

Tinmouth Planning Commission
March 28, 2016
Minutes

Members present: Michael Fallar, Amanda Vumbaco, Vito Macaluso, Grant Reynolds, Bob Lloyd, and Kevin Ruane

Absent were Andy Gilmore, Kim Harbaugh, and Denise (Tess) McGinley

Others present: Kathy Hepburn Halford and Gail Fallar, Secretary.

Michael called the meeting to order at 7:30.

Annual Re-organization: Michael was re-elected as Chair (he advised it would be only for one more year), Bob was re-elected Vice Chair, and Gail was re-appointed Secretary. All were nominated, seconded and approved by voice vote, no other nominations having been made.

Agenda was reviewed, no changes made; minutes of 2/29/16 were read and approved as written, Bob moved, Grant 2nded, all voted in favor.

Hearing for Kathy's application to amend the Hepburn PRD Permit #2006-3 was called to order. Gail explained the amendment was to resolve the issue of an arena being built that straddled property lines. The PC had approved a boundary adjustment in 2012, but as the conditions of that approval were not met, it became void, (5 of 8 conditions were met). This will allow Phil Hepburn, owner of Lot 7 to transfer .07 acres to the Estate of Faye Hepburn (Lot 4), which then allow the arena to set on just one lot (#4). Members discussed history of the PRD (Planned Unit Development) for new members, from the original in 2006 to 2012 when the arena was built to the current application.

Gail noted that as Zoning Administrator, she was not allowed to approve a boundary adjustment in this case, as Lot 7 would become non-conforming. It is smaller than subdivision regulations allow as it was part of the original PRD that provided for smaller lots to enable the farm to be conserved and as such was a conforming lot, transferring the land that the arena sits on would make it non-conforming and thus need PC approval. She also noted that issues involving the Vermont Land Trust and others involved in the original conservation were not the prerogative of the PC and should be left to those parties to resolve.

Kevin moved to approve, Vito 2nded, Bob recused himself as he was instrumental in the original PRD, application was approved by five voting in favor. Grant reminded Kathy that a Mylar of the approved survey had to be filed within 90 days.

Members expressed concern with future projects that dealt with affordable housing, given that the arena is located very close to the affordable housing lot, and that could affect its salability, and perhaps the conservation restrictions should include a clause to allow for small boundary adjustments (this one did not).

Members discussed Flood Resiliency language provided by the Rutland Regional Planning Commission, will review in detail at its April meeting.

Members discussed Grant's updated proposal for solar language for the Town Plan. It is troublesome to try to determine where commercial solar projects should be allowed versus where it should not. Hard to create a map, which landowners will be affected, some areas are visible from the road, some are not, some folks support solar development, some do not, will the recent upgrade of Green Mountain Power's 46,000 KW line allow for a substation and make it available for a local project to hook into it? What are other towns doing about solar development? Members decided to wait until the Legislature adjourns in May to see what might happen with solar and wind siting criteria, etc.

Next regular meeting was moved to Wednesday May 20, 2016, 7:30 due to member's conflicts with the 4th Monday.

Meeting adjourned at 8:50 pm. Respectfully submitted,

Gail Fallar, Secretary