

**TOWN OF GREEN MOUNTAIN FALLS**  
**PLANNING COMMISSION MEETING**  
**June 14, 2016**  
**MINUTES**

**1. CALL TO ORDER / ROLL CALL**

Chairman Caldwell called the meeting to order at 6:46 PM.

Attendance: Willie Alexander, Dick Bratton, Eric Caldwell, Mayor Jane Newberry. Absent: Mark Mazza

**2. AGENDA- M/S Caldwell/Alexande -To approve the Agenda with one addition 7b Passed 3-0**

**3. Approve Minutes of May 24**

**M/S Alexander/Caldwell To approve the minutes. Passed 3-0.**

**4. PUBLIC INPUT- none.**

**5. NEWBUSINESS-**

**a. Penman Construction-Yoga Platform- Jesse Stroope**

Historic Green Mountain Falls Foundation submitted a project for PC review for a Mount Dewey Trail Meditation Platform to be placed on the Mount Dewey Open Space. Construction drawings prepared by the contractor, Penman Construction, were included along with a site plan and correspondence from the Regional Building Department stating that a building permit is not required. Commissioner Alexander questioned if the platform complied with Section 16-308 of the Land Use Code.

**M/S Bratton/Caldwell to approve the project as submitted. Passed 2-1 with Alexander voting no.**

**b. 10765 Grandview Ave.- Parking Problem.** Lisa Huizenga represented the owner Richard Hinkle. A letter from the owner dated May 18 requested that a driveway drainage culvert be extended 4 feet and that official no parking signs be put up on the opposite side of the street. The PC did not approve the signs. It was pointed out that property owners must pay all costs for driveway culverts.

**M/S Bratton/Caldwell to approve the culvert work on the condition it is approved by Town Department of Public Works. Passed 3-0.**

**6. OLD BUSINESS**

**a. PUBLIC HEARING- Proposed Short Term Rentals (STR) Application Form and STR Ordinance.**

Chairman Caldwell called the Hearing to order at 7:21 PM. All current STR owners were sent a post card announcing the public hearing. Copies of the proposed draft application and ordinance were handed out to the citizens attending.

David Pearlman reported he had counted 35 or 36 existing STR's in Town. It was pointed out that the requirement to have annual \$50 Town Business Licenses should be added to the Application Form. Property managers will need just one Business License no matter how many properties they manage. If one owner has more than one STR, they will need only one Business license. Each STR must have its own Special Use Permit.

Nine citizen attendees stated that the \$300 renewal fee was too high.  
No changes were recommended for the draft ordinance.

The Public Hearing was closed at 8:19 PM.

The PC discussed the renewal fee. A quick attempt to estimate the actual cost to administer STRs was unsuccessful.

**M/S Bratton/Caldwell To recommend the annual Renewal Fee be set at \$50,**  
Passed 3-0.

**M/S Caldwell/Alexander- To recommend that the Town Board approve the  
Application Form and Ordinance as amended at the Public Hearing.**  
Passed 3-0.

**b. PC Vacancies**

Two applications for the Planning Commission were received by the Clerk by the May 24 application deadline.

**M/S Caldwell/Alexander - To recommend that the Board of Trustees  
appoint the applicants, Mary Lang and Don Ellis, to fill the two  
vacancies on the Planning Commission.** Passed 3-0.

**7. CORRESPONDENCE-**

**a. Peter Popeszku- Requests that Mayor Newberry received on FaceBook .**

The Mayor has advised Mr. Popeszku to submit a letter to the Town Clerk so his requests can be considered by the PC and Trails Committee.

**b. Tree cut down at pool.** Commissioner Alexander asked why the tree was cut down. It was beetle infested and cut down by CSU at no expense to the Town.

**8. Adjourned at. 8:54 PM.**

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Eric Caldwell, Chairman

ATTEST

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Richard Bratton, Recording Secretary