

TOWN OF GREEN MOUNTAIN FALLS
Planning Commission Special Meeting

2024-04-09 at 6:30 P.M.

MEETING MINUTES

Commission Members Present

Ann Esch
Rocco Blasi
Mike Frey
Lisa Bonwell Co-Chair

Commission Members Not Present

Town Clerk

Bo Ayad

Town Manager

Becky Frank

1. Call to Order & Roll Call

Co- Chair Lisa Bonwell called the meeting to order at 6:30 p.m. Roll was taken and all commissioners were present in person.

2. Additions, Deletions, or Corrections to the Agenda

Commissioner Blasi made a motion, seconded by Commissioner Frey, to accept the agenda as amended. Motion passed unanimously. The amendment was to add the staging policy under item 9c.

3. Consent Agenda

Minutes from 03/12/24 & 03/19/24. Commissioner Blasi made a correction on the 03/12 minutes stating that the commission was to receive a Staging Policy update which did not occur. Commissioner Esch made a correction to the 03/12 minutes stating that she had asked the question if a Master Plan and Comp Plan were the same and Mayor Dixon answered that they were the same.

Commissioner Frey was present in person at the 03/12 Meeting and was not on Zoom as stated. Commissioner Blasi motioned to approve the minutes as amended, seconded by Commissioner Frey. Motion Carried.

4. Public Input 3 Minutes Per Speaker

None

5. Reports.

Commissioner Frey had a report related to the Staging Policy and felt it would be best to include it later in that discussion.

6. Public Hearing- Land Use Code Text Amendment

At 6:45pm Co-Chair Bonwell Opened the Public Hearing. The Town Manager briefed on the necessary text amendment which would allow for “Animal Shelter” to be a conditional use within the Open Space Zoning District. There was no public comment. The commissioners participated in a brief discussion. At 6:48pm Co-Chair Bonwell called the Public Hearing to be closed.

Business

6a) Ordinance 2024-02

Commissioner Frey motioned to recommend the Land Use Code Text Amendment to the Board of Trustees. Commissioner Esch seconded, and the motion passed unanimously.

6b) Application for Brandi Moralez

The Commissioners reviewed the application from Brandi Moralez to join the PC. Commissioner Blasi motioned to recommend & approve, seconded by Commissioner Esch. Motion passed unanimously.

7. Correspondence.

None.

8. Discussion Items.

8a) Application Addresses.

A discussion took place about the inclusion of addresses in reporting to the PC for pending building & LU applications. The TM noted that Baseline Engineering would be preparing future reports with addresses.

8b) Comprehensive Plan.

Commissioner Blasi led a discussion about revising the Comp Plan at the 5-year point. A proposed timeline will be presented at the next PC Meeting on 05/14/2024.

8c) Staging Policy.

Town Clerk gave a report on the Staging Policy. Commissioner Blasi reported on the long timeline associated with the process. The report included 5 slides which highlighted organizational structure and potential issues. Various events beginning in November of 2022 were noted including a 7-month period of inaction. The Town Clerk agreed that better communication would be beneficial and agreed to focus there in the future. A discussion took place about the Staging Policy and how it may impact the reception of bids on Town projects.

9. Adjournment

Meeting adjourned at 7:20pm by Co-Chair Bonwell.