

Tinmouth Planning Commission
February 24, 2022
Minutes
Regular Meeting and Flood Hazard Regulation Amendment Hearing

Members present in-person: Michael Fallar, Judy Gilmore, and Andy Gilmore

Members present via Zoom: Kim Harbaugh, Larry Carabeau, Vito Macaluso, Pat Psholka, Bob Lloyd, and Rainbow Squier

Others present: in-person Denise McGinley and Gail Fallar, Secretary; via Zoom - Sherry Johnson

Michael called the meeting to order at 7:03 and welcomed everyone.

Members reviewed the agenda, no changes.

Minutes of 1/20/22 were approved as written, Bob moved to approve, Pat 2nded, all voted in favor.

The Hearing for proposed amendments to Tinmouth Zoning Regulation's Attachment A – Flood Hazard Area Regulations was opened. Bob noted the financial benefits are clear. No other comments from the public or PC members. Bob moved and Larry seconded to approve the proposed Flood Hazard Area amendments and send them to the Select Board for further action. All voted in favor. Michael, as Chair, will present them to the Select Board at its March 10th meeting.

Preliminary subdivision meeting – Denise presented two options for creation of a one lot subdivision. After discussion, which included noting that the proposed location of a new house is in the Conservation District which has a 25 acre minimum lot size, she chose to proceed with Option B - 42+/- acres for the new lot, and 30+/- acres will remain with the house and barns. Rainbow moved and Bob 2nded to allow Denise to proceed with Option B, all voted in favor. Once the survey is complete, a formal hearing will be held.

All members with expiring terms – PC - Kim, Bob and Judy, and the ZBA – Vito, expressed willingness to be re-appointed by the Select Board.

Next meeting will be March 17th.

Meeting adjourned at 7:30 PM.

Respectfully submitted,

Gail Fallar, Secretary