



MEETING MINUTES
Planning Commission
October 25, 2022
6:30 p.m. In-Person and Zoom Meeting

Commissioners Present: Chair Lamar Mathews, Vice-chair Lisa Bonwell, Ann Esch, Rocco Blasi, Mike Frey

Commissioners Absent:

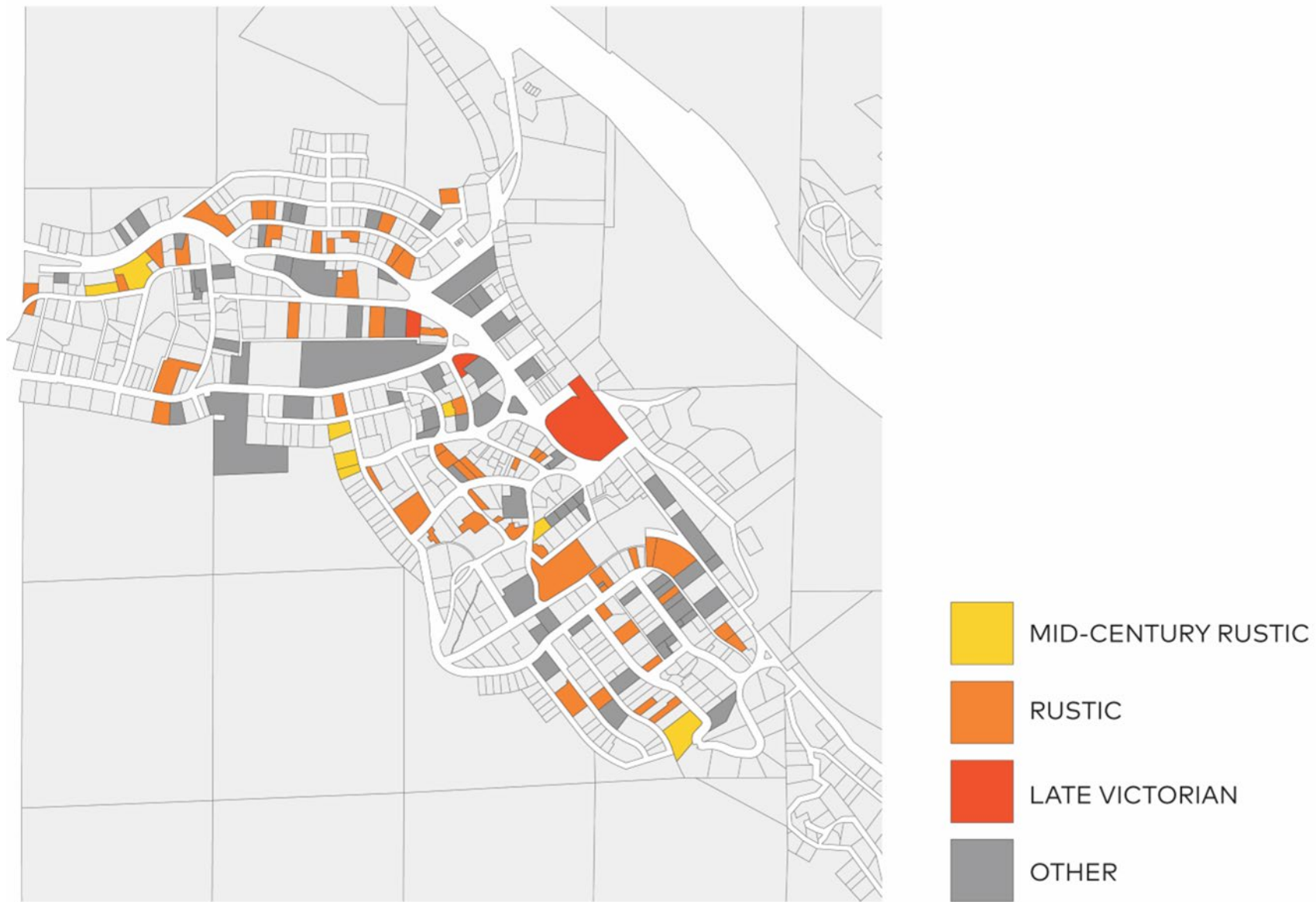
Board of Trustees Liaison: Mayor Todd Dixon

