

Tinmouth Planning Commission  
August 19, 2021  
Minutes

Members present: Bob Lloyd, Michael Fallar, Kim Harbaugh, Andy Gilmore, and Pat Psholka (via telephone)

*Absent: Rainbow Squier, Larry Carabeau, Vito Macaluso, and vacancy*

Others present: David Scribner, Barry Cohen, Izaak Young, Sherry Johnson, Todd Dennis, Judy Gilmore, and Gail Fallar, Secretary

Michael called the meeting to order at 7:00 and welcomed everyone.

Members reviewed the agenda, Bob requested adding Management Plan for Tinmouth Gulf Condo group.

Minutes of 7/15/21 were approved as written, Bob moved, Andy 2nded, all voted in favor.

**Barry Cohen** presented a preliminary sketch for a one lot subdivision for the old farmhouse and the existing 5 acre parcel – wants to add another 5 acres, plus or minus at 42 Route 140. The two lots would then merge into one. After brief discussion, members agreed by consensus to allow the project to move forward. Barry will proceed with a survey and follow the subdivision checklist.

**David Scribner** also presented a preliminary sketch for a one lot subdivision, at 85 West Tinmouth Road. The new parcel would be approximately 10 acres, deeded right of way for the back lot where the house is located will be 40', and as well as keeping a pre-existing 15' right of way on the north end of the parcel. After brief discussion, members agreed by consensus to allow the project to move forward. David will proceed with a survey and follow the subdivision checklist.

**Planning Commission Vacancy** – members welcomed Todd, who advised he was interested in learning more about zoning and planning, and had helped with the Enhanced Energy Plan as a member of the Energy Committee. Members explained what PC's do – zoning and subdivision regulations, town plan, review subdivision applications, help the zoning interpret regulations if there is a question, etc. Todd noted he is also on the Tinmouth Website Committee and on the Board of the Tinmouth Community Fund.

Members discussed recommending both (Judy Gilmore and Todd Dennis) to the Select Board. PC would still like the SB to appoint both. Gail advised that current zoning regulations stipulate a PC of not less than 3 and not more than 9 members. Members discussed whether a current member might be willing to step down to allow for both to be appointed. Michael advised he will present both names to the Select Board.

Members also discussed expiration/renewal dates for the Town Plan, Enhanced Energy Plan, etc. need to determine whether its 2024 or 2027.

**Village Center Designation Update** – Bob noted the State's Hearing on the application would be on Monday, September 27<sup>th</sup> via Zoom, state feedback has been quite positive to date.

**Bob** advised that through work on renewing their Management Plan for Current Use , foresters have discovered several environmentally sensitive areas on Spoon Mountain and Tinmouth Mountain, and that Current Use will now allow these sites to be protected and not logged. They are also allowing riparian areas along streams as buffers from logging. He will provide the PC with maps when the Plan is completed. It was noted that more than likely the town plan/zoning already provided protections.

Kim expressed concern for those in town who had not yet been vaccinated and wanted to get their shots. What was available? Gail and Kim will work on this.

Meeting adjourned at 7:40 PM.

Respectfully submitted,  
Gail Fallar, Secretary

DRAFT