

Tinmouth Planning Commission
July 17, 2025
Regular Meeting Minutes

Members present in-person: Michael Fallar, Ann Lundquist, Larry Carabeau, Joe Buffum, Judy Gilmore, Andy Gilmore, and Vito Macaluso,

Members present via Zoom: Kim Harbaugh and Pat Psholka

Others: present in-person: Gail Fallar Secretary

And via Zoom: Devon Neary – Executive Director, Rutland Regional Planning Commission, and Sherry Johnson

Michael called the meeting to order at 7:05 and welcomed all.

Members reviewed the agenda – no changes.

Minutes of 6/19/25 (Tower Meeting), 6/19/25 & 6/26/25 (w/Select Board), and 6/26/25 – Ann moved to approve all, Andy 2nded, all voted in favor.

EEP – Michael reported the Working Group had met and had several questions and comments. In the meantime, Michael and Judy had met with Devon to discuss the re-adoption of the Town Plan as it needs to be done ASAP.

Devon agreed that the Town Plan update and re-adoption needed to be done soon, and that the existing EEP could be used for the re-adoption of the Town Plan and updated at a later date. RRPC staff has been busy with updating the Regional Plan as it is in its final crunch and that there has been some turnover of staff. He explained the process for the update of the Town's plan – 30 days before the PC hearing it needs to be sent to adjoining town, the RRPC and the State. The PC has to warn its hearing 15 days prior, hold the hearing, consider comments and then submit the Plan to the Select Board which also needs to warn a hearing with a 15 day notice. If the SB has no changes they can adopt at its next meeting (a special meeting can be called for that).

Devon advised the RRPC would review the existing draft to ensure it meets statutory requirements/elements and update the 2020 census information over the next week. He apologized for the RRPC dropping the ball on Tinmouth's Plan, will try to get it back on track ASAP. The PC secretary will send RRPC information on housing, zoning and the school update.

Devon also noted that the RRPC has recently voted to send another letter of support for the Town's position to the Public Utility Commission regarding the proposed tower – noting that the Regional Plan does not address the issue.

Members agreed by consensus to proceed with the Town Plan update first, and thanked Devon for his assistance.

In other business, members reviewed comments from the Working Group regarding the draft EEP – Ann noted it was incredibly different from the first draft/model that Jeremy had sent and that it really was about Tinmouth. The EEP is good for the Town and hopes that it passes muster with the RRPC. (Jeremy has left there.)

It was noted that at the request of the SB and PC, the RRPC had removed the recreation designation from around Tinmouth Pond in the land use map of the new regional plan. Judy noted the Killington requested that all of their town be designated for recreation.

Michael thanked Sherry for last month suggesting adding something for aging in place to the town plan, brainstorming by members felt that a policy for elder assistance would be a good addition to the Plan.

Members set a tentative date of a special meeting on July 29th in the event that the RRPC returned the draft plan in time. That might allow for the hearing to be at the end of August. *(That didn't work out.)*

Meeting adjourned at 7:51 PM.

Respectfully submitted,

DRAFT