

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, SEPTEMBER 14, 2010**

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

ATTENDANCE: Turnbull - absent Lowndes - present Krall - present
LoCascio - absent

APPROVE MINUTES FROM AUGUST 24, 2010. M/S Krall/Lowndes to approve the minutes as submitted. All yea

The commissioners left Town Hall to perform the site visits listed on the meeting agenda and returned to Town Hall at 7:08 p.m.

NEW RESIDENTIAL CONSTRUCTION PRESENTATION - Property Owner, Jesse Martinez; 10715 Ute Pass Avenue; Contractor: Belfor Restoration Services, Rick McNamara Vanessa Martinez was present and joined the commissioners on the site visit. She was representing her son and property owner, Jesse Martinez. Rick McNamara explained that the finding of asbestos in most of the structure after the fire precipitated the decision for removal of the structure. The contractor then found out that the floodplain runs through the front of the lot therefore the planned site for the septic system had to be revised. The proposed footprint of the new residence also had to be moved to another location on the property. Commissioners confirmed that all setbacks were met and code requirements within compliance. **M/S Kosley/Lowndes to approve the construction drawings as submitted. All yea**

INTERIOR LOT LINE VACATION REQUEST - Installation of Septic System to replace Cesspool - Property Owner: Charles Lamme, 10297 Ute Pass Avenue M/S Kosley/Krall to recommend interior lot line vacation to the Board of Trustees. All yea The Town Clerk will prepare a vacation resolution for the Board of Trustee meeting on 9/21/10.

INTERIOR LOT LINE VACATION REQUEST for Installation of Combined Septic System; Matthew Berry, Property Owner and Representative for Berry Affiliates at 6880 Park Avenue & 10505 Ute Pass Avenue. The Berry's own two adjacent properties and need to install a new septic system to replace both an aging tank on one property and an original cess pool on the other property. Due to geographic and size constraints two separate systems cannot be installed. The Berry's request an interior lot line vacation to join a non-conforming lot (10297 Ute Pass Avenue) with a conforming lot at 6880 Park Avenue. They feel that two important accomplishments can be made: install a septic approved by the El Paso County Health Department and bring the non-conforming lot into conformance by combining it with the Park Avenue property. The Ute Pass Avenue structure can only be accessed from the main residence on Park Avenue. It is joined by a contiguous pathway and railings. The El Paso County Health Department required an engineered septic system that would join the cabin to the main house. Planning Commissioners reviewed the accessory use and building code and determined that this submittal conforms to the criteria. The small living area is a subordinate use for the main structure. The smaller structure is incidental to the principal building and is used in connection with the principal building. Commissioners requested that a small stove though never used by the Berry's be removed to fit the criteria discussed. The property owners had no problem with removing that appliance.

M/S Krall/Lowndes to recommend the interior lot line vacation as requested by Berry Affiliates to the Board of Trustees. All yea

The Town Clerk will prepare a vacation resolution for the Board of Trustee meeting on 9/21/10.

FOLLOW UP INFORMATION ON THE LANDSCAPING CONCEPT FOR PHASE ONE - OUTDOOR SEATING ON PRIVATE LAND IN BUSINESS DISTRICT ZONE FOR A NEW BUSINESS; THE SAGE COFFEE SHOP - 6875 Hotel Street; Property Owner, Tim Lange; Property Lessees, Mr. & Mrs. Victor Matthews Victor Matthews contacted the El Paso Health Department and was told that if the items sold were all packaged and utensils disposable, a food service license would not be needed. The business could not make lattes or cappuccinos. No food preparation can take place on the premise.

Matthews would like to put seating outside the building for about 20 people bordering on Hotel Street and on Ute Pass Avenue on the side of the building. At the request of the Commission, Public Works Director Robert McArthur verbally submitted his finding that there can be no exterior items that would impede line of sight at the four way intersection and some type of barrier would need to be installed to keep items from rolling or blowing into Ute Pass Avenue; i.e. umbrellas, tables, chairs as well as to impede customers from leaving or entering in that specific direction. McArthur recommended a similar railing system installed by Scott Hunt at the Silver Tongue Devil Saloon. Marshal Ford agreed with McArthur's observation and had similar concerns about the outdoor seating area.

OTHER BUSINESS: Scott Hunt, owner of the Silver Tongue Devil Saloon was not at this meeting. The commissioners will meet with Hunt at the September 28, 2010 meeting to recap the timeline for the interior remodel with specific information needed on the bathroom remodel as presented to the commission in April 2010. The commissioners would like a completion date for the veneer installation on the side of the patio.

CORRESPONDENCE: The commissioners received a response from Craig Sumner concerning the completion of the detached garage construction that he submitted in 2009. Sumner reported that he is anticipating a final from Regional Building the first week in October. **No** other correspondence was received that required action or discussion.

The meeting was adjourned at 7:48 p.m.

Chairman David Kosley

ATTEST: _____
Chris Frandina, Municipal Clerk/Treasurer