

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION Workshop
Tuesday, February 26, 2019 – 6:30 P.M.**

Commission Members Present

Vice Chair Dick Bratton
Commissioner Nathan Scott

Commission Members Absent

Chair Eric Caldwell
Commissioner Roco Blassi
Commissioner Gregory Williamson

Secretary

Katharine Guthrie

Due to lack of quorum a Workshop was conducted.

Affordable Housing

Building standards are a concern regarding 'affordable housing' including tiny houses.

How does GMF Planning Commission define 'affordable housing?'

Housing needs and an assessment of current housing options was assigned to Logan Simpson as part of the Comp Plan.

Is it desirable to have mixed housing for the health of the community?

Plan review application must be completed and fee paid before the Planning Commission reviews a plan.

Rezone Town Hall Parcel

Town Clerk will mail letters out tomorrow to neighboring landowners within 100ft. of property lines.

Public Notice will be posted.

A Public Hearing to be held at Planning Commission meeting on March 12, 2019.

Findings will be forwarded to Town Board of Trustees who will also hold a Public Hearing.

Request for Planning Commission Review Form

Draft of form created by Town Clerk and presented to Planning Commission.

Town Clerk to finalize the form following feedback from Planning Commission.

The public and town office staff needs a flow chart or a matrix of requirements for building projects. It is a reasonable expectation that the public be able to receive answers to most questions regarding projects from town office staff.

A clear path has not been made public for projects that need several reviews at different stages. This will be informed by frequently asked questions to save time for the public and town office staff.

Specific needs are judged on a project specific basis but guidelines need to be clarified for the public and GMF office staff so that answers to inquiries are consistent. This information will include a caveat that additional requirements may apply to specific projects and will be determined by discussion and review with the Planning Commission.

Project planners are encouraged to come before the Planning Commission in the early stages of planning.

Review Form will be made public on town website for public information.

Code Sections applicable to a project are referenced in the form and can be linked.

Will post the Planning Commission checklist (an internal document) for Plan Review on website.

Fees are not listed on the Review Form. Instead the fee schedule is on the same tab.

When the PC Review Form is created as a fillable document it will include a link to the fee schedule.

At this time the PC Review Form will be a printable document online.

Comprehensive Plan

Logan Simpson to provide a progress report and ask for input at the PC meeting on March 12, 2019.

A printable view of the new base map has been emailed to all the appropriate parties and committees working on the Comp Plan for their review.

The map will also be available on the town website.

New base map is 95% complete.

Asser's map does not match up with Logan Simpson map.

Commissioner Scott to look into map and zoning for census.

Adjourned: 8:39

Katharine Guthrie—Secretary