GMF Staff: Nate Scott (Town Clerk/Treasurer/Planner)

Agenda Item	Motion/Discussion	M/S	LM	AE	LB	RB	MF
1. CALL TO ORDER / Pledge of Allegiance/ROLL CALL	Meeting called to order at 6:31 Ann Esch and Lisa Bonwell not in attendance yet.						
2. AUDIO CHECK	Audio is good for Zoom participants.						
3. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Ann Esch arrives.	RB/MF	A			A	A
	Motion to approve agenda with the correction of moving New Business ahead of Old Business. Lisa Bonwell arrives.						
4. PUBLIC COMMENT	Ann Esch – expresses concern that she is not receiving all the email messages being sent to the rest of the commissioners.						
	Mayor Todd Dixon – Encourages the commission to look at minor site plan section of the Land Use code.						
5. APPROVAL OF MINUTES - October 11, 2022 Meeting Minutes	Motion to approve minutes as submitted.	RB/MF	A	A	A	A	A
NEW BUSINESS							
6. Presentation – GMF Historic Property Survey – Jesse Stroope	Mr. Stroope, along with guest Chelsea Rooney, gives a summary of the presentation (included as						

	attachment in minutes). General discussion about the definition of integrity, how this data can be used in the future. No formal action.						
7. Discussion for Recommendation – Town staffing for Planning	Rocco Blasi presents reasons to not have paid town staff dedicated to planning. Suggests the commissioners do the “brunt of the work” in lieu of spending money towards planning staff. Discussion about past PC practices, when Town didn’t have planning staff, including logistics of site visits, plan review. Discussion about staff’s budget proposals for staffing and contract planning and how that might supplement staff/PC for more complicated applications. Motion to recommend to the Trustees to not hire a town staff planner. Amended by Lisa Bonwell to include money to pay for a contract planner for more complicated applications as needed.	RB/MF	A	A	A	A	A
OLD BUSINESS							
8. Land Use Code Rewrite							
	a. Presentation of second draft, Land Use Code rewrite – Austin Flanagan Mr. Flanagan is not in attendance. The commission discussed Austin’s latest draft comments. Discussion of the timeline and meeting expectations for public comment. b. Discussion – Project Updates Nate presented an update on project expenses. Discussion about upcoming meeting schedules. No formal action.						
9. ADJOURNMENT	Meeting adjourned at 9:02 pm						

Very High and High Integrity by Style



2.3% of surveyed properties are **Late Victorian**
of those,

15% have **LOW Integrity**
30% have **MEDIUM Integrity**
30% have **HIGH Integrity**
25% have **VERY HIGH Integrity**

