

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, JUNE 14, 2011**

The meeting was called to order by Chairman Kosley at 6:00 p.m.

Attendance: **Lowndes - present (6:12 p.m.)** **Turnbull - present**
 Krall - present **LoCascio - present**

APPROVE MINUTES FROM MAY 24, 2011 **M/S LoCascio/Turnbull to approve the minutes. All yea**

The Public Hearing was called to order at 6:03 p.m. by Chairman Kosley.

PUBLIC HEARING: REQUEST FOR SPECIAL USE TO OPERATE VACATION RENTAL, Property Owner, Michael Lambert; 10735 Foster Avenue; Sutton, Inc. Property Manager representing the property owner, Michael Lambert was present. The commissioners have performed a site visit to the property. The site was posted with a Public Hearing Notice. Ten informational packets were sent to ten neighboring properties within 100' of Lambert's property lines. To date, five letters in favor of granting a Special Use for Vacation Rentals have been received. The owner is proposing no more than 8 guests in the three bedroom home. Lambert and Sutton, Inc. are working on the regulations to be posted for clients and will submit them to the Board of Trustees by the next Public Hearing on 6/21/11. There being no further comments from the Planning Commission or audience members, the Public Hearing was closed at 6:06 p.m.

Findings discussed by the Commission:

- Neighboring land uses are compatible with the proposed use.
- The use will not be detrimental to the neighboring properties
- Affirmative responses received from neighboring property owners.
- Increased revenues to be achieved through sales tax and lodging tax.

M/S Kosley/Turnbull to recommend approval of the Request for a Special Use to Operate a Vacation Rental at 10735 Foster Avenue. All yea

The Public Hearing was called to order at 6:07 p.m. by Chairman Kosley.

PUBLIC HEARING: REQUEST FOR A VARIANCE TO SIDE AND REAR PROPERTY LINE SETBACKS TO CONSTRUCT A 20' X 29' STEEL CARPORT; 10720 GRANDVIEW AVENUE, PETER KOLAR, PROPERTY OWNER was present. Ten informational packets were sent out to property owners within 100' of Kolar's property lines. Four responses have been returned; three in favor of granting a variance to the property line setbacks and one property owner who was in favor after requesting and receiving measurement clarification. This property owner also requested a review of the 0' setback variance request by the Public Works Director which will be done.

The Public Hearing was closed at 6:10 p.m. and Commissioners Kosley, Krall and Turnbull left Town Hall to perform a site visit at the Kolar property to re-affirm location of property line markers with the measurements submitted on the drawings and returned at 6:30 p.m. Commissioner LoCascio did not go on the site visit because she will not be voting on this item. Her husband, Ralph LoCascio is the project engineer for Kolar. Commissioner Lowndes arrived at the meeting at 6:12 p.m.