

**Tinmouth Planning Commission**  
**December 5, 2016**  
**Minutes**

Members present: Bob Lloyd, Vito Macaluso, Amanda Chisamore, Denise (Tess) McGinley, Grant Reynolds, and Kim Harbaugh

*Absent were Andy Gilmore, Michael Fallar, and Kevin Ruane*

Others present: Gail Fallar, Sec.

Bob, as Vice Chair, called the meeting to order at 7:40.

Agenda was reviewed and approved; minutes of 10/24/16 were read and approved as written, all voted in favor. November and December meetings were combined to meet 12/5/16.

Grant presented information that he and Michael gathered at the VLCT's Fall Zoning and Planning Workshop. It was all about Act 174, the new state standards for town plan revisions in order for towns to achieve substantial deference status at Public Service Board energy hearings. Grant noted that individual towns do not have the capability to do this on their town. Regional Planning Commissions will have to do it. Bob advised that the Rutland Regional Planning Commission (RRPC) was already arranging workshops to help towns understand the standards, and urged members to attend if they could.

Bob presented maps he has been working on using state data to find constraints to siting energy (solar and wind). The state has known constraints – vernal pools, floodways, class 1 & 2 wetlands, significant natural communities, threatened and endangered species, wilderness areas, regionally or locally identified critical resources; some possible constraints – conserved land, deer wintering areas, forest block connectivity, as well as prime agricultural lands, hydric soils, geology, etc. When all of these are included on one map, most of the town is covered, and thus unsuitable using the current models. Members thanked Bob for his work on these maps.

Gail advised that the planning grant application had been denied. There is not enough money, and towns and cities with designated downtowns and village centers earn extra points in the scoring of the applications. As Tinmouth has neither and the center area would not qualify either, there is slim chance of getting another grant. The Select Board budgeted \$3,000 in this year's budget and the RRPC has agreed to work with the town to update the town plan for its September re-adoption.

Bob advised that there is a move under way for property owners who manage their forest/woodlands to sell "carbon credits", much in the same way as renewable energy credits are now.

Members moved the January meeting to the third Monday(the 16<sup>th</sup>), as the Conservation Commission has a program scheduled in Wallingford on the 23<sup>rd</sup>.

Meeting adjourned at 8:30 pm.

Respectfully submitted,

Gail Fallar, Secretary