

Tinmouth Planning Commission  
November 19, 2020  
Virtual Meeting Due to the Corona Virus  
Minutes

Members present: Michael Fallar, Vito Macaluso, Pat Psholka, Kim Harbaugh, Bob Lloyd, Rainbow Squier, and Grant Reynolds

*Member absent: Larry Carabeau and Andy Gilmore*

Others present: Kim Young, Howard and Debbie Buffum, Joe Buffum, Sherry Johnson, and Gail Fallar, Secretary

Michael called the meeting to order at 7:03. Members reviewed the agenda, no changes.

Minutes of 3/12/20 were approved as written, Rainbow moved, Bob 2nded, all voted in favor. There were no meetings in the interim as non-essential meetings were cancelled due to the pandemic.

Preliminary Subdivision meetings~

**Kim Young** explained her proposed two lot subdivision. There will be a 5 acre lot created with the existing mobile home and equipment shed along West Hill Road and a 16 acre parcel with the existing log home located east of the first lot. There will be a deeded right of way for the house through the 5 acre lot, and a shared well. Each dwelling has existing in-ground septic systems. After brief discussion, Michael moved to give preliminary approval to move forward with the project, Pat 2nded, all voted in favor.

**Howard and Deb Buffum** explained their proposal. They wish to create a five acre lot with the existing mobile home on Snow Mountain Lane. It is complicated as some of the property is located in the Rural Residential District – 5 acre minimum lot size and the remainder is in the Conservation District – 25 acre minimum lot size. Total parcel size is currently 61.7 acres. Howard advised that the 2012 Snow survey by Mark Courcelle showed the approximate location of the zoning boundary and they felt they could create a 5 acre lot all in the RR district. They would prefer to keep the existing sugar house and pole barn on the remaining 56 acres. After brief discussion, Michael moved and Vito 2nded to give them preliminary approval to move forward and have it surveyed. All voted in favor.

**Village Center Designation Update** – Grant and Pat advised they have not had an opportunity to visit the town office to garner what is already on the town computer regarding this project – that’s where it was left at the last meeting in March. Bob offered to help as much as he could, and advised that the Rutland Regional Planning Commission was ready and willing as well. Pat offered to gather the information at the town office, scan it and send to all PC members. Grant advised he has trouble with the GotoMeeting application, Sherry offered to host a sub-committee meeting with her Zoom account. Grant, Pat and Bob will work on getting the data organized and determine what still needs to be done.

Next meeting will be at the call of the Chair – when formal applications are received.

Meeting adjourned at 7:50 PM.

Respectfully submitted,  
Gail Fallar, Secretary

DRAFT