

Tinmouth Planning Commission

May 18, 2015

Minutes

Members present: Michael Fallar, Amanda Vumbaco, Bob Lloyd, Denise McGinley, Kim Harbaugh, Andy Gilmore, and Vito Macaluso.

Absent were Kevin Ruane and Grant Reynolds.

Others present: Gail Fallar, Secretary

Michael called the meeting to order at 7:35. Agenda was reviewed, no additions.

Minutes of 4/27/15 were read and approved as written with a correction to change 'lost' to lots.

Kim presented information regarding acreage needed for solar projects, members discussed what size project should require review, future solar panels may generate much more energy in a smaller space, etc. Most felt no special conditions were needed if the project was sited on less than ½ an acre.

Bob reported that the Legislature passed a bill that gave some authority to towns regarding solar project siting - party status in the Public Service Board review and screening, and created statewide setback requirements.

Vito expressed concern with a recent news article regarding screening (lack thereof) and also advocated for an overlay district amendment to the zoning regulations that would set conditions for commercial solar projects. Members thought a project that generated more than 150 Kw should require a conditional use permit and review by the Board of Adjustment.

Members discussed process – Town Plan needs to be amended first, then Zoning Regulations get amended to enforce what the Town Plan specifies – though it was noted that some state agencies are now requiring more detailed specifics in town plans and less generalities.

Kim expressed concern with new energy technologies – he will look at power transmission behind the scenes – to help the PC determine if amendments need to occur sooner than later.

Bob also advised that the Rutland Regional Planning Commission wanted to know if Tinmouth was interested in applying for a state grant to revise the Town Plan which is due for re-adoption in 2017 (State requires review and re-adoption every five years). Members noted that the RRPC had found the 2012 Town Plan had several areas that needed consideration and attention given new state requirements, as well as updating census and other data, and so decided work needed to begin sooner than later and a grant to get assistance would be in order.

Next meeting was set for June 22nd, to include a subdivision hearing for Marshall Squier's one lot proposal at 789 Route 140.

Meeting adjourned at 8:45 pm.

Respectfully submitted,

Gail Fallar, Secretary