

Tinmouth Planning Commission  
October 23,2025  
Regular Meeting  
Town Plan Hearing  
Subdivision Hearing for Valentine Farm LLC  
Minutes

Members present in-person: Michael Fallar, Vito Macaluso, Ann Lundquist, Larry Carabeau, Andy Gilmore, and members present via Zoom: Kim Harbaugh and Judy Gilmore  
Others: present in-person: Kevin Brown (applicant), Cate Stone, and Gail Fallar Secretary  
And via Zoom: Sherry Johnson

Michael called the meeting to order at 7:06 and welcomed all.

Members reviewed the agenda – decided to hold the subdivision hearing first.

Minutes of 9/18/25 – Ann moved to approve, Larry 2nded, all voted in favor.

Subdivision application 25-01 for the Valentine Farm LLC requested to amend its 24-01 permit. There was no mylar filed, surveyor needed to complete work, therefore that permit is not valid. There are five lots that have minor changes to their acreage/lot lines. Michael read the notice, no interested parties were present, no comments from PC members. Zoning Administrator Gail Fallar noted the correct deed book is 49, pages 3-7, and the new mylars have been filed in Map Book 3, page 42 for lots 4, 6, and 7 and page 43 for lots 1, 5, and 6. Michael moved to approve application 25-01 as presented, Larry seconded, all voted in favor.

7:10 Opened Hearing for Town Plan –

Michael advised there would be more work on the update once the Select Board adopts/approves proposed version. No public comments received via mail, email, telephone or at the Hearing. Michael moved to move the proposed Town Plan to the Select Board for their review and approval. Ann 2nded, all voted in favor.

7:18 Hearing Closed -

Members decided to work on other proposed Town Plan updates in the new year, need to meet with RRPC to work out a schedule.

Members raised concerns with having to re-visit a subdivision permit – advised the Zoning Administrator to not accept an application until it was complete. Larry moved and Vito 2nded to add language to the application, process and guidelines to ensure only complete applications are accepted and brought to the PC. All voted in favor.

Update of the proposed ITW tower – Gail advised that ITW had filed an objection to the proposed denial of the certificate of public good and the Town's recommendation to deny. Most likely the Public Utility Commission will order a hearing to be held. The Select Board had hired an attorney for the next steps.

Ann reported she attended a RRPC meeting regarding the new Rutland Regional Plan. There are several towns in the county that would like to have more development – Killington would like to be the 'hub' of the county – there is lots going on there. She noted it was generally a positive plan.

Members decided to not have a regular meeting in November. Will meet again on December 18<sup>th</sup>.

Meeting adjourned at 7:40PM.

Respectfully submitted,

Gail Fallar, Secretary