

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, JUNE 23, 2009**

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

ATTENDANCE: Turnbull - absent Lowndes, John - present
 Hall - present

APPROVE MINUTES FROM JUNE 9, 2009 M/S Lowndes/Kosley. All yea

The regular meeting was closed and the Public Hearing called to order at 6:04 p.m.

PUBLIC HEARING: REQUEST FOR SPECIAL USE TO OPERATE A VACATION RENTAL IN RESIDENTIAL ZONE - 6660 Spruce Avenue, Property Owner, Wanda Jackson and Lori Doane; Property Manager and Representative: Kim Rust, Lakeside Cottages was present to represent the property owners. The property had been a seasonal vacation rental for over 10 years with another property manager. The special use was not procedurally continued when the property manager retired and the owners are submitting the necessary documentation to bring it into compliance. Rust stated that there will be no more than six people in the two bedroom property. There is parking for two vehicles and motor homes will not be allowed to be parked at the property. There is a gas grill; charcoal grills not permitted. Chairman Kosley reviewed the regulation guide for the clients that was submitted by Rust. The commissioners were in agreement that it covered adequate knowledge and awareness of Town codes. Seven informational packets were sent to property owners within 100' of the special use property. To date, one letter in favor of granting the special use has been received.

The Public Hearing was closed at 6:06 p.m. and the regular meeting continued.

The following special use findings were reviewed:

- petition conforms to requirements of zoning ordinance.
- use conforms to the requirements of the zoning ordinance.
- use is consistent with the goals and objectives of the Master Plan.
- the use will not be detrimental to the public health, safety and welfare

M/S Hall/Lowndes to recommend that the Board of Trustees grant the special use as submitted. All yea

The Board of Trustees will hold a public hearing and vote on the request on Tuesday, July 7, 2009 at 7:00 p.m.

NEW BUSINESS - The commissioners discussed an Arts Festival mailing that was sent to all box holders. The installation of a sculpture on private property at 6850 Park Street was featured in the mailing. It states that the sculpture will be a large simple form, made entirely from string, floating in a clearing and held in place by attaching thousands of guidelines to neighboring trees and rocks. Though the town codes are limited on art projects, review would be at the Board of Trustees level. This is not a structure therefore the commission would not review submittal. The commissioners agreed that the Board may desire an outline of the scope of work for this project in anticipation of questions from adjacent neighbors or community residents.

Page 2 - Planning Commission Minutes 6/23/09

There was concern if birds or other wildlife would be caught in this sculpture; how high and how large would it be. The mailing stated that the finished work would be photographed as it succumbs to the elements. The commission inquired as to how long the artist anticipated this process could take. Chairman Kosley suggested that a type of story board might be posted at the property explaining the sculpture and intent.

No other business requiring discussion or action from the commissioners was received.

CORRESPONDENCE - Correspondence was received from a property owner on Howard Street requesting information on a proposed plan that may be on a future planning commission agenda. Chairman Kosley will discuss the correspondence if the submittal is presented to the commission. At this time, there has been no request for the proposal to appear on the agenda. **No other** correspondence was received by the Town Clerk or commissioners that required discussion or action from the commissioners.

The meeting was adjourned at 6:38 p.m.

Chairman David Kosley

ATTEST:


Chris Frandina, Municipal Clerk/Treasurer