

**TOWN OF GREEN MOUNTAIN FALLS**  
**Planning Commission Special Meeting**

**2024-05-14 at 6:30 P.M.**

**MEETING MINUTES**

**Commission Members Present**

Ann Esch  
Rocco Blasi  
Mike Frey  
Lisa Bonwell Co-Chair  
Brandy Morales

**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. BoT Members Present: Todd Dixon, Don Walker & John Bell.

**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 remove item 8a.

**3. Consent Agenda**

Minutes from 04/09/2024. Commissioner Blasi made a correction on Item 5- Reports should be Commissioner Blasi and not Commissioner Frey. Commissioner Blasi motioned to approve the minutes as amended, seconded by Commissioner Morales . Motion Carried.

**4. Public Input 3 Minutes Per Speaker**

John Bell presented a handout related to the usage of staging areas in Town.

Don Walker suggested that a Staging Policy would be a good guiding addition to Town practices.

## **5. Reports.**

Ben Thurston & Julie Esterl of Baseline Engineering presented a Staff Report on Planning Best Practices based on the Town MuniCode.

## **6. Business**

### **6a) Staging Policy**

The TM led a discussion on proposed changes in the Draft Staging Policy. Commissioner Esch suggested that the policy may not be necessary as the items contained are addressed in the new Land Use Code. Commissioner Blasi voiced the need for the policy to be used as a supplement to the LUC. Blasi supported the use of existing devices such as the Temporary Use Permit. Discussion to be tabled until June so Commissioners can spend time with the proposed changes. Blasi so motioned, seconded by Moralez. Motion Carried.

### **6b) Selection Chair & Co Chair**

Bonwell motioned to table until June Meeting. Seconded by Blasi. Motion carried.

### **6c) Comp Plan Proposal**

Commissioner Blasi led a discussion on the need to review the 5-year-old Comp Plan and highlighted the steps and timeline. A discussion took place about vision statements. Commissioner Blasi Motioned to meet in a Work Session on May 28<sup>th</sup> to discuss what items to update if any. Seconded by Commissioner Moralez. Motion Passed Unanimously.

## **7. Correspondence.**

None.

## **8. Discussion Items.**

## **9. Adjournment**

Meeting adjourned at 8:29pm by Co-Chair Bonwell.