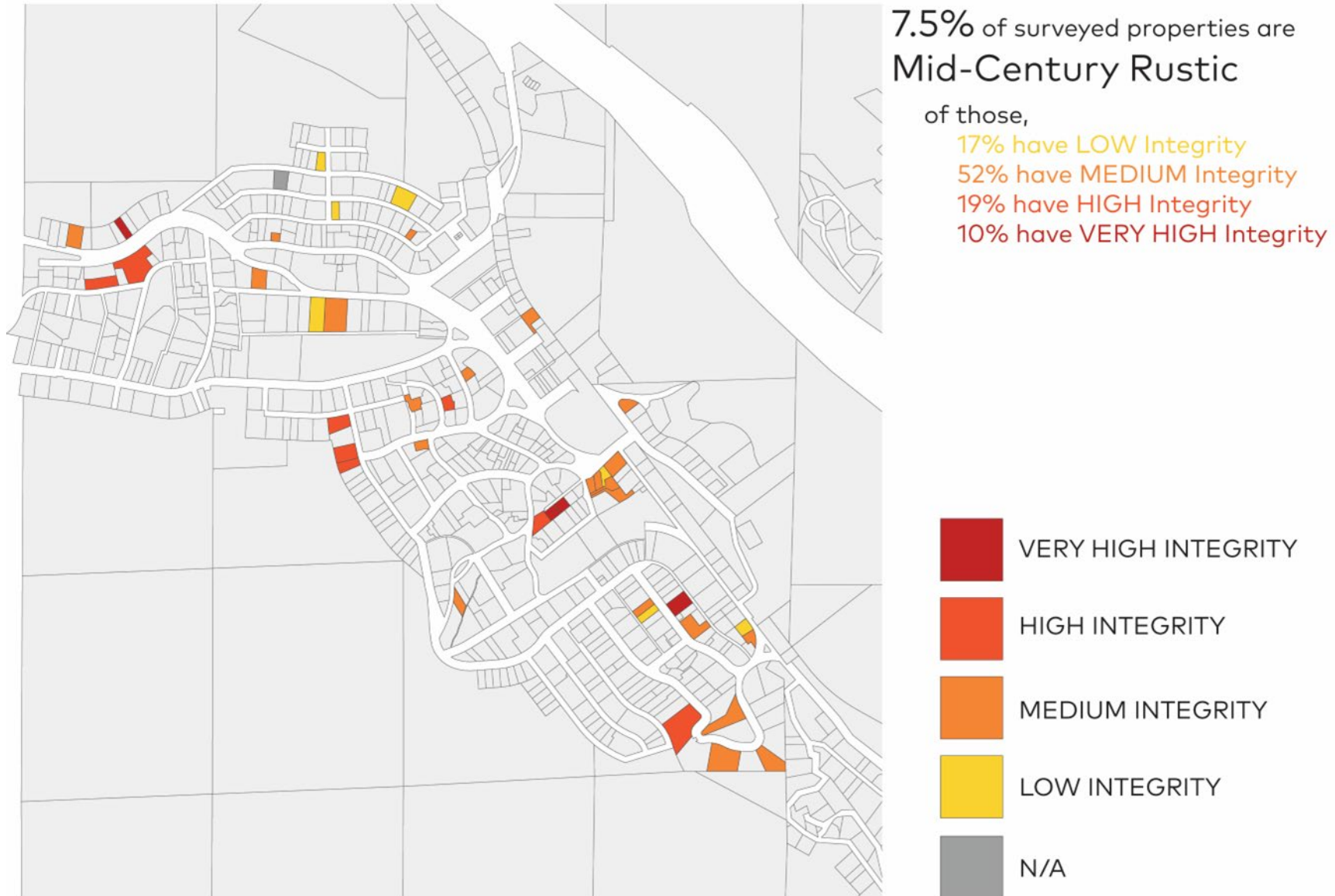
7.5% of surveyed properties are **Mid-Century Rustic**
of those,

17% have **LOW Integrity**
52% have **MEDIUM Integrity**
19% have **HIGH Integrity**
10% have **VERY HIGH Integrity**

