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**PLANNING & ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 5, 2008**

This meeting was called to order at 5:30 p.m. at Council Chambers, Coronado Hall located at 120 Civic Plaza Drive. This is the scheduled regular meeting of the Town of Taos Planning and Zoning Commission.

1. ROLL CALL

The following were present:

Planning Commission: Jim Thompson, Chairman
Joseph Cruz
Jim Pollard
Michael Silva

Historic Commission: Fred Robbins

Absent: Luis Reyes
Mark Gonzales
Cipriano Medina
Merlinda James
Zeke Tapia

Planning Department Staff present:

*Rudy Perea, Senior Planner
Matt Foster, Long-Range Planner
Melinda Vasquez, Admin. Asst.*

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was recited.

3. APPROVAL OF AGENDA

Matt Foster requested to make a presentation along with Mr. Dave DiCicco after Item 5. in regard to the proposed Chamisa Verde subdivision under the Smartcode.

No further amendments to the agenda

Commissioner Pollard made motion to approve the agenda as amended.

Commissioner Silva seconded the motion.

Commissioners voted yes verbally on the motion.

Motion carried unanimously.

1 **4. APPROVAL OF MINUTES OF February 6, 2008**

2
3 **Commissioner Thompson** noted a correction on page 7, line 15 and 18, the sentences
4 are the same, the first should read open and the second closed.

5
6 **Commissioner Pollard** made a motion to approve the minutes as amended.

7
8 **Commissioner Cruz** seconded the motion.

9
10 **Commissioners voted yes verbally on the motion.**

11
12 **Motion carried unanimously.**

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15 **Rudy Perea read the rules for public hearing.**

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19 **6. PRELIMINARY PUBLIC HEARINGS**

20
21 **A. Case No. P&Z2008-02**

22 **Town of Taos, property owner, Lee Gamelsky, Architect, agent;**
23 **requesting *Certificate of Appropriateness*, for new construction,**
24 **remodel and demolition of the Town Hall building, the property is**
25 **located at 400 Camino de la Placita; within the C-1 (Neighborhood**
26 **Commercial) Historic Overlay Zone of the Town of Taos.**

27
28 **Mr. Lee Gamelsky** is sworn in, explained that the staff report states that all conditions
29 have been met and that the project complies with design requirements, the only question
30 last month was on the location of the bike racks, the bike racks are location on the
31 southwest corner of the building and the other is inside the courtyard for staff. Outside of
32 that it should cover all previous questions.

33
34 **Commissioner Cruz** asked on the doors and windows, the staff report states that they
35 partially comply, on page 6.

36
37 **Rudy Perea** stated that if you read the first part of the section, it states that “Window
38 shapes, arrangements and types should be reminiscent of those found in historic
39 structures. Divided light windows are encouraged;” the reason he stated that they
40 partially comply is that it is encouraged and not mandated.

41
42 **Mr. Gamelsky** stated that also refers to the north elevation on the south elevations there
43 are divided lights with the windows and the north has smaller single pane windows.

44
45 **Commissioner Cruz** asked about the exposed metal roof, was not present last month,
46 there was some discussion that the building already has exposed metal roof, can you
47 point out that section of concern referred to in the minutes.

48
49 **Mr. Gamelsky** stated that there are existing metal roofs on the existing north side where
50 planning is located and that will not be changed. The new metal is only over the clear
51 story and pointed it out on the elevation drawing.

1 **Commissioner Cruz** stated that in the LUDC it states strongly encouraged, not shall, but
2 since this is a municipal building, the Town should be first to comply, although it does
3 not state shall.

4
5 **Mr. Gamelsky** stated that the proposed new metal roof will not be seen, the existing
6 metal roof will not be changed as part of the project.

7
8 **Chairman Thompson** asked if anyone found about the farmers market, that was a
9 concern last month.

10
11 **Mr. Gamelsky** stated he knows for sure that the Town officials are taking the farmers
12 market seriously and will accommodate them with several options, including the parking
13 area, the parking on the east side next to the library or even next to the elementary school.

14
15 **Rudy Perea** stated that the contractors will have to comply with a construction
16 mitigation plan submitted.

17
18 **Chairman Thompson** opened the application for public comment.

19
20 **No public comment noted.**

21
22 **Chairman Thompson** closed the public comment and entertained a motion from the
23 Commission.

24
25 **Commissioner Pollard** made a motion to approve, based upon all of the findings of fact
26 in the staff report.

27
28 **Commissioner Cruz** seconded the motion.

29
30 **Commissioners voting yes verbally on the motion: Commissioner Cruz,**
31 **Commissioner Silva, Commissioner Pollard, Commissioner Robbins.**

32
33 **Motion carried unanimously.**

34
35
36 **6. Matt Foster, Dave DiCicco** made an informational and visual presentation to
37 the Planning Commissioners; the subject of the presentation was the proposal to use the
38 existing Chamisa Verde subdivision to build it out under the Smartcode zoning
39 regulations, which would require both Commission review and Town Council approval.

40
41
42 **7. MATTERS FROM STAFF/COMMISSIONERS/PUBLIC**

43
44 **No matters presented for discussion.**

45
46 **8. ADJOURNMENT**

47
48 **Commissioners voted unanimously to adjourn.**

49
50 **Meeting minutes of March 5, 2008 prepared by: _____**

Melinda Vasquez, Planning Assistant