

Tinmouth Planning Commission
June 26,2025
Special Meeting with Select Board re: Proposed Telecommunication Tower
Minutes

Select Board members present: Kevin Eaton, Judy Gilmore, Melody Squier

Planning Commission members present in-person: Michael Fallar, Vito Macaluso, Larry Carabeau, and Andy Gilmore

PC members present via Zoom: Ann Lundquist, Kim Harbaugh, and Pat Psholka

Others: present in-person: Gail Fallar Secretary

And via Zoom: Sherry Johnson

Michael and Kevin called the meeting to order at 7:00, welcomed all.

Members reviewed the agenda – added Rutland Regional Plan Update re: Tinmouth Pond

Both entities reviewed a draft response to the proposed telecommunications (radio) tower at 440 Route 140.

Based on information presented at the public meeting held on June 19, 2025 and provided in the application process to date, after brief discussion, Ann moved and Kevin 2nded to approve the response as presented (copy attached). All voted to approve except Kim who abstained. Kevin and Michael signed as Chairs.

The RRPC had inquired whether either the SB or PC had any further input regarding the new regional plan being developed. After brief discussion, Michael moved and Kevin 2nded to request they removed the “Resource Designation” from the map and any language that mentioned it, in regards to Tinmouth Pond/Chipman Lake. All voted in favor. Members felt it was misleading to anyone reading the regional plan, as all of the lake shore is privately owned with no public access. Town zoning has a lake district that encompasses current lake lots, the proposed area was many times that.

The joint meeting adjourned meeting at 7:25.

Michael called the Planning Commission back to order at 7:30 for its regular June meeting (having been postponed from the 19th).

Minutes of May 15, 2025 were reviewed, Andy moved and Larry 2nded to approve as written, all voted in favor.

Members discussed the draft EEP prepared by Jeremy Gildrien at RRPC – need to add back in references to protection of scenic resources contained in the 2020 version. The Town Plan needs to be specific about what scenic resources are to be protected – per the Public Utilities Commission review standards.

Judy, Larry and Michael volunteered to meet on Saturday the 28th to review compare draft to changes proposed by the PC and then report back to the full PC.

Devon Neary, Executive Director of RRPC, had responded to a request for help completing the town plan and EEP updates. He advised finishing the EEP first as that was part of the town plan as well. Members reviewed time frame to meet the September deadline. July meeting may need to be later.

Sherry expressed a citizen concern that the new town plan should address finding ways to help elders stay in Tinmouth, age in place as it were. Members thought that was a good idea, could add a goal to address it in the plan - suggestions included wider doors (wheel chair accessibility), teens helping ‘elder sit’ – not just baby sit, network connection for weekly welfare check, etc.

Gail, as Zoning Administrator, advised that Kevin Brown, one of the partners of the Valentine Farm LLC, would like to amend the subdivision permit previously granted to VFLLC to adjust proposed lot lines – small adjustment on one of them, has a new survey and mylar for three lots – will make this phase I, other lots will follow – one also with a minor adjustment. And would like to request a waiver for submitting the original mylar – 180 day window was missed – waiting for the surveyor to complete hiking up the mountain to locate a western boundary. Members decided he could proceed by submitting an application.

Next meeting will be at the call of the Chair following the Working Group meeting regarding the EEP review. Meeting adjourned at 7:54PM.

Respectfully submitted,
Gail Fallar, Secretary

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