

**TOWN OF GREEN MOUNTAIN FALLS**  
**Planning Commission Meeting**  
**2025-04-22 at 6:30 P.M.**  
**MEETING MINUTES**

**Commission Members Present**

Brandy Moralez (Chair)  
Lisa Bonwell (Vice-Chair)  
Shelly Scott-Nash (Secretary)  
Katharine Guthrie  
Rocco Blasi (on Teams through item 4.)  
Todd Dixon (Ex Officio, Interim Town Planner)

**Commission Members Not Present**

**Town Clerk**

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**Town Manager**

**1) 6:30 pm CALL TO ORDER / ROLL CALL / TECH CHECK**

Chair Moralez called the meeting to order at 6:31 pm.

**2) ADDITIONS, DELETIONS, OR CORRECTIONS TO THE AGENDA**

Commissioner Scott-Nash made a motion to approve agenda, seconded by Commissioner Guthrie. Motion carried.

**3) CONSENT AGENDA**

**a) Minutes from the 2025-04-08 meeting**

Vice-Chair Bonwell made a motion to approve 2025-04-08 PC Minutes, seconded by Commissioner Guthrie. Motion carried.

**4) Comprehensive Plan Visioning**

Commissioner Blasi introduced the Vision Ranking Exercise which will determine three visions to present to PRT and FMAC for feedback.

Vision Statement	Scores
<b>A.</b> A safe, authentic mountain community with small town charm, providing an efficient, consistent level of public services, with a high quality of life and immediate access to an unmatched trail system, that prioritizes sustainability through thoughtful development and careful resource planning.	(3) = 3
<b>B.</b> The charming small-town of Green Mountain Falls offers a unique blend of recreational opportunities, breathtaking scenery, a diverse array of businesses, and efficient municipal services, fostering a vibrant and engaging community.	(3,4,5) = 12

<b>C.</b> A charming small mountain town offering a unique combination of outdoor recreational opportunities, world class arts, and a sense of place with a healthy lifestyle that values neighbor helping neighbor.	(3,4,4,4,5) = 20
<b>D.</b> Green Mountain Falls is a vibrant, friendly, safe, historic small town with local businesses, wooded neighborhoods, excellent parks and trails, world-class art and recreational opportunities for everyone. Our criterion is a thriving community founded in social, economic and environmental sustainability.	(3,4) = 7
<b>E (new).</b> A vibrant mountain community celebrating our heritage, the arts, and access to our natural environment, with efficient services and neighbor helping neighbor.	(3,5,5,5) = 18

## 5) PUBLIC INPUT: 3 Minutes per speaker

None

## 6) REPORTS

### a) Commissioners

None

### b) Staff

None

## 7) BUSINESS

### a) Ordinance 2025-04 NATURAL MEDICINE ESTABLISHMENTS

Chair Moralez recapped the Town Attorney's responses to previously submitted inquiries. The ordinance may regulate time, place and manner only. The ordinance may include use of outdoor areas and can require a 6 foot privacy fence. The ordinance cannot require the patient to have a ride to and from the Natural Medicine Healing Center. Cultivation for private use parameters are spelled out in the state law and therefore do not need to be contained in the ordinance.

Mayor Dixon requested that Staff research the requirement of a 6 foot fence because that conflicts with the 4 foot fence maximum at the property front in the LUC.

The number of Natural Medicine Healing Centers in the ordinance is 4. Consensus was to reduce that to no more than 2.

The hours of operation for the Natural Medicine Healing Center in the ordinance are 8 am to 4 pm seven days a week. The consensus was to adjust that to 8 am to 6 pm.

Consensus of appropriate zoning was MX-1, Mixed Use.

Commissioners Blasi's emailed proposal to better define what constitutes a Rehabilitation Center was read. A discussion of various setbacks (0 feet, 500 feet, 750 feet) was had attempting to balance allowing space for new businesses against larger setbacks. A request to the Staff was made to research if the Serenity Club is a Rehabilitation Center.

If a day care center opens after a Natural Medicine business is licensed, the Natural Medicine business can stay as it is preexisting.