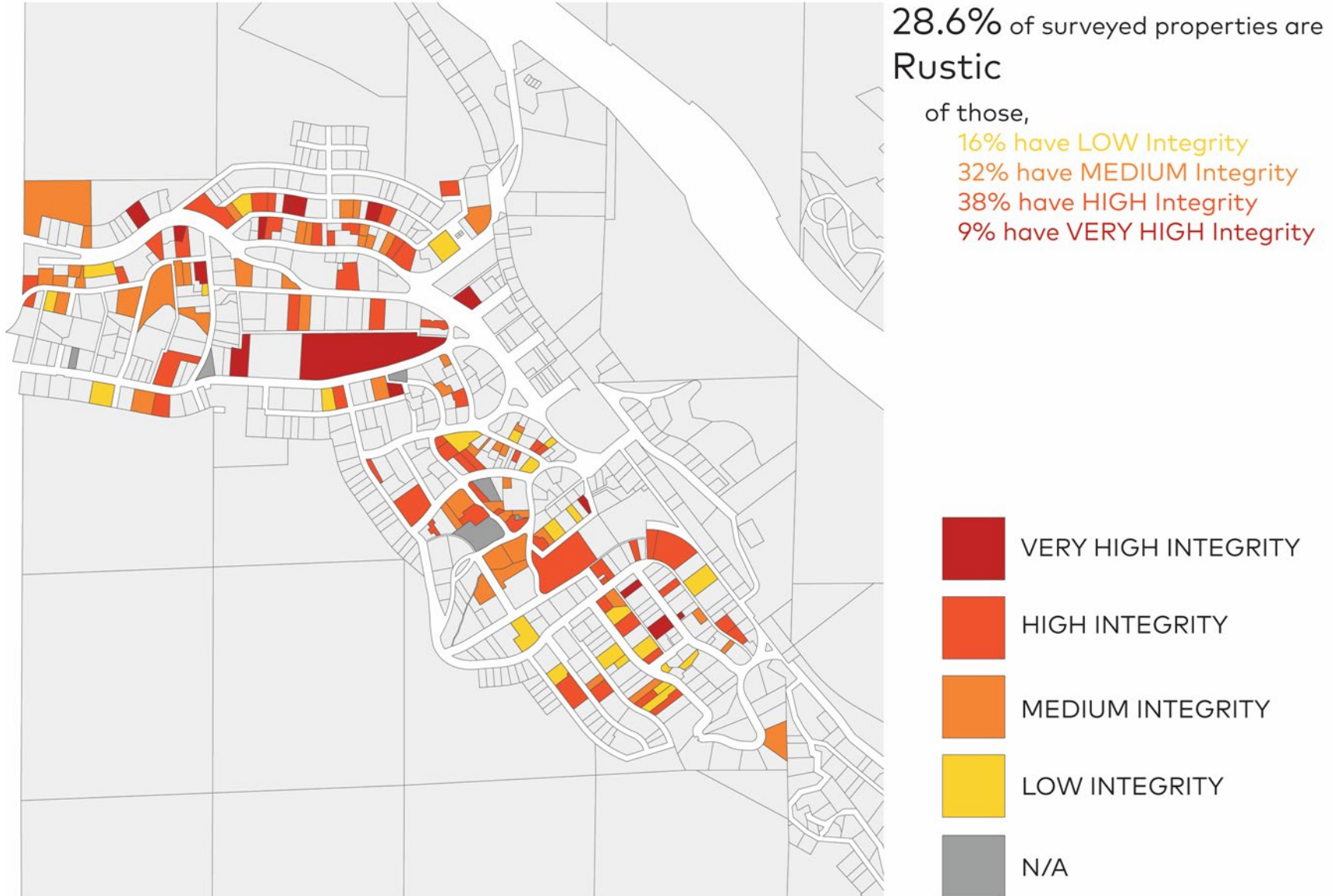
28.6% of surveyed properties are **Rustic**
of those,

16% have **LOW Integrity**
32% have **MEDIUM Integrity**
38% have **HIGH Integrity**
9% have **VERY HIGH Integrity**

