

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, SEPTEMBER 27, 2011**

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

Attendance: Lowndes - present Thorne - present
 Krall - present LoCascio - present

APPROVE MINUTES FROM SEPTEMBER 13, 2011 M/S LoCascio/Lowndes to approve the minutes as submitted. All ye

Chairman Kosley called the Public Hearing to order at 6:01 p.m.

PUBLIC HEARING: REQUEST FOR A SPECIAL USE TO OPERATE A VACATION RENTAL BY OWNER - Sally Coberly and Mirko Dolak, 10410 Mountain Avenue Red Door Vacation Rentals Kim West, Property Manager - The clerk summarized the zoning procedures for Special Use. The site was posted with a Public Hearing Notice sign; five information packets were sent out to neighbors within 100' of the property lines. To date, three written responses favoring approval of a special use have been received. The Planning Commissioners' site visit showed ample off street parking. West stated that they anticipate renting to no more than 6-8 people in the three bedroom residence. She submitted the Operating Rules and Regulations that are posted at the residence. Commissioner Lowndes recommended that West educate her clients about the presence of bears in the area and request that they do not leave any remnants of food or drink or groceries in their cars. **There being no further comments from the petitioner, audience members or commissioners, the public hearing was closed at 6:08 p.m.**

The commissioners conferred on the following findings:

- the standards outlined within Municipal Code, Section 16-710 for granting a special use are being adhered to as outlined and presented by the petitioner
- three adjacent neighbors in favor of granting a special use.
- additional revenues through increased sales tax and lodging tax received by the Town have value to the community and municipal budget. **M/S Kosley/Lowndes to recommend approval of the Special Use request by Sally Coberly and Mirko Dolak, 10410 Mountain Avenue to the Board of Trustees. All ye**

CONTINUED REVIEW OF GREEN MOUNTAIN FALLS MUNICIPAL CODE, ARTICLE III, REVOCABLE PERMITS, SECTIONS 16-1-61 THROUGH 18-72

Code review is continuing with the staff, other enforcement agencies and Planning commissioners.

OTHER BUSINESS / UNFINISHED BUSINESS - No business or correspondence was presented that required Planning Commission discussion or action.

The meeting was adjourned at 6:37 p.m.

David Kosley, Chairman

ATTEST: _____
Chris Frandina, Town Clerk/Treasurer