

**TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MINUTES  
TUESDAY, MAY 27, 2014 – 6:39 P.M.**

**The meeting was called to order at 6:40 p.m. by Chairman William Alexander.**

**Attendance:** Lowndes - present Krall - present

**APPROVE MINUTES FROM MAY 13, 2014 M/S Alexander/Krall to approve the minutes as submitted. All yea**

**The commissioners left at 6:42 p.m. to perform the site visits listed on the agenda.**

**The commissioners returned at 7:27 p.m.**

**FENCE PERMIT APPLICATION** – Peter Kolar, 10720 Grandview Avenue; Adding 27' of Fence to the Existing Fence: Kolar stated that he had received approval from the Planning Commission years ago to construct a fence around his property. He did not finish the construction and as he started completing the 27' section last month, he was stopped by the Marshal. The fence is 6' on the sides which meets the height requirements. There is one small section that Kolar will be filling in with dirt and rocks at the bottom to maintain the proper height.

Kolar stated that he plans on building a section of fence in the front of his residence on Grandview. The commissioners concurred that he would have to make another separate submittal to the Commission and he would have to follow the 4' height requirement for the front. If he wanted it higher than 4', he would have to apply for a variance to the Commission.

**M/S Alexander/Lowndes to approve the request for a fence permit as submitted. All yea**

**APPLICATION FOR A SPECIAL USE TO OPERATE A VACATION RENTAL BY OWNER – David Nossaman, 11135 Hondo Avenue** The property owners reported that they will rent to five to six occupants. There is adequate parking. They own three lots. There are two bedrooms and a rollout couch at the residence. The clerk was requested to set a Public Hearing for Tuesday, June 10, 2014 to solicit input for the Special Use. The petitioner will provide a copy of the house rules notifying clients of the fire danger with the use of grills and outside smoking as well as the wildlife concerns with trash not monitored. The clerk was requested to send a sample of other rules provided by property managers.

**REVIEW OF PLANNING COMMISSION APPLICATIONS RECEIVED TO FILL TWO VACANCIES**

The commissioners had received four applications by the due date of May 8, 2014: Dominique Turnbull, Eric Caldwell, Trajn Boughan and Dick Bratton. They did extend the deadline to Monday, 5/26 but did not receive any new applications.

**M/S Alexander/Krall to recommend that the Board of Trustees appoint Eric Caldwell and Dominique Turnbull to the Commission. If accepted by the Board, the two will be sworn in at the Board's 6/3/14 meeting. All yea**

**NEW BUSINESS** – The commissioners discussed a Comprehensive Plan update with resident Dick Bratton. The Board tasked the commissioners with researching an update at the 5/20/14 meeting. They discussed a proposal received on 4/9/14 from Chris Keesee on behalf of the Kirkpatrick Family Fund to consider a community planning process that would result in an updated Comprehensive Plan. Keesee donated \$39,000 through the Foundation for the 2007

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plan update which cost approximately \$59,000. Bratton walked the commissioners through the update process which he stated was lengthy. The 2007 plan was adopted after 18 months of working with the citizen's committee, community at large and a contractor. Town Attorney, Matt Krob offered to obtain plans from similar communities for the commissioners' review. Trustee Stevens recommended that other comprehensive plans be reviewed prior to choosing a contractor. Bratton suggested having a discussion with Keesee concerning an update. He felt that it has been less than 10 years since the 2007 update and that the current plan was still very viable. He would be interested to hear Keesee's thoughts. The Chair plans on contacting Keesee.

**CORRESPONDENCE** – There was no correspondence received that required commissioner discussion or action.

**The meeting was adjourned at 7:59 p.m.**

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Chairman William Alexander

**ATTEST:** \_\_\_\_\_  
Chris Frandina, Town Clerk