TOWN OF GREEN MOUNTAIN FALLS PLANNING COMMISSION MEETING MINUTES OF REGULAR MEETING - TUESDAY, AUGUST 11, 2009

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

ATTENDANCE: Turnbull - present Lowndes, John - present

LoCascio - present (alternate) Lowndes, Patty - present

- absent Koslev

(alternate)

APPROVE MINUTES FROM JULY 28, 2009 M/S Turnbull/Lowndes, John to approve the minutes as submitted. All yea

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

PUBLIC HEARING FOR A REQUEST FOR SPECIAL USE TO OPERATE A **VACATION RENTAL IN A RESIDENTIAL ZONE - 11175 FALLS AVENUE;** PROPERTY OWNER, KAREN BARTKE CLARK; PROPERTY MANAGER, RED DOOR VACATION RENTALS - KIM WEST was present as was the property owner, Karen Bartke Clark. The proposed plan is to rent to smaller groups; the residence has two bedrooms. There is ample parking for at least two vehicles. Motor homes will not be allowed to be parked in the area. All applicable town codes (i.e. noise ordinance, leash law) will be posted in an informational format compiled by the property manager. Copies were presented to the commissioners and audience members. A copy of the lease contract was also submitted. The clerk mailed out seven informational packets to property owners within 100' of the petitioners property lines. Five letters in favor of granting the special use have been received to date. Mr. & Mrs. John Norton, 11170 Falls Avenue, were in the audience to solicit more information on the operation of a special use and to discuss their concerns with property owner, Karen Bartke Clark. The Nortons' were concerned about the possibility of children wandering onto their property and creating a liability, of cars blocking the cul de sac, renters not being respectful of the surrounding neighborhood, dogs, and smoking outside the residence in an area that is heavily forested. A dialogue ensued between the property manager, the owner and the Nortons' with all questions being replied to. The Nortons' stated that they were not opposed but had had concerns. The town clerk summarized the Town's Special Use codes and explained that the adoption of special use codes have given the community and the boards a better control of seasonal rentals. Prior to the adoption of the codes. restrictions were not in place. There being no further comments from the commissioners, audience members or the petitioner, the public hearing was closed at 6:25 p.m.

The following findings were discussed and approved by the commissioners:

- -the petition conforms to the requirements of the zoning ordinance
- -the requested use conforms to criteria within the zoning ordinance
- -the use will not be unreasonably detrimental to the public health, safety and welfare of the neighborhood
- -increased revenues will be realized for the Town through sales and lodging taxes
- -surrounding property owners in favor of granting a special use

M/S Lowndes, John/LoCascio to recommend approval of the Special Use at 11175 Falls Avenue to the Board of Trustees. All yea

Page 2 - Planning Minutes 8/11/09

The Board of Trustees will hold a Public Hearing on Tuesday, August 18, 2009 at 7:00 p.m.

NEW BUSINESS - No new business requiring discussion or action from the commissioners was received.

CORRESPONDENCE - **No** correspondence was received by the Town Clerk or commissioners that required discussion or action from the commissioners.

The meeting was adjourned at 6:32 p.m.

Vice Chairman Domenique Turnbull

ATTEST.

Chris Frandina, Municipal Clerk/Treasurer