

Tinmouth Planning Commission
October 21, 2021
Minutes

Members present: Judy Gilmore, Andy Gilmore, Vito Macaluso, Rainbow Squier, Michael Fallar, with Kim Harbaugh, Bob Lloyd and Pat Psholka via Zoom

Absent: Larry Carabeau

Others present: Alan Gilmore, Peter Gilmore, Sherry Johnson (Zoom) and Gail Fallar, Secretary

Michael called the meeting to order at 7:05 and welcomed everyone.

Members reviewed the agenda, added Inkley/NeighborWorks inquiry.

Minutes of 9/16/21 were approved as written.

Village Center Designation Update – Bob reported on the meeting with the State Board. He gave a brief statement, and Rutland Mayor Dave Allaire provided support, and then State Board voted to approve. Tinmouth now has a Designated Village Center. Everyone thanked Bob for his work on this accomplishment.

Alan requested permission for the Gilmore Farm LLC, to proceed with a subdivision application for the 4 acres excluded on the former Hod Hepburn farm, as the remainder of the farm and the Gilmore home farm had been conserved through the Vermont Land Trust. Gail advised that the Planning Commission in 1980 had allowed for 10 acre parcels in a 25 acre minimum lot district as 1200 other acres were conserved as part of that project. The Town hired an attorney at the time to ensure it was proper and allowable. After brief discussion, Pat moved and Bob 2nded to allow the subdivision to proceed. Judy and Andy recused themselves as family members, all others voted in favor.

Doug Inkley sent an inquiry about how to proceed with transferring five acres from NeighborWorks/October Hill to Tinmouth Properties. The PC had previously approved allowing the affordable housing project to create two five-acre parcels (in lieu of the ¼ acre lots with 8 acres of common land), but through negotiations between the Inkleys and NeighborWorks, the lines would be modified so that the driveway will all be on the lot with the existing house. Members decided it needed to come before them for review as the deeds were never created in the 2 parcel scenario, so a boundary adjustment could not be the solution. Hope to have the application for a hearing on November 18th.

Subdivisions are still in progress. Scribner hopes to be ready for the November PC meeting.

Members discussed ARPA money (American Recovery Plan Act) and how the town should spend the \$177,000 it will receive. Suggestions included fixing the old creamery, creating a recreation area and connecting it to the old creamery, affordable housing, creating an emergency management center at the new town garage (funds cannot be used for a new town garage), among others. More details for possible uses need to be obtained, but PC wants to help the Select Board with exploring ideas. The town office is the current emergency command center – a backup generator has been suggested there as one possible use.

Next meeting will be November 18th.

Meeting adjourned at 7:45 PM.
Respectfully submitted,

Gail Fallar, Secretary

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