the property were presented along with a proposed re-plat of the lot behind Town Hall. Mr. Ficken stated that per state statute a paved legal right of way is required. Mr. Lambert who owns the lot was willing to subdivide the land into two parts.

The Fire Dept. could purchase one side and Mr. Lambert would use the other part of the land for his own business interest. The road would remain the same as it is and then a horizontal curve will be made for access to the Fire Dept. and boundaries with both lots A & B intersecting/touching the right of way. They also proposed a utility easement in the driveway. A water line would also be brought up. The Fire Dept. is working on the grading of the lot as well. The dirt from the Fire Dept. side which is not needed would be pushed to Mr. Lambert's side of the land for his use. The Fire Dept. requested that the Town allow for a water drainage easement to run along the east side of the building down into the retention pond as well. The drainage would then continue down into Fountain Creek. An emergency access onto Highway 24 is also being looked into with CDOT with a proper grade. The fire dept. would be willing to pave the driveway as long as it is a dedicated right of way. The fire dept. also asked for the bond amount to be waived. It was determined that the Board of Trustees would make this decision. The Planning Commission was asked to approve the sub-dividing of the land with separation of legal descriptions to move forward with the project. A motion was made to approve the minor subdivision as submitted by the Fire Dept. **M/S Caldwell/Lang All Aye! Motion carried unanimously.**

Chairman Caldwell went on to state that he would ask the board of trustees to support the Fire Dept. in any way they see fit to get this project accomplished.

b. Tom Hughes - Driveway

Mr. Hughes provided a copy to scale regarding a driveway he would like to place further down Myrtle St. The proposed site for the driveway was the only viable way to get into the property. Basic driveway would be 10 ft. wide. The question then became because the private said driveway is on public right of way property, if there were any injuries who would be responsible, would the town or Tom have to have insurance provided. In addition, the grading was discussed. The Town Atty to be contacted and asked who is responsible if someone gets hurt. This item will be placed on the next PC Agenda once the question is answered as a decision for approval could not be given.

c. Signage – Sally Bush Community Building Event Signs – Lana Fox

Lana Fox requested approval of a sign that will be interchangeable advertising for Meet and Greet Potlucks and Family Nights at the Community Center. As this sign was not considered to be permanent and would be taken up and taken down, the Planning Commission made a recommendation to the BoT to consider approving the signage as submitted per Sec. 16-414 Temporary Signs sub paragraph (4). **M/S Caldwell/Lang All Aye! Motion carried unanimously.**

6. Old Business

a. Comp Plan Update- The comp plan comments are still being put together and will be presented at the next PC meeting.

b. CIP Prioritization- This is still being worked on.

7. Correspondence

Conn Memorial Trail – Dick Bratton - Work Day scheduled for May 20th, 2017. There will be no expense to the Town. A motion was made to approve the Conn Trail work as submitted. **M/S Caldwell/Ellis All Aye except Mr. Bratton who abstained from voting. Motion carried.**

Adjourned: 8:00 p.m.

Eric Caldwell-Chairman

ATTEST:

Renee Price – Deputy Town Clerk

DRAFT