

**TOWN OF GREEN MOUNTAIN FALLS**  
**Planning Commission Meeting Minutes**  
**2025-11-12 at 6:30 p.m.**

**1) CALL TO ORDER / ROLL CALL / TECH CHECK**

- a) Vice-Chair Bonwell called the meeting to order at 6.33 p.m.
- b) In attendance were Lisa Bonwell (Vice-Chair), Shelly Scott-Nash (Secretary), Rocco Blasi (Commissioner), Todd Dixon (Ex Officio, Interim Town Planner), Nicole Woods (Town Clerk)

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

- a) Vice-Chair Bonwell moved to accept the agenda, seconded by Commissioner Blasi. Motion carried.

**3) PREVIOUS MEETING MINUTES**

- a) Commissioner Blasi moved to approve the Minutes from the 2025-08-12 meeting, seconded by Vice-Chair Lisa Bonwell. Motion carried.

**4) PUBLIC INPUT: 3 Minutes per speaker**

- a) None

**5) REPORTS**

- a) Commissioners
  - i) None
- b) Staff
  - i) Town Planner Dixon explained that there is an error on the current zoning map. The town homes at 10645 Green Mountain Falls Rd are zoned MX1 (Mixed Use) but should be zoned PUD (Planned Unit Development). Dixon is will initiate the re-zoning procedure.
  - ii) Town Planner Dixon will brief the BOT on the archived project list.
- c) Status of PC Vacancy
  - i) Couple contacts but no one has submitted an application.

**6) BUSINESS**

- a) Public Hearing for 6980 Mountain Ave
  - i) Public hearing was opened by Vice-Chair Bonwell at 6:41 p.m. Hearing was closed at 6:42 p.m.
- b) Major Site Plan - 6980 Mountain Ave
  - i) Vice-Chair Bonwell moved to approve the 6980 Mountain Ave. major site plan. Commissioner Blasi seconded. Motion carried.

- ii) Commissioner Blasi inquired how street addresses are determined if a structure is on a corner. Town Planner Dixon clarified that the address is determined by which way the front door faces.

## **7) CORRESPONDENCE**

- a) None

## **8) DISCUSSION ITEMS**

- a) Comprehensive Plan Update
  - i) Commissioners Blasi and Scott-Nash plan to present a draft Comprehensive Plan Addendum to PC at the December PC meeting.
  - ii) PRT, FMAC & Staff will be provided with the draft as well.
  - iii) A public engagement meeting is planned to take place previous to the January PC meeting at 6:00 p.m. (PC meeting begins at 6:30 p.m.)
- b) Discuss public land sales in the context of the comprehensive plan as requested by BOT
  - i) Town Planner Dixon reviewed the discussion that took place at BOT meeting.
  - ii) Commissioner Blasi will draft a memorandum. Commissioners and Town Planner should send their input to Blasi.
- c) Discuss reserving January meeting to review PC's mission and goals for 2026.
  - i) Send PC Secretary Scott-Nash items for the mission and goals discussion.
- d) Next Meeting Dates – December 9th, 2025, January 13th, 2026

## **9) ADJOURNMENT**

- a) Meeting was adjourned at 7:04 p.m.