

**TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MEETING  
Tuesday, January 22, 2019 – 7:00 P.M.**

**MEETING MINUTES**

**PC Members Present**

Chairman Eric Caldwell  
Vice Chairman Dick Bratton  
Commissioner Greg Williamson  
Commissioner Rocco Blasi  
Commissioner Nathan Scott

**PC Members Absent**

Mayor Jane Newberry  
Secretary Katharine Guthrie

**Secretary**

**Town Clerk**

Laura Kotewa

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

Chairman Eric Caldwell called the meeting to order at 6:35 pm.

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

**M/S:** Vice Chairman Bratton/Chairman Caldwell

**Motion:** Move to approve the agenda as corrected, showing the inclusion of Minutes from November 27, 2018 in agenda item 3.

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

**3. Approve Minutes of December 11, 2018 and November 27, 2018**

**M/S:** Chairman Caldwell/Commissioner Williamson

**Motion:** Move to approve minutes as submitted.

**Vote:** Motion carried. All yea, exempt Commissioner Scott who abstained.

**4. Public Input**

Jesse Stroope of the Green Box shared that there is free wood, from the Mitigation Project, available at the HB Wallace Property.

**5. New Business**

- a. Welcome new Planning Commissioner – Nathan Scott

Welcome given by both Chairman Caldwell and Vice Chairman Bratton.

- b. Consideration of the Green Box Arts' Revocable Permit Application, Public Art Display

**M/S:** Chairman/Commissioner Blasi

**Motion:** Move to recommend approval of the Green Box Arts' Revocable Permit, Public Art Display, as presented, to the Board of Trustees for their consideration. approval.

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

## **6. Old Business**

### **a. Frequently Asked Questions Form**

**M/S:** Vice Chairman Bratton/Chairman Caldwell

**Motion:** Move to table to gather information from Regional Building.

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

### **b. Discuss Plan Review Checklist**

**M/S:** Vice Chairman Bratton/Chairman Caldwell

**Motion:** Move to table for time to read and consider the checklist.

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

c. Discuss Section 16-705 Architectural Review - (c)(1)Materials "Corrugated metal, plastic, and fiberglass are prohibited".

Discussion ensued. Commissioner Williamson volunteered to work on a re-write of Section 16-705 to send to the Board of Trustees for consideration.

**M/S:** Vice Chairman Bratton/Commissioner Blasi

**Motion:** Move to table to provide time for Commissioner Williamson to work on rewording.

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

## **7. Comp Plan**

### **a. Progress Report**

Vice Chairman Bratton reported that 40% of the grant funds have been put to use, and he is well pleased with the work that has been accomplished. The work is generally on schedule, and Commissioner Blasi added his assessment that the current plan is thorough, and a good assessment tool.

b. Discuss Tiny Homes & Small Houses

There is currently an ordinance allowing tiny homes in town, following certain guidelines. Discussion regarding a feasibility RFP, providing guidance to contractors, a deficiency in town of affordable housing, and septic options followed.

c. Review new draft Base Map and Draft Zoning Map

Commission Bratton shared information about the proposed maps that are being displayed in the Board room, and will email digital copies to Planning Commission members. Commissioner Scott will continue to lend his GIS skills in helping with updating maps.

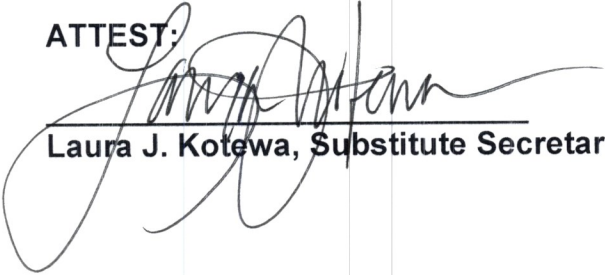
It was mentioned that there needs to be a change to the zoning for the Town Hall and the Fire Station.

**8. Adjourn**

Adjourned at 7:26 pm

  
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**Eric Caldwell-Chairman**

**ATTEST:**

  
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**Laura J. Kotewa, Substitute Secretary**