

Tinmouth Planning Commission
December 15, 2022
Regular Meeting
Minutes

Members present in-person: Michael Fallar, Rainbow Squier, Judy Gilmore, and Andy Gilmore
Members present via Zoom: Larry Carabeau, Vito Macaluso, Kim Harbaugh, Bob Lloyd
Others present: in-person-Kevin and Linda Brown, Cameron Lepley, and Gail Fallar-Secretary
And via Zoom: Travis Lepley, Scott Lepley, Ali Jenkins, Sherry Johnson, and Rick Fallar

Michael called the meeting to order at 7:10 pm – after a bit of technical difficulty, and welcomed everyone.

Members reviewed the agenda, Michael noting that if the preliminary meeting with Valentine Farm LLC (VFLLC) and Kevin Brown went long, review of Chapter 4 would be bumped to the PC's January meeting. All agreed.

Minutes of 11/17/22, Bob moved, Andy 2nded, all voted in favor to approve as written.

Kevin reviewed maps showing two lots (24 and 30 acres more or less) to be transferred to him – one on either side of Route 140, one including the old Valentine house. Cameron explained the other maps showing remaining acreage (about 240 acres) with 6 or 7 possible lots, noting much remains to be determined, septic tests have not been done, etc. The intent is to keep as much in agriculture and forest use as possible. Scott noted their previous project with Pumpkin Mill on the East Road was done in a bit of hurry, so they want to take their time with this property, get a handle on what is on it, and how to best match the development for the benefit of the town and future owners – as it's very near the center of town.

After much discussion, including whether the entire plan has to be ready to proceed, it was decided by consensus to allow Kevin's two parcels to be surveyed, as Phase 1, with the other portions presented at a future time as Phase 2. As there will be four lots initially, it will be considered a major subdivision, and the major subdivision checklist will be followed. Once the survey is completed, VFLLC will submit a formal application for review.

Members decided to postpone review and discussion of Chapter 4 of the Town Plan – it looks like there will be much input needed from the regional planning commission. Ed Bove will attend the January meeting.

Next meeting will be January 19th – might include Scribner Subdivision hearing. Homework is Chapter 4 review and Judy asked everyone to determine how many kilowatt hours each person's house used in the past year – to check data in current town plan.

Meeting adjourned at 8:00 PM.

Respectfully submitted,

Gail Fallar, Secretary