

Tinmouth Planning Commission
January 18, 2024
Regular Meeting &
Valentine Farm LLC Subdivision Hearing
Minutes

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

Members present via Zoom: Bob Lloyd, Rainbow Squier, and Pat Psholka

Others: present in-person: Cameron Lepley and Mike Brown for (Valentine Farm LLC); adjoiners Darren Babin and David Eaton; Greg Poelker-McKee – RRPC; and Gail Fallar Secretary;

And via Zoom: applicants Travis Lepley and Scott Lepley, adjoiners Nelson and Betti Jaquay, as well as Sherry Johnson

Michael called the meeting to order at 7:05 pm, and welcomed everyone.

Members reviewed the agenda, no changes.

Minutes of 12/21/23 – Andy moved, Larry 2nded, to approve, all voted in favor.

Hearing for Valentine Farm LLC Subdivision was opened. Introductions for all those present in person and on Zoom.

Michael read the warning, reviewed procedure, asked for exparte' communications and interested parties. Rainbow recused herself as she is an adjoiner and interested party, David, Darren, Nelson and Betti all advised they were interested parties also as adjoiners. Oath was administered to applicants as well as interested parties.

Travis presented a new map – surveyor delivered this day. There are seven lots, a few acres changed on a couple of them, map shows possible house sites, septic test sites, proposed driveways, zoning districts, fragile areas, etc. as requested.

The PC reviewed the checklist for major subdivisions, the map seemed to meet all that are required.

Darren inquired about the change in acreage in one of the lots near him – from 12.2 to 11.9 – Lot 7, time frame for development? Cameron advised no time soon, and that the existing farm driveway would be used to both Lots 6 and 7. This area was reduced to two lots due to septic conditions. Nelson echoed Darren's concerns.

Members discussed briefly then Bob moved and Andy 2nded to approved as presented. All voted in favor. Hearing closed at 7:25.

Greg Poelker-McKee, planner from RRPC, asked for input regarding the Community Needs Assessment that RRPC is going to undertake for the town. Members inquired what would be involved, were there any templates to follow, time line? Gregg advised that the state is still working on definitions for the process, the town can pretty much decide what it wants to pursue, hoping to identify areas of concern by late spring. Members reviewed the Town Plan's vision from 1974, which has been in each Town Plan since then, suggesting that perhaps those objectives should be part of the survey to see if current residents still feel the same. (*Please see Objectives at the end of the minutes.*) Other possible subjects – salt/sand shed costing \$1M +/-; transfer station reconfiguration; community involvement; energy. Members felt that other town committees might want to provide input as well. Greg will be attending the Recreation Committee meeting in February. Greg advised he will compose a list of questions and send to the PC secretary for distribution.

Members discussed enhanced energy planning – Bob felt that Brandon's Draft EEP frames the issue differently as they are a town with a population of 4,000 compared to Tinmouth's 550. Members discussed ways to involve community members who traditionally have not been involved in planning – do they want to be; how to define equity; and whether the State's EEP standards are clear enough to

make a difference at the Public Utility Commission in the event of an application for a major energy project.

Michael reminded members that the update for the town plan looks forward 5-8 years, but changes can happen in less time.

Back to the Needs Assessment questions, who decides the final questions? The Select Board? The Planning Commission for planning questions?

The question regarding whether to apply for a MERP grant for the EEP was postponed until the February meeting as Kim was unable to attend this evening.

Meeting adjourned at 8:23PM.

Next meeting is February 15, 2024.

Respectfully submitted,

Gail Fallar, Secretary

1974 – 2020 Town Plan Excerpt

Objectives

It is the purpose of this Plan to guide future growth and development within the Town of Tinmouth by providing a framework of planning policies and recommendations which will assure that decisions made at the local, regional, and state levels are consistent with the following specific objectives:

1. Preserve the rural character of Tinmouth.
2. Maintain sustainable agriculture as an economic base that minimizes impact on soil, water and air quality.
3. Protect and preserve scenic and historic features, open spaces, fragile and wildlife habitats and other natural resources.
4. Maintain a population consisting of residents and families of all incomes, ages, and types.
5. Allot sufficient space in appropriate locations for agricultural, residential, recreational, and commercial development in order to meet the needs of the town.
6. Prohibit incompatible and uncoordinated development activity.
7. Allow for future growth to occur in a way which will not place an undue burden on the town to provide community facilities and services.
8. Assure that basic needs of health, safety, education, and housing will be met and maintained at satisfying levels in accordance with population growth.
9. Foster local activities, programs, development patterns, and town governance that build the town's strong sense of community.
10. Require that public utilities be located in such a way that they will not have an undue adverse effect on the scenic quality and land values of the town.
11. Require that town highways permit safe and efficient movement of vehicles through the town.