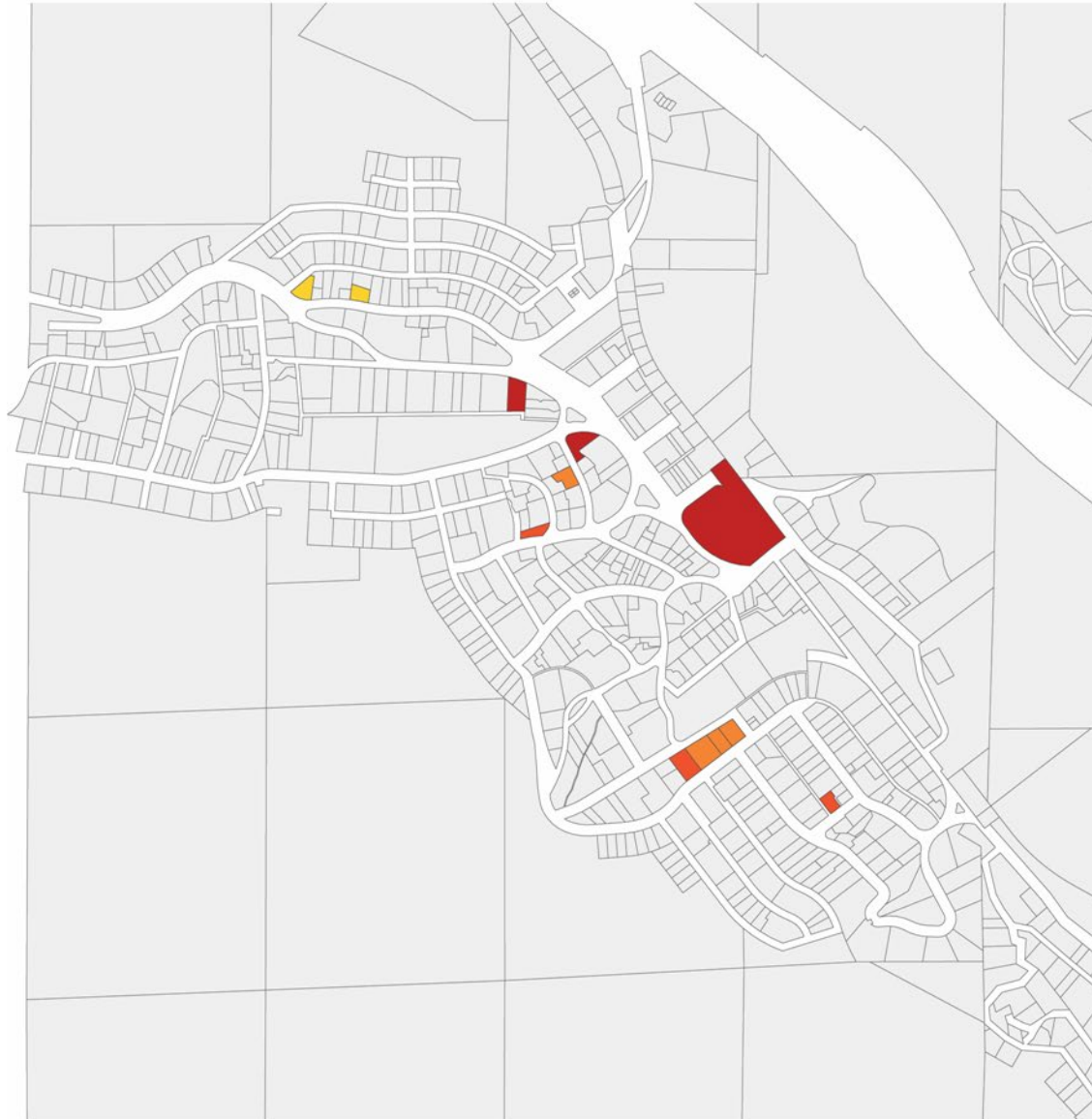
Mid-Century Rustic Parcels by Integrity Level



