

**TOWN OF GREEN MOUNTAIN FALLS**

**Planning Commission Meeting**

**2024-06-11 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**

**1. Call to Order & Roll Call**

Co- Chair Lisa Bonwell called the meeting to order at 6:34 p.m. Roll was taken and all commissioners were present. Commissioner Blasi was present on Zoom. BoT Members Present: Todd Dixon.

**2. Additions, Deletions, or Corrections to the Agenda**

Commissioner Frey made a motion, seconded by Commissioner Morales, to accept the agenda. Motion passed unanimously.

**3. Consent Agenda**

Minutes from 05/14/2024. Commissioner Frey motioned to approve the minutes, seconded by Commissioner Morales. Motion Carried.

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

None.

**5. Public Hearing**

Co-Chair Bonwell opened the public hearing at 6:39pm

Julie Esterl presented the variance application related to the front set-back for 10565 Foster Ave. A letter of public comment from an adjoining property owner

was also presented. The property owner Mr. Hays was available for questions after giving a brief account of the project details and related timeline. Commissioners discussed the details of the project and about the historical aspects of building in a set-back in the Town. Commissioner Blasi made a distinction between the proposed new deck and the proposed stairs. He voiced support for the stair part of the project, but not for the deck as designed. He offered a compromise which was to allow the stairs for access, but to limit the deck to the property boundaries. Commissioner Basi felt that set-backs protected the space around the public right of way and should be upheld. Commissioner Frey suggested that these encroachments are common in Town. Commissioner Morales asked Mr. Hays if the deck design could be made smaller to conform. Mr. Hays reluctantly said the design could be changed if necessary. Commissioner Bonwell recalled the approval of variances where existing structures needed permitting, but not where a new design would be built. Commissioner Bonwell closed the public comment at 7:26pm.

## **6. Reports.**

### **7. Business**

#### **7a) Variance at 10565 Foster Ave.**

Commissioner Esch motioned to approve. No second. Commissioner Blasi suggested resubmitting it with a smaller design. Mr. Hays voiced his preference for a decision on the currently proposed design. Commissioner Blasi motioned to approve the application with the condition that the deck remain within the confines of the property. The stair construction would be allowed in the easement. Commissioner Morales seconded. Motion passed unanimously.

#### **7b) Construction Staging Policy.**

Commissioner Blasi led a discussion and highlighted recent changes to the policy. Commissioner Blasi suggested that commissioners send him edits so a revised version can be reviewed at the next PC Meeting. Item Tabled.

#### **7c) Selecting Chair & Co-Chair.**

Commissioner Frey nominated Commissioner Morales as Chair and Commissioner Bonwell as Co-Chair. Motion seconded by Commissioner Blasi. Motion carried.

#### **7d) Comprehensive Plan Proposal**

Commissioner Blasi presented an updated timeline in the proposal. Commissioner Morales motioned to approve the timeline and to send on to BoT for consideration. Motion seconded by Commissioner Blasi. Motion carried.

**8. Correspondence.**

None.

**9. Discussion Items.**

**10. Adjournment**

Meeting adjourned at 8:08 pm by Co-Chair Bonwell.