

Tinmouth Planning Commission

August 8, 2017

Minutes

**Hearing for Town Plan; Hearing for October Hill LLC/NeighborWorks Subdivision;
and regular monthly meeting**

Members present: Kim Harbaugh, Bob Lloyd, Michael Fallar, Grant Reynolds, and Vito Macaluso
Absent was Amanda Chisamore, Andy Gilmore, Denise (Tess) McGinley, and Kevin Ruane

Others present: Susan Lloyd, Ed Bove – Executive Director Rutland Regional Planning Commission,
Laurie Phillips, Gregg Over and Gene Felder from NeighborWorks/October Hill, Gail Fallar, Sec.

Michael called the meeting to order at 7:30. Reviewed agenda – no additions, and approved minutes of July 20, 2017 – Bob moved and Vito 2nded, all voted in favor.

Michael opened the Hearing for the Town Plan. Discussion concerning adding a revision to the public facilities map to include a Village Center Designation caused a kerfuffle so members paused this hearing to open the Hearing for the October Hill LLC/NeighborWorks subdivision.

Gregg Over presented the final plan, 5.005 acres for each lot, engineer's final drawing regarding the shared septic system, affordable housing covenants will follow the new lots. Michael read the through the subdivision checklist, members noting all had been met or were not applicable in this application.

Laurie Phillips, adjoining landowner across the road, raised concerns with water leaving the development and ponding on her property. She further advised that a vegetative buffer had never been planted as was promised 10 years ago when the project was first proposed. She felt when Bare Naked Pond was filled in that caused the water to enter upon her land.

Gregg advised that there was no water in Bare Naked Pond when it was filled with stumps and other excess material. The culvert across Mountain View Road was in place before the October Hill Project was proposed. Laurie agreed it had been there for years, but now there was water coming through it.

Members discussed whether this applied to this application, whether an engineer was needed to determine where the water was coming from that is ponding on Laurie's lawn, whether a condition could be added to the permit – Subdivision Regulations clearly state that storm water has to be addressed, etc.

Bob moved to close the Hearing, Vito 2nded all voted in favor. Members returned to this discussion further in the meeting.

The Town Plan Hearing was un-paused. Bob spoke to the Village Center Designation – it is in the Town Plan as a to-do, so he developed the map to include in this update of the Plan. He started with the Historic District and enlarged it to include the Snack Bar, Community Center, and the town's land to the east which includes the town garage and transfer station. He noted it meets the State's definition for a Village Center, reading from the application guidelines. He reminded members that he had spent a good deal of time on the last planning grant application, only to learn that it wasn't approved in large part due to lack of "points", which having a Village Center Designation adds.

Ed advised that the State makes the final determination regarding the actual center area location. He also noted that the Designation provides tax incentives to private property owners to improve and revitalize efforts to maintain a village core. There is also preferential treatment from the State regarding other state regulations. The Designation cannot be applied for without it being in the Town Plan, and as the Town Plan is now being updated and re-adopted, it's the right time to do it. He also advised that it does not require the Town to do anything once the Designation has been approved.

Bob moved and Kim 2nded to add the new facilities map. Kim moved to remove the word "support" in the language dealing with the Village Center Designation – it died for lack of a second. Members then all voted in favor to add the map.

Hearing for the Town Plan was closed, Michael will present it to the Select Board at their next meeting.

Bob thanked members for their hard work on the Plan, and members thanked Bob for all his efforts. Members decided to further discuss the October Hill LLC subdivision application (instead of trying to arrange another meeting). Should the PC advise the Select Board or the Road Commissioner that there is a water problem there? Can anything be done to determine where the water is coming from, can it be diverted somewhere else? Neighbor Works should be encouraged to try to find a solution.

Bob moved to approve October Hill LLC/NeighborWorks application (17-01) with a condition, Vito 2nded.

The condition is the same as #19 in the original permit: *The applicant shall make every effort to ensure that all storm-water runoff either generated on or passing over the project site be treated, dissipated, and diverted in such a way as not to cause any adverse impact upon adjoining properties or waters of the state.*

All voted in favor.

Next meeting was set for September 21, 2017 at 7:30 pm.

Meeting adjourned at 9:00 pm.

Respectfully submitted,

Gail Fallar, Secretary