

**Tinmouth Planning Commission**  
**July 20, 2017**  
**Minutes**

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

*Absent was Amanda Chisamore and Andy Gilmore*

Others present: Gregg Over and Gene Felder from NeighborWorks/October Hill, Sherry Johnson, Chip Wright, Megan Esslinger, Jeb Smith, Sunshine Hance and her daughter Samantha, and Gail Fallar, Sec.

Michael called the meeting to order at 7:30. Reviewed agenda – no additions, and approved minutes of June 15, 2017 and June 28, 2017 – Bob moved and Grant 2nded, all voted in favor.

Gregg advised that NeighborWorks Executive Director Ludy Biddle was unable to attend due to have her appendix removed that morning. He presented NeighborWorks/October Hill LLC's application to reconstitute (merge) the current four parcels into a 9.69 acre parcel, create a new five acre parcel and add the remaining 4.69 acres to the first lot of .32 acres currently owned by Smith/Esslinger. The second house would be built on the original location due to the well and electric already having been done there. Members inquired about more details on the survey (yes, this meeting is to get a general feel for the project); whether reducing the number of houses was okay with the original donor of the property (Mr. Wright advised that it was); will the houses still have affordability covenants (yes); who will enforce (NWWVT); are the current owners of the first lot amenable to the change (Megan and Jeb said they'd just heard about it, but yes); and Gregg advised that their would be easements for the shared driveway and septic field (state permit will be amended).

Michael moved to accept preliminary information and move the application to a hearing, Bob 2nded, all voted in favor. Hearing date of August 8, 2017 7:30 PM was set.

Members talked about RRPC's suggestion to apply for Village Center Designation, Bob provided copies of maps from Middletown Springs and Tinmouth's Historic District as a starting point. Members discussed possible boundary lines and wanted to know what are the advantages and disadvantages – so decided to ask Ed Bove, of RRPC to attend their September meeting before bringing the proposal to the Select Board.

Next meeting are the Hearings scheduled for August 8<sup>th</sup>, for both the Town Plan and October Hill's subdivision application. No other meeting in August.

Meeting adjourned at 8:10 pm.

Respectfully submitted,

Gail Fallar, Secretary