Rustic Parcels by Integrity Level



Late Victorian by Integrity Level



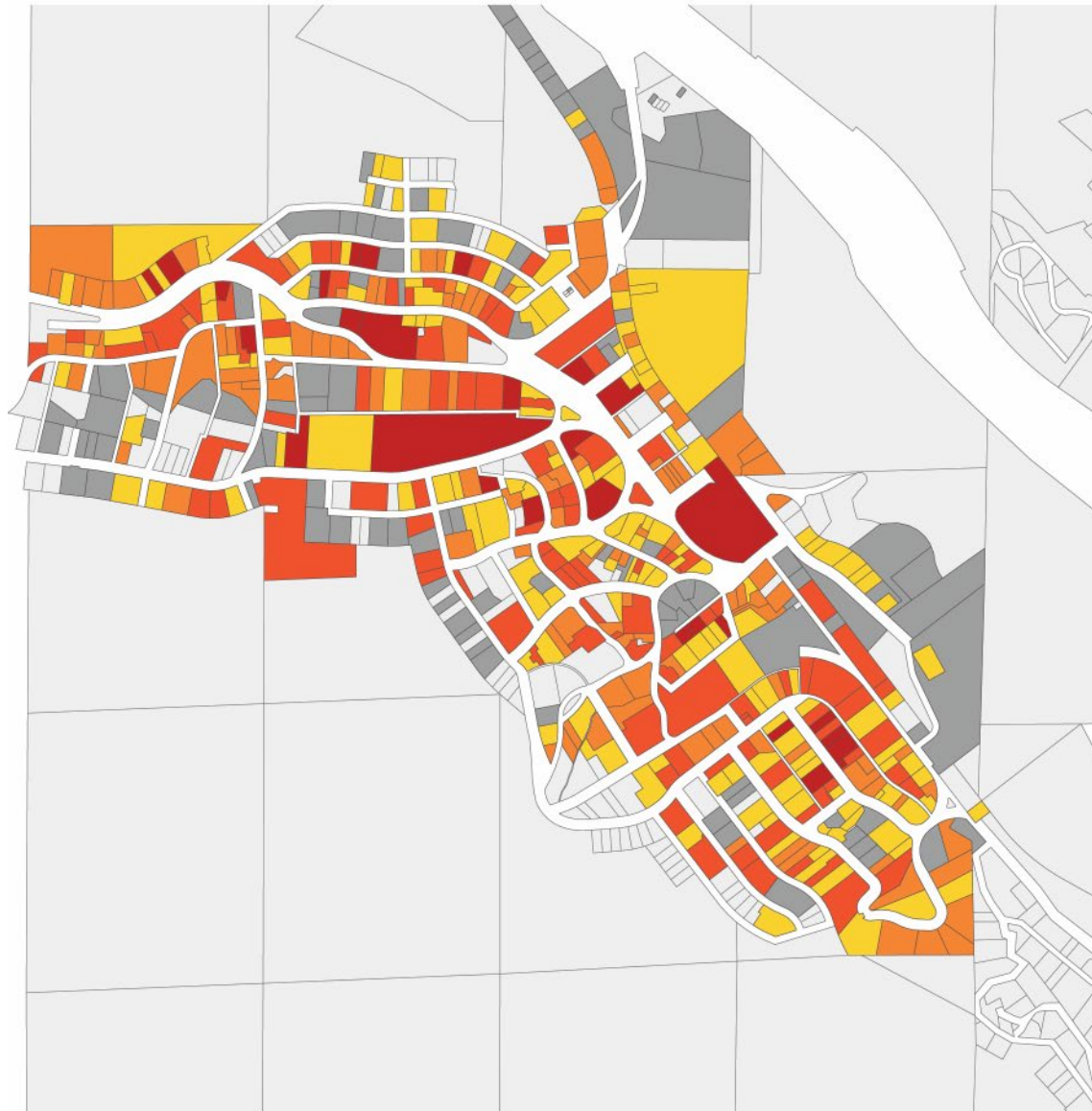
2.3% of surveyed properties are Late Victorian

of those,

- 15% have LOW Integrity
- 30% have MEDIUM Integrity
- 30% have HIGH Integrity
- 25% have VERY HIGH Integrity



Parcel by Integrity Level



- VERY HIGH INTEGRITY
- HIGH INTEGRITY
- MEDIUM INTEGRITY
- LOW INTEGRITY
- N/A