

**Tinmouth Planning Commission**  
**November 30, 2015**  
**Minutes**  
**Zoning Amendment Hearing and Regular Meeting**

Members present: Michael Fallar, Vito Macaluso, Amanda Vumbaco, Kevin Ruane, Denise (Tess) McGinley, Andy Gilmore, Grant Reynolds, and Kim Harbaugh.

*Absent was Bob Lloyd.*

Others present: Gail Fallar, Secretary.

Michael called the hearing/meeting to order at 7:35.

There was no public present, no public comments. Gail reported there were no comments from the regional planning commission, the state, or adjoining communities – all of which were sent copies and notice.

Grant moved and Tess 2nded to approve the proposed amendments, all voted in favor. Hearing closed at 7:45.

The Agenda was reviewed, added reports from Kim and Gail on respective meetings attended. Minutes of 10/26/15 were read and approved as written.

Kim reported on the VLCT Planning and Zoning Solar workshop he attended in Montpelier. Issues dealt with included making sure screening of projects occurred on the project property; developers have to comply with other town permits even if the Public Service Board grants approval of a project; the town needs to “name its treasures” if they want them protected – for instance Frog Rock, scenic vistas, historic places, resources – in the town plan and zoning; there is a 45 day period to respond to a proposed project – don’t wait; what would be objectionable to an “average” person has been skewed by the PSB saying voters are not average, they affected persons (this is being appealed); and as subsidies are being cut, and as communities are becoming more savvy, developers are moving to more remote locations. Michael thanked him for the report and attending.

Gail advised that a land owner reported speaking with Green Mountain Power line crew who were working on upgrading the 40kw transmission line running from Proctor to the quarry in Danby who told him that GMP was planning (and had been for some time) on extending that line to Pawlet as some point in time to create a loop. GMP representatives attending a planning commission meeting in February, 2015 assured the town it was a transmission line only, with a very low chance of anyone being able to tap into it.

Gail reported on the webinar she watched regarding storm water management – VLCT has a model that towns can use as a separate ordinance or incorporate its 7 pages into zoning/subdivision regulations. It seemed designed for more urban areas and subdivisions. May be appropriate to review draft model when zoning regulations are updated in the future.

Members continued review of draft solar language for the Town Plan, Grant will provide his list of historic places in town. He also volunteered to write an article for Front Porch Forum and the *Tales* explaining the proposed changes to gauge reaction by town folks. Bob will be asked to draft a map showing where solar development will be allowed (or not).

Gail noted that the Rutland Regional Planning Commission had advised that there were a couple of other issues that would need to be addressed when amending the town plan to keep the regional commission’s approval of the amended plan.

Next regular meeting is December 28<sup>th</sup>.

Meeting adjourned at 8:35 pm.

Respectfully submitted,

Gail Fallar, Secretary