

**TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, OCTOBER 14, 2008**

- 6:00 P.M.**
- 1) CALL TO ORDER / ROLL CALL**
  - 2) APPROVE MINUTES: SEPTEMBER 23, 2008**
  - 3) SWEARING IN OF PLANNING COMMISSIONER AUTUMN HALL**

**LEAVE TOWN HALL TO PERFORM SITE VISITS**

- 4) REQUEST FOR FENCE PERMIT – 6670 SPRUCE AVENUE  
- Property Owner, Jeff Hughes**
- 5) CONSTRUCTION DRAWINGS FOR GARAGE – 6475 SPRUCE  
AVENUE – Property Owners, Lyn & Wesley Simshauser**
- 6) REQUEST FOR A SPECIAL USE IN RESIDENTIAL ZONE TO  
OPERATE A VACATION RENTAL BY OWNER – 6824  
DOUGLAS PLACE; Property Owner, Douglas Bryan Fenley**
- 7) PLAYGROUND INSTALLATION AND CONSTRUCTION - 10885  
BELVEDERE AVENUE - Property Owner, Frank Borelli  
- Contractor, Steve Lewis**
- 8) OLD BUSINESS / NEW BUSINESS**
- 9) CORRESPONDENCE**
- 10) ADJOURNMENT**

**TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MEETING  
MINUTES OF REGULAR MEETING - TUESDAY, OCTOBER 14, 2008**

The meeting was called to order by Chairman Kosley at 6:02 p.m.

**ATTENDANCE:** Turnbull - absent Lowndes, Patty - present  
Lowndes, John - present Hall (6:15 p.m.)

**SWEARING IN OF PLANNING COMMISSIONER, AUTUMN HALL, 6815 HOWARD STREET**

The Town Clerk swore in Autumn Hall who was welcomed by the other commissioners and took her seat at the Commission table.

The commissioners left to perform site visits for the projects listed on the agenda.

**APPROVE MINUTES FROM SEPTEMBER 23, 2008 M/S Lowndes, P./Lowndes, J. All yea**

**REQUEST FOR FENCE PERMIT – 6670 SPRUCE AVENUE, Property Owner, Jeff Hughes**

The commissioners performed a site visit to confirm property lines. Hughes proposes to place fence posts in the ground prior to the onset of cold weather. At this time, Hughes is considering fencing in the back of the property only in order to keep his dog safely contained. He had not received a copy of the survey from Oliver Watts prior to this meeting. He did have a copy available at the time the commissioners performed the site visit. He was able to confirm all four corner pins at the site visit. Hughes was requested to submit a copy of the survey illustrating the fence location along with the fence application and fee to the Town Clerk. **M/S Kosley/Hall to approve the fence installation based on the site visit presentation and the request for fence application. All yea**

**CONSTRUCTION DRAWINGS FOR GARAGE – 6475 SPRUCE AVENUE – Property**

**Owners, Lyn & Wesley Simshauser** Contractor Barry Kuck was present with the property owners. Drawings for a 24' x 24' garage were submitted. The survey performed by Michael Lambert showed all setbacks were met. The siding and roofing are to match the existing residence. Height is proposed to be below the 35' maximum height allowed. Weather permitting, Kuck hopes to have the framing finished by the end of November. Property owner, Wes Simshauser is proposing to finish the interior. He understands that he will have to get the necessary permits (sheet rock and electrical) from Regional Building when he schedules the interior finish. **M/S Kosley/Lowndes, J. to approve the plans as submitted. All yea**

**REQUEST FOR A SPECIAL USE IN RESIDENTIAL ZONE TO OPERATE A VACATION RENTAL BY OWNER – 6824 DOUGLAS PLACE; Property Owner, Douglas Bryan Fenley**

Bryan Fenley submitted a letter of request (Attachment A) outlining the reason and request for a special use. Fenley would like to have all the requirements in order to be able to begin the rentals in the Spring/Summer of 2009. The commissioners agreed to set a public hearing. Special uses of the type being requested have been received favorably by Douglas Place neighbors over the past ten years. A special use brings increased revenues to the community by means of sales and lodging taxes and benefits local businesses. Fenley has not chosen a property manager but is interviewing with those active within the Town. A special use is not transferable. If the use is abandoned for one year, a new application would need to be submitted. An annual review may be done if neighborhood concerns are generated.

A public hearing will be set for Tuesday, October 28, 2008 at 6:00 p.m. before the Planning Commission and Tuesday, November 4, 2008 at 7:00 p.m. before the Board of Trustees.

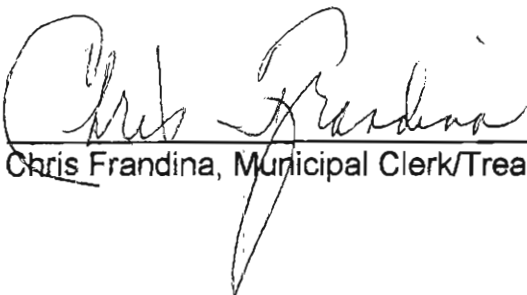
**PLAYGROUND INSTALLATION AND CONSTRUCTION - 10885 BELVEDERE AVENUE - Property Owner, Frank Borelli - Contractor, Steve Lewis** A second play area on Lot 5 is being proposed. The site proposed to be leveled for the placement of the play area does not require a grading permit. The proposed play area is within the setback requirements. The retaining wall is not over 4' therefore a permit from Regional Building is not needed.  
**M/S Kosley/Hall to approve the submittal for a second play area on Lot 5 at 10885 Belvedere Avenue. All yea**

**OLD BUSINESS / NEW BUSINESS** - Chairman Kosley will contact planner, Joe Napolean to get an update on the status of his review of the Town's zoning codes. **No other** business requiring discussion or action from the commissioners was received.

**CORRESPONDENCE** - **There was** no correspondence that required discussion or action from the commissioners.

**The meeting was adjourned at 7:25 p.m.**

ATTEST:

  
Chris Frandina, Municipal Clerk/Treasurer

  
Chairman David Kosley