Decided not to treat Natural Medicine Businesses same as adult entertainment. Consensus was a 500 foot setback from Rehabilitation Centers and Schools. The ordinance does not require a setback from religious institutions. Consensus was to leave as is.

Consensus was to remove the phrase "consisting of an area no larger than one-thousand square feet" in Section 1. (2) d. vii as fencing the entire property should be allowed.

Inquires to the Town Attorney include the following. Can the days be restricted by Federal and State Holidays? In the LUC Use table, can the use be Conditional as opposed to Permitted? Does the State Law specify the type of construction of a privacy fence?

Chair Morales made a motion to table the Natural Medicine vote until next PC meeting, seconded by Vice-Chair Bonwell. Motion carried.

A hearing will need to be posted 15 days before the next meeting.

**b) 10845 Myrtle Garage Addition**

**i) Public Hearing Variance**

Hearing opened at 7:27 pm and closed at 7:34 pm.

Property owner, William Alexander, requested a variance to the front setback to build an attached garage. Commissioner Blasi inquired via email prior to meeting if a survey was available. Owner answered that an Improvement Location Certificate (ILC) is on file with the Planner and the Planner confirmed. One pin is in the neighbor's driveway for which there is an existing variance.

**ii) Variance Approval**

Commissioner Guthrie made a motion to approve the 10845 Myrtle Garage Variance, seconded by Vice-Chair Bonwell. Motion carried with 4 ayes.

### **iii) Public Hearing for Major Site Plan**

Hearing opened at 7:36 pm and closed at 7:45 pm.

Planner reviewed Compliance Substantiation table. A variance to the required front setback is needed. A nonconforming tree is being removed by the owner. The new construction does not impinge on any other owners. A Wildland Urban Interface assessment is not required as this is not new construction. The Erosion Control Plan indicates a small area of disturbance and is stamped by a professional engineer. Staff asked for the applicant's PPRBD number for this project.

### **iv) Major Site Plan Approval**

Commissioner Scott-Nash made a motion to approve the 10845 Myrtle Garage Major Site Plan, seconded by Commissioner Guthrie. Motion carried with 4 ayes.

## **8) CORRESPONDENCE**

None

## **9) DISCUSSION ITEMS**

William Alexander, 10845 Myrtle Street, opined that Natural Medicine Healing Centers hours could be treated like pharmacies and that the Town should find out if the Serenity Club is a rehabilitation center.

Planner asked for feedback on the site plan checklist and summary staff used and provided to PC.

Commissioner Guthrie presented the possibility that a Main Street program could be included in the Comprehensive Plan Addendum and that DOLA could present to PC on that topic.

Still need a date for a PC Roles and Responsibilities Workshop. Chair Moralez indicated she could not attend May 27<sup>th</sup>, 2025 meeting.

## **10) GMF Project List**

## **11) ADJOURNMENT**

Meeting adjourned at 7:54 pm by Chair Moralez.

**Next Meetings:** May 13th at 6:30 pm, May 27<sup>th</sup> at 6:30 pm

## Action Items

Responsible	Item	Expected Completion Date
Commissioners & Staff	Agenda Items to PC Secretary	5/8/25
PC Secretary	Post Agenda to Town Website	5/12/25
Staff	Research 6 foot fence requirement pertaining to NM ordinance versus 4 foot max in LUC.	5/8/25
Staff	Research if the Serenity Club is a Rehabilitation Center.	5/8/25
Commissioners & Staff	Meeting packet artifacts to PC Secretary	5/9/25
PC Secretary	Distribute draft packet to PC	5/9/25
Town Clerk	Distribute finalized packet to public	5/12/25
PC Secretary	Coordinate Date for Roles & Responsibilities Workshop	5/13/25
Chair	Deliver to TM specific legal questions pertaining to natural medicine ordinance	4/25/25
Blasi, Scott-Nash	Collect input on vision statements - May 14 <sup>th</sup> 2025 PRT	5/14/25
Blasi, Scott-Nash	Collect input on vision statements – June 2nd 2025 FMAC	6/2/25
Town Clerk	Main Street DOLA presentation request	TBD