

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

Members present: Michael Fallar, Bob Lloyd, Vito Macaluso, Amanda Chisamore, Kim Harbaugh, Grant Reynolds, and Andy Gilmore

*Absent was Denise (Tess) McGinley and Kevin Ruane*

Others present: Michael Brown, Barbara Noyes-Pulling (Rutland Regional Planning Commission-RRPC), and Gail Fallar, Sec.

Michael called the meeting to order at 7:30. Agenda was reviewed and approved; minutes of 3/16/17 were read and approved as written, all voted in favor.

Mike Brown was present to discuss a proposed subdivision of his 20 acres on East Road. He has a pre-existing narrow long lot, members looked at his survey, made suggestions for him to consider. He inquired about a variance of lot size – lot sizes cannot be varied, setbacks can. Each lot needs five acres. He will think about the options and return with a plan.

Barbara apologized for the mix-up on question #8 of the online survey monkey – though it does appear that the tabulated answers are different than the answers to #6 (online it was basically the same question – the paper version had a much different question). Members discussed the survey results briefly, noting that the graphs are unclear and inaccurate in some instances, better to rely on the actual numbers.

Barbara presented six maps dealing with energy – solar, hydro, biomass, state recognized constraints (wetlands, wildlife habitat, rare and irreplaceable natural areas), current energy sources, and local constraints – conserved land and land enrolled in the state's Current Use program. There were issues with some of the maps, the southern end of the Class 1 wetland was not included, the town's boundary was not correct, all Current Use properties were not included. Bob had prepared a new local constraints map, with those corrections, he will send it to RRPC. A local constraints map will be included in the new town plan, which will show where renewable energy will be discouraged (constrained) and where it is preferred.

The regional energy map for Rutland County includes an overlay of areas within a mile of 3 phase power lines – there is only the slightest tip of one of those near the town line of Wallingford on West Hill Road.

Members scheduled a special meeting for Saturday, May 6<sup>th</sup> in order for members to review the current town plan to determine what else needs updating from a local stand point – number of students in the school for instance. Barbara has edited information available at the RRPC level. She will be the official keeper of changes to the Town Plan – need to have it ready for public hearings beginning in July. Steve at RRPC will update the maps as part of the re-adoption process.

Barbara invited members to attend the wrap up of the High Meadows grant regarding flood resiliency which will take place in Pawlet on April 26<sup>th</sup>. The grant involved Tinmouth, Danby and Pawlet.

Next regular meeting was scheduled for May 18th, 2017.

Meeting adjourned at 9:15 pm.

Respectfully submitted,

Gail Fallar, Secretary