

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MINUTES
TUESDAY, MAY 14, 2013**

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

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

APPROVE MINUTES FROM APRIL 23, 2013 M/S LoCascio/Lowndes to approve the minutes as submitted. All yea

The commissioners left at 6:05 p.m. to perform site visits for items listed on the agenda and returned at 6:40 p.m.

Chairman Kosley called the Public Hearing to order at 6:42 p.m.

PUBLIC HEARING: REQUEST FOR AN 8' FRONT PROPERTY LINE SETBACK VARIANCE - 10540 MOUNTAIN AVENUE; PROPERTY OWNER, CAROLYN DAVIS, stated in the variance application that she is now a year round resident and proposes to remodel the residence, adding a den/family room, moving and expanding the kitchen and expanding deck on the north side. She states that a variance to setback is necessary due to the topography and grade of the property. Five informational packets were sent to neighbors within 100' of the property lines; to date three letters favoring approval of the variance have been received.

There being no further comments from the petitioner, audience members or commissioners, the Public Hearing was closed at 6:48 p.m.

The Commissioners discussed the following findings:

- the granting of the variance shall be in harmony with the general purpose and intent of the GMF Land Use regulations
- The granting of the variance will not adversely affect property values within the neighborhood
- Three neighbors in favor of the variance stating improvements will increase property values
- Property tax revenues will be increase due to the residential addition and improvements

M/S Kosley/Lowndes to recommend approval of the 8' front property line setback to the Board of Trustees. All yea

A Public Hearing will be held on Tuesday, May 21, 2013 before the Board of Trustees at 7:00 p.m.

120' SHED CONSTRUCTION: 6565 GRANT STREET; PROPERTY OWNERS, HOWARD AND JANE PRICE – Site visit performed; all setbacks were met. The shed will not be contiguous with the foundation of the house; an expansion joint will be added for the shed foundation. **M/S Kosley/LoCascio to approve the submittal as presented. All yea**

FENCE PERMIT REQUEST FOR 6' PRIVACY FENCE ON SIDE AND REAR PORTION OF PROPERTY: 10715 UTE PASS AVENUE; PROPERTY OWNER, CHRIS MARTINEZ Site visit performed; fence height will comply with code and will be stepped down as the grade changes. **M/S LoCascio/Lowndes to approve the fence plans as submitted. All yea**

The Chairman entertained a motion to review the construction plans for the addition for Carolyn Davis, 10540 Mountain Avenue contingent upon the variance approval by the Board of Trustees on 5/21/13.

M/S Kosley/LoCascio to add an item to the agenda and review construction drawings for 10540 Mountain Avenue. All yea

M/S Kosley/Lowndes to approve the drawings as submitted contingent upon approval of the variance request by the Board of Trustees. All yea

OTHER BUSINESS: The Planning Commissioners will not hold a meeting on Tuesday, 5/28/13. No other business was presented.

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

The meeting was adjourned at 6:55 p.m.

David Kosley, Chairman

ATTEST: _____
Chris Frandina, Town Clerk/Treasurer