

Tinmouth Planning Commission

April 20, 2016

Minutes

Members present: Vito Macaluso, Bob Lloyd, Grant Reynolds, Amanda Vumbaco, Kevin Ruane, and Kim Harbaugh

Absent were Michael Fallar, Andy Gilmore, and Denise (Tess) McGinley

Others present: Barbara Noyes Pulling (Rutland Regional Planning Commission) and Gail Fallar, Sec.

Vice Chair Bob called the meeting to order at 7:33.

Agenda was reviewed, no changes made; minutes of 3/28/16 were read and approved as written, Kevin moved, Grant 2nded, all voted in favor.

Barbara explained that the PC needs to add a Flood Resiliency element to the Town Plan. It is now required by state law. There is a short version that identifies flood areas, stream banks and river corridors. The longer version would spell out measures the town can take to protect those areas (goals and action). Grant inquired whether an engineer would be required, Barbara replied that much of the information is readily available on the state's mapping system – Flood Ready Vermont- and on the Agency of Natural Resources maps. Members noted that the Tinmouth Channel (aka Clarendon River) is already protected by the town's Protection Zone as well as a 500 foot buffer area around the north end and 100 foot buffer around the southern end. The Poultney River starts in the Purchase as does Flower Brook which flows into the Mettowee River – these need to be addressed. Barbara noted that the current protection in the zoning regulations should be explained in the Town Plan. River corridor language is needed in the town plan as well as zoning regulations.

Members discussed process for amending the town plan – original goal was to add commercial solar project siting language – RRPC advised that the PC would need to at least briefly address flood resiliency in order to stay in compliance and approved by the RRPC. Ed Bove, Executive Director of RRPC had advised that they would help the PC through this process at no expense to the town. The town will hire RRPC for help with the five year update of the town plan after July 1st – there are a number of areas that need addressing – census, housing, inclusion of newly required elements, etc.

Barbara had reviewed the PC's proposed solar language, had a few suggestions, and advised that the RRPC was still trying to figure out how to advise towns given a recent Public Service Board decision regarding a solar project in Bennington. One decision says to be more specific, others have said town regulations were too specific. Need to address all energy projects, not just solar.

Members discussed whether to have a map showing areas where solar would be allowed, or how to describe them, Vito offered to take photos of the view sheds – Grant will assist. Bob noted that driving down a road is different than looking at a map. The PC needs to define what a good view shed is, develop criteria for it.

Work list for next meeting – Vito and Grant will take photographs; Grant will watch action in the Legislature; Bob will send VHCB criteria for solar development on conserved land; Grant will edit town plan solar language with Barbara's suggestions; and members will look over the flood resiliency information provided by RRPC.

Members thanked Barbara for her help.

Next regular meeting will be Wednesday May 25, 2016, 7:30 , due to conflicts with members schedules.

Meeting adjourned at 8:45 pm.

Respectfully submitted,
Gail Fallar, Secretary