

**Tinmouth Planning Commission**

**June 22, 2015**

**Minutes**

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

Others present: David Scribner, Tom Peters, Susan Sargent, Marshall Squier, Ali Jenkins, Michael Jenkins, and Gail Fallar, Secretary.

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

Minutes of 5/18/15 were read and approved as written.

Michael then opened the hearing for the Peters/Sargent request for an exemption from Tinmouth Subdivision Regulations. They would like to create an 1148 acre forested parcel that is protected from subdivision and development as it is conserved through the Vermont Land Trust. There remains 165 acres where the farm and several houses now exist. PC members reviewed Subdivision Article III. After discussion, Bob moved and Tess 2nded to approve the exemption for the forested parcel. All voted in favor. Members authorized Michael to sign exemption document. Hearing closed. Application # 15-01.

Michael opened the hearing for Marshall Squier's one lot subdivision at 789 Route 140. The proposal creates a 5.11 acre parcel fronting on Rte 140. There will be a 30 foot right of way up the middle of the lot to the existing house which will remain with the other 56.75 acres. The new lot is located in the Rural Residential zoning district (five acre minimum lot size). PC members reviewed the subdivision checklist, discussed the project, then Bob moved and Tess 2nded to approve the application. All voted in favor, Michael abstained as Chair and as nephew of the applicant. Application # 15-02.

Gail briefed PC members regarding a Flower Brook watershed project that will involve the Poultney-Mettowee Natural Resource Conservation District and the towns of Tinmouth, Danby and Pawlet. Tinmouth is a headwater for Flower Brook; as well as for the Poultney River and the Tinmouth Channel (Clarendon River) two other watersheds.

Next meeting was set for July 20<sup>th</sup>, to allow Hilary Solomon from the Poultney Mettowee Natural Resource Conservation District to attend and further explain the new watershed resiliency grant project.

Members continued discussion of solar development, whether the Town Plan needed an amendment now or could it wait until the Plan is updated in 2017. Some members felt there was little possibility of a commercial project and so it could wait, others thought it prudent to act now and be on the safe side. Not that the Public Service Board is required to follow Tinmouth's Town Plan. New legislation does allow towns to create set back and screening rules. Members will review Rutland Regional Plan language provided by Bob for their next meeting.

Meeting adjourned at 8:30 pm.

Respectfully submitted,

Gail Fallar, Secretary