TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MINUTES
TUESDAY, FEBRUARY 25, 2014 – 6:15 P.M.

The meeting was called to order at 6:20 p.m. by Chairman Dave Kosley.

Attendance: Lowndes - present LoCascio - present
Krall - present Alexander - present

APPROVE MINUTES FROM FEBRUARY 11, 2014 M/S Kosley/Lowndes to approve the minutes as submitted. All yea

At this point in the meeting, Jamie Krall and William Alexander took their oaths of office and Alexander took over as chair of the Planning Commission.

FINAL CONSTRUCTION DRAWINGS FOR NEW TOWN HALL, 10615 GREEN MOUNTAIN FALLS ROAD – Keystone Associates, Inc. - Robert Seever presented the permit ready construction drawings for the new 2,800 sq. ft. Town Hall building. He summarized the 18 month ambitious project that included site selection, grant writing, land purchase and both concept and final architectural design. The Town closed on the land purchase on February 13, 2014. The plans complied with all the municipal zoning codes; height and setbacks requirements were met. Building colors were discussed. The proposed colors will complement architectural details and blend with traditional and surrounding structures. The building design relates to the existing contours of the site and presents an integrated appearance. Seever complimented both boards for the significant amount of time designated to community input through the public hearing process. The Planning Commission had set up a specific email address to solicit public comment on size and design factors. Over twenty summer residents were able to respond and give their input as most of the presentations were during the winter and springs months. The RFP's were published 2/26/14; bids are due back by 3/21/14. Groundbreaking scheduled for April and completion of the project in September. **M/S Kosley/Krall to approve the construction drawings as submitted. Kosley, Krall, Alexander, Lowndes in favor; LoCascio abstained because her husband is a member of the building project committee. Motion passes.**

NEW BUSINESS – Chairman Alexander requested a summarization of the criteria, procedures and municipal codes as they relate to the Special Use Application and Permit. The Town Clerk summarized the criteria and the Planning Commission's role and responsibility with the application process.

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

The meeting was adjourned at 7:00 p.m.

_____
Chairman Dave Kosley

_____
New Chairman William Alexander

ATTEST: _____
Chris Frandina, Town Clerk