

TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MEETING  
Tuesday, May 14, 2019 – 6:30 P.M.

MEETING MINUTES

PC Members Present

Mayor Jane Newberry  
Vice Chair Dick Bratton  
Commissioner Rocco Blasi  
Commissioner Nathan Scott

PC Members Absent

Chairman Eric Caldwell  
Commissioner Greg Williamson

Town Planner

Julia Simmons

Secretary

Katharine Guthrie

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1. **Call to Order/Roll Call**

Vice Chair Bratton called the meeting to order at 6:35 pm.

2. **Additions, Deletions, or Corrections to the Agenda**

M/S: Blasi/Scott

**Motion:** Move to approve the agenda.

**Vote:** Motion carried. All aye.

3. **Approve Minutes of April 23, 2019**

M/S: Blasi/Scott

**Motion:** Move to approve minutes with the correction on page 3 Item 7. f. of spelling 'Commissioner Rossi' to 'Commissioner Blasi.'

**Vote:** Motion carried. All yea.

4. **Public Input**

None

5. **New Business**

a. **Introduce and Welcome Julia Simmons, GMF Town Planner**

b. **Plan Review PR 008- 11045 Iona Ave., Mike Rice of Paramount Builders**

M/S: Blasi/Scott

**Motion:** Move to approve construction drawings as submitted.

**Vote:** Motion carried. All yea.

**Resolution:** Plans stamped. Mr. Rice informed of further steps.

c. **Plan Review PR 009—Carport, 10971 Iona Avenue—Larry Nienhueser**

Applicant constructed a carport on his property without approval from either GMF nor PPRBD. Commission agrees to conduct a site visit to better understand the existing site.

Without more information from the applicant, the Commission may have difficulty making a determination. Staff will request PPRBD's zoning enforcement report.

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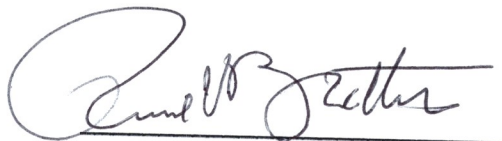
Recommendation is for the applicant to hire a survey to determine property lines. Commissioner Blasi and Vice Chair Bratton will conduct a site visit, take photos, and report to the entire commission at the 28 May 2019 meeting.

- d. **Plan Review PR 010**—Architectural Review, 11160 Belvidere Avenue—Judith Piazza  
M/S: Blasi/Scott  
Motion: Move to approve the plans of 11160 Belvidere Avenue as submitted  
Vote: Motion carried. All yea.  
Resolution: Plans stamped.
  - e. **Preliminary Meeting**—Review Request for Vacation ROW, 11160 Belvidere Avenue - Judith Piazza, OwnerProperty line is reported to be 6ft inside the house. Owner would like the property lines changed so that there is a 15ft setback from the town Right of Way. Parking in front of the house is an issue for the owner.  
M/S: Blasi/Scott  
Motion: Table Item 5.e. pending further information from the landowner.  
Vote: Motion carried. All yea.  
Recommendation: Survey the property.
  - f. **Ordinance 2019-02**—Discussion Code Section 16-711 Green Mountain Falls Municipal Code
  - g. **Recommendation to Board of Trustees**—(Tabled 23 April 2019 Meeting)
    - i. Clarification of Zoning Classifications
    - ii. Overlapping Zoning (Land use code e.g. Pool and Park)
    - iii. Public Facilities ClassificationM/S: Bratton/Scott  
Motion: Move to table Item 5.g. (1:18)  
Vote: Motion carried. All yea.
6. **Unfinished Business**
- a. **Rezoning Ordinance 2019-03**—Update and Discussion Concerning Town Hall Zoning Designation  
No action taken.
  - b. **Frequently Asked Questions**—(Tabled 12 March 2019)  
Town Planner, Julia Simmons, is working on this project.
  - c. **Revision to Municipal Code**—Discussion and Recommendation Code Section 16-705(c)(1) Architectural Review (Tabled 12 March 2019)  
Discussion. No change.
  - d. **Comprehensive Plan Update 2020**—Parts 1 and 2 posted on Town Website.  
New Zoning and Land Use Maps will be available to the community for input at Town Hall on May 28, 2019.
7. **Correspondence/Report**
- 5<sup>th</sup> and 6<sup>th</sup> Graders met with Mayor Newberry and Commissioner Blasi and discussed town governance and the Comprehensive Plan on May 6, 2019.

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Adjournment: 8:11 pm



Dick Bratton—Vice Chairman

ATTEST:

  
Katharine Guthrie—Secretary

Approved May 28, 2019 @ PC mtg