

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MINUTES
TUESDAY, MARCH 26, 2013**

The meeting was called to order at 6:10 p.m. by Planning Commission Chairman Kosley.

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

APPROVE MINUTES FROM MARCH 12, 2013 M/S Kosley/Thorne to approve the minutes as submitted. All yea

Chairman Kosley opened the Public Hearing at 6:13 p.m.

REQUEST FOR A 7' SETBACK VARIANCE TO THE FRONT PROPERTY LINE: 11070 BELVEDERE AVENUE, PROPERTY OWNERS, STEVE AND BRENDA TABOR; CONTRACTOR, JOEL ADCOCK, FIVE ELEPHANTS DECKING Four informational packets were sent to property owners within 100' of the petitioner's property lines. A public notice sign was posted at the site. Four responses in favor of the front property line setback were received. Public Works Director Robert McArthur did not feel there would be any road impediment created with granting the variance. There are two existing stone retaining walls in front of the proposed deck posts. There being no further comments from the petitioner's representative, Joel Adcock, the commissioners, or audience members, the public hearing was closed at 6:16 p.m.

The commissioners discussed the following findings:

- all the neighbors contacted about the variance were in favor
- granting the variance is in harmony with the purpose and intent of the zoning regulations and will not be injurious to the neighborhood or detrimental to the public
- the deck addition will increase the property value and enhance the use of the residence by the property owners
- there will be no encroachment or visual obstructions to the Belvedere Avenue right of way

M/S Kosley/Lowndes to recommend that the Board of Trustees grant a 7' front property line setback for 11070 Belvedere Avenue. All yea.

There will be a Public Hearing before the Board of Trustees on Tuesday, April 2, 2013 at 7:00 p.m.

CONSTRUCTION DRAWINGS TO REPLACE AND EXPAND EXISTING DECK 11070 BELVEDERE AVENUE, PROPERTY OWNERS, STEVE AND BRENDA TABOR; CONTRACTOR, JOEL ADCOCK, FIVE ELEPHANTS DECKING

M/S Kosley/Thorne to approve the drawings as submitted with the construction contingent on the variance being granted by the Board of Trustees. All yea

OTHER BUSINESS: Chairman Kosley requested that there be another Joint Session with the Board of Trustees at the next meeting planning meeting on 4/9/13 when the Public Hearing will be held. **M/S Kosley/Lowndes to request a Joint Session with the Board of Trustees for the 4/9/13 meeting. All yea**

The Commission requested that the Project Manager, Robert McArthur continue forward with the Environmental Assessment and appraisal as discussed and costs approved by the Board of Trustees at the 2/19/13 meeting. **M/S Kosley/Thorne to request the Project Manager to move forward with completion of the Environmental Assessment and Appraisal. All yea**

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

NEW TOWN HALL FACILITY PRESENTATION AND PUBLIC INPUT SESSION

- Chairman Dave Kosley, Robert Seever, Keystone Associates, Inc. and Public Works Director, Robert McArthur Trustee Pitrone, Rob McArthur, Project Manager, Richard Bowman, Dick Bratton, Claudia Eley, Dr. Trajn Boughan, and Michael Lohman were present in the audience. Rob Seever, Keystone Associates, Inc., facilitator/ planner updated the schedule for contract and meeting deadlines. He addressed any changes made from the last public meeting concerning the site layout, building program, and building aesthetics and further outlined acquisition, subdivision, access, orientation and topography. Seever was especially grateful to Kevin Lloyd of Rampart Surveys, Inc. for donating the topography survey. He outlined the updated Building Program and drawings dated 3/6/13 addressing: Town business functions, meeting space for Planning Commission and Board of Trustees, court functions, multipurpose conference space, Marshal's Office and second floor future expansion space. Seever discussed building aesthetics, parking, sustainability, technology and security. Bratton was complimentary of the interior and exterior layout plans. Boughan recommends that an elevator be framed in. Pitrone felt that if the second level is rented as commercial space, the town could put that money aside if the town facilities expanded to the second level. Eley favored the drawings that included the porch like veranda. Chairman Kosley will review suggestions, recommendations and any public feedback through an email address created for town hall: rebuild GMF@yahoo.com.

The next Planning Commission meeting for the continued discussion and a Public Hearing on the town hall site will be Tuesday, April 9, 2013 at 6:00 p.m.

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

The meeting was adjourned at 7:30 p.m.

David Kosley, Chairman

ATTEST: _____
Chris Frandina, Town Clerk/Treasurer