

**Town of Tinmouth
Select Board
Special Meeting and Hearing for Proposed Zoning and Subdivision Amendments
August 23, 2018**

Members present: Frank Sears, Michael Fallar, and Cathy Reynolds

Others present: Sherry Johnson, Kim Harbaugh, Beth Carroll, David Birdsall, Bob Lloyd, Grant Reynolds, Jo Reynolds, Clayton Morris, Eric Buffum – Road Commissioner, Chuck Bronk, Vito Macaluso, Doug Fontein and Gail Fallar – Select Board Assistant

Frank called the meeting to order at 7:00 pm. Hearing for proposed amendments of Zoning and Subdivision was opened. Frank read the warning. Michael, as Planning Commission (PC) Chair, briefly explained that the amendments were mostly to bring the regulations in line with the newly updated Town Plan which had removed planned unit development due largely to issues that arose with all three PUD's that had been permitted over the past 15 years. Other members of the PC present were Grant, Vito, Bob and Kim.

Beth Carroll expressed concerns about the amendment to remove the setback from the lake requirement on decks that were attached to a dock. It was explained that the decks would be limited to 300 square feet or less, and the amendment was created in large part as the Zoning Board of Adjustment had a couple applications for waivers to allow that to happen and the ZBA felt it should be permitted by the Zoning Administrator and not have to apply to the ZBA. There was much discussion about protecting the shoreline, whether the state would grant a permit for such a deck, the need to care for the lake in its entirety, the need to have advised all lake property owners about the proposed change, etc.

Cathy moved to move forward with the proposed amendments, but split them into two questions, one about the PUD's and the other the change to the Lakeshore District. Michael 2nded, all voted in favor. Hearing closed at 7:23 pm. Voting will be warned to coincide with the General Election in November. The Select Board asked the PC to reach out with education in *Tales of Tinmouth* and on Front Porch Forum to explain the amendments.

Agenda was reviewed, added tax sale update and moved Bob to the top.

Minutes of June 14, 2018 and July 12, 2018 were approved as written. Frank moved and Cathy 2nded, both voted in favor.

Meeting adjourned at 9:02 pm.

Respectfully submitted,

Gail Fallar
Select Board Assistant