

Tinmouth Planning Commission
June 17, 2021
Virtual Meeting Due to the Corona Virus
Minutes

Members present: Michael Fallar, Bob Lloyd, Vito Macaluso, Andy Gilmore, Kim Harbaugh, Pat Psholka, Rainbow Squier, and Larry Carabeau (at 7:08 due to computer issues)

One vacancy

Others present: Kim Young, Sherry Johnson, and Gail Fallar, Secretary

Michael called the meeting to order at 7:03 and welcomed everyone. First item of business was the annual re-organization. He called for nominations for Chair, Pat nominated Michael, Kim nominated Rainbow. Roll call vote: Michael received 4 votes (Andy, Pat, Vito and Michael), Rainbow received 3 votes (Kim, Bob and Rainbow). Michael was re-elected as Chair. Michael nominated Bob for Vice Chair – no other nominations, Bob was re-elected as Vice Chair. Gail was nominated for Secretary – and as no one else volunteered – Gail was re-appointed Secretary.

Members reviewed the agenda, Bob asked to add Village Center Designation, it was added.

Minutes of 11/19/20 (last meeting) were approved as written, Bob moved, Rainbow 2nded, all voted in favor. There were no meetings in the interim as non-essential meetings were cancelled due to the pandemic. This is essential as there is a proposed subdivision to consider.

Kim Young explained her request for a waiver to have her four lot subdivision treated as a minor subdivision. PC had authorized proceeding with a 3 lot proposal at its November meeting. In the interim, Kim Young had decided to also create a lot for her daughter. 4 lots are defined as a major subdivision. Members reviewed the requirements and differences between minor and major subdivisions – this proposal does not have features of a major – there is an existing driveway that will be used for the log house and the second small lot – mobile home and farm house have existing driveways, there are dwellings already on 3 of the lots, there are no proposed public parks, or roads, etc. Kim Y. stated that she is working on keeping the remainder of the farm in agriculture, having planted fruit trees and berries this past spring. Bob moved to grant the waiver request to treat as a minor subdivision, Pat 2nded, all voted in favor. PC advised Kim Y. that there needed to be a deeded 25 foot right of way for the log house and the undeveloped lot shown on the survey, and that the current driveways for the farm house and the mobile home also needed to be shown. PC decided to hold formal hearing on July 15th at 7:00 and it would be in-person as the Governor has relaxed Covid restrictions. Kim Harbaugh advised he will participate via Zoom.

Planning Commission vacancy created by Grant Reynolds' passing. Members discussed finding a replacement to recommend to the Select Board. Several names were suggested, members will speak with them to see if they are willing before the next meeting, and ask if they would like to attend. Select Board makes the final decision, PC just recommends.

Grant was also on the Zoning Board of Adjustment, so there is a vacancy there as well.

Members discussed duties of the ZBA, Vito and Bob are current members, Michael advised that he was willing to serve if no one else on the PC was interested – no one was.

Village Center Designation Update – Michael noted that Bob had provided excellent maps. Bob spoke to them both – the State prefers the Village Center not be too large, members wanted to include current businesses (there is one to the north of the town green) and the town’s land south of the town garage/salt shed area (the town’s Conservation Commission (CC) is considering recreational uses for it). Rainbow (CC Chair) spoke to the CC’s suggested uses – trails, frisbee golf, picnic area, pickle-ball court, etc. A walking access is being worked on so that users do not have to access the town garage area for parking.

Michael noted that the primary benefit to the Village Designation is to enable the town to be able to obtain planning grants in the future – those without it, have a lower score. It will also enable businesses in the center more opportunities. It was suggested that the house on the other side of the town garage lot be included as a possible future business use.

Bob noted it was easy enough to change the maps, he will submit them to the Rutland Regional Planning Commission for their input. He reviewed the steps needed – Select Board approval, notice to the regional planning commission and economic development group, have the RRPC confirm the town’s planning process, provide photographs (he will take those) and have the town plan address the issue – which the PC did when it last amended it. There are no major hurdles.

Bob was thanked very kindly for his work on this project.

Next meeting will be July 15th to include the hearing for the Young subdivision. PC meeting will follow the subdivision hearing. Members noted they were looking forward to meeting again in person.

Meeting adjourned at 8:15 PM.

Respectfully submitted,
Gail Fallar, Secretary