

Tinmouth Planning Commission

June 15, 2017

Minutes

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

Absent were Amanda Chisamore, Andy Gilmore, and Kevin Ruane

Others present: Ed Bove, RRPC Executive Director, and Gail Fallar, Sec.

Michael called the meeting to order at 7:30. Agenda was reviewed and approved by consensus with Gail's addition of NeighborWorks/October Hill update; minutes of May 18, 2017 were read and approved as written, Bob moved, Tess 2nded, all voted in favor.

Ed reviewed elements of the town plan update, noting that all required elements are included, but that there is some jumping around of issues, some data is still outdated, some elements need goals, or policy/action items, and the formatting is not uniform. He also noted that the contract was only for \$3,000 and thus a full blown re-write by the RRPC was not in the offing. He asked what RRPC could do at this point to help. He also noted that many towns are now scaling down town plans to about half the size (our current version is around 80 pages). He suggested combining some issues/data sets.

Members expressed support for the larger plan; it includes much information about the town and planning in general, also noted that commercial energy and flood resiliency elements are now required, and the 2016 amendment added historical and cultural information. Ed noted that many plans are becoming more regulatory. It used to be the town plan was a plan and that zoning and subdivision regulations (that tracked the town plan) were the regulatory and enforcement entities. Grant noted that from a historian's perspective, the plan contains much information that will be most welcome years from now.

Members expressed concern with RRPC's work so far, a preliminary draft from March did not include all the census and other data updates needed. Bob and Grant have done much of the re-write, Bob is editing all changes and has re-formatted it to Word from the 2007/2012 version done in Publisher – took over 10 hours. Bob has also prepared newer maps.

Process for adoption was discussed, the Planning Commission has to post a 30 day warning for a hearing, then it goes to the Select Board who must wait at least 30 days to hold their hearing – but it only needs to be warned with 15 days notice. The Select Board cannot make any changes in the 15 days prior to the hearing. If they make any substantial changes, they must go back to the Planning Commission for review. The intent is to have both hearings so that the Select Board can approve/adopt the new updated plan by September 13, 2017, the expiration date of the 2012 plan.

Members discussed what to do with the remainder of the RRPC contract – extend it and use it for an energy update or other planning needs later in the year? Color copies of the new town plan? No decision was reached.

Ed suggested the town consider requesting Village Center Designation from the state. State planning grant applications give deference or extra points to towns with them. The chance of Tinmouth receiving more planning grants is slim to none without it. Members noted there really is no village center to designate.

Members scheduled a special meeting for June 28, 2017 to review and give final approval the 2017 Town Plan Update, tentatively set a hearing date for the new plan for August 3, 2017 – with no meeting

in July. Bob will compile all the suggestions, additions, typos, etc and have a clean copy available by June 25th. Members will review for their meeting on the 28th.

Gail relayed that she had advised an attorney for NeighborWorks/October Hill that their subdivision permit had expired or become void and they would need to re-apply for their PRD (planned residential development permit).

Meeting adjourned at 9:30 pm.

Respectfully submitted,

Gail Fallar, Secretary