

Tinmouth Planning Commission

December 16, 2021

Minutes

Regular Meeting and October Hill/NeighborWorks Subdivision Hearing

Members present in-person: Michael Fallar, Larry Carabeau, Judy Gilmore, and Andy Gilmore
Members present via Zoom: Vito Macaluso, Bob Lloyd, Pat Psholka, Rainbow Squier, and Kim Harbaugh

Others present: via Zoom – Heather Starzynski, Executive Director of NeighborWorks, Doug Inkley, Sherry Johnson and Melody Squier: in-person Andrea and Frank Carmen, David Birdsall, and Gail Fallar, Secretary

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

Members reviewed the agenda, no changes.

Minutes of 11/18/21 were approved as written, Bob moved to approve, Pat 2nded, all voted in favor.

October Hill/NeighborWorks Subdivision Hearing:

Heather thanked Tinmouth Properties for the donation of land many years ago for an affordable housing project, but explained that NWWVT had only been able to build one house – not four as originally planned – so this application was to transition five acres back to the original owner and give the other 4.7 acres to the owners of the one house that was built, as Tinmouth’s zoning requires a minimum lot size of 5 acres. The affordable housing restrictions will remain on that lot, but the five acres being returned will not be restricted. NWWVT will continue to steward the affordable housing property and requirements of grants, etc. They will also prepare necessary deeds for the transfers.

Doug, speaking for Tinmouth Properties, advised there is no intention to develop that lot, but TP would like the option in the future.

Existing water and septic will be on the developed northern lot (Esslinger/Smith) solely for the use of that lot.

Bob moved to approve the application as presented – creation of two five acre+ parcels), Larry seconded, all voted in favor.

Hearing closed.

Preliminary Meeting with regards to Carol Baker’s farm on the corner of Routes 140 and 133.

Frank advised that the family has been discussing what to do with the farm. They have agreed to a boundary adjustment with neighbor Birdsall, to straighten the line - .6 of an acre. And to create four lots, 7.2+/- for where a doublewide now sits; the farm house and buildings and a meadow; the remaining meadow, woods and hunting camp; and a 5+ acre lot on the northern side where an old mobile sits. There is another 7+acre lot on the other side of Route 140 that is a separate parcel and not part of the proposed subdivision.

The subdivision process was explained: they need to have a surveyor prepare a map, come back to the PC for a formal subdivision hearing, all lots must have access to a public road, and be at least 5 acres in size.

Michael noted that the Young farm was recently approved for a four lot subdivision as a minor project – due to the current existence of the dwellings – and thought perhaps this would fall into the same category, and be dealt with as a minor not major subdivision. Major subdivisions envision development of roads, infrastructure, etc., with hoops that don’t seem necessary in this case either.

PC members agreed to allow this to go forward, and be treated as a minor subdivision project.

No progress on Cohen or Scribner proposed subdivisions – owners are waiting for surveyors to finish.

Bob reported that he read the Rutland Regional Planning Commission's report regarding the Flower Brook Project involving the Poultney Mettowee Natural Resources and Conservation District and the towns of Pawlet, Danby and Tinmouth. His comment was, 'who is going to do all this work?', and that there was only about 600' of the brook in Tinmouth. After brief discussion, members decided to allow the Conservation Commission to report to the Select Board on possible action needed. (Rainbow is the CC Chair).

David inquired about the status of the separate 7+ acre parcel with multiple dwellings on it – having heard that they were originally allowed as there was more acreage across the road. Gail advised roads create separate lots, that research had shown there was no formal subdivision created when the two extra dwellings were allowed many years ago, and that the Select Board had authorized the zoning administrator to seek legal advice to resolve any issues.

Next meeting will be January 20th.

Meeting adjourned at 7:45 PM.

Respectfully submitted,

Gail Fallar, Secretary