

**Town of Tinmouth
Select Board
Monday, December 1, 2025
Hearing/Meeting Minutes (Special)**

Members present in-person: Kevin Eaton and Melody Squier, and Judy Gilmore via zoom

Others present:

In-person: Michael Fallar, Planning Commission Chair, Ann Lundquist PC member, Marshall Squier, and Gail Fallar-Select Board Assistant (SBA) and Planning Commission Sec.

Via Zoom: Pat Psholka PC member, David Birdsall, and Nancy Gucker Birdsall

Kevin called the hearing to order at 5:04, welcomed everyone and noted the purpose of the hearing was to review and accept comments on the proposed update to the Town Plan, which would then be followed by an executive session to discuss attorney/client correspondence.

Gail advised that one person (Marshall) had requested a copy of the new plan, and one phone call was received inquiring whether minimum lot sizes are changing in the Plan – no they are not.

Melody expressed concern with not being able to see the changes made from the old plan to the new plan.

Marshall demanded to see the changes, expressed concern with the process not being transparent.

Gail noted most of the changes had to do with new census data, housing data, and school enrollment data. A few of the photos were changed, others had captions added. Staff at the Rutland Regional Planning Commission worked to ensure that it contained all the new state requirements. She added there were 3 years of notes taken during meetings for anyone to review. Ann also offered the notes she had taken.

Michael advised that the PC started reviewing the Town Plan in 2022. All of the PC's nine members contributed to the updates. He noted that due to time constraints, the PC and RRPC decided to proceed with a basic update and they will be working on amendments in the coming year to enhance sections dealing with energy, aging in place, telecommunications, protecting scenic resources, and protecting river and stream corridors.

It was noted and explained several times that all past town plan updates had been done the same way, a final version is presented – it becomes the Plan. It was also noted that amendments are already being discussed.

Much discussion over tracking the changes, explanations of who had edited proposed changes, whether to run the old and new through AI, how to track changes going forward, PC meeting videos could be watched – but may be hard to follow, who had actually read the plan,

David and Nancy also expressed concern with the process.

In the end, there were no comments on the contents of the Plan as proposed.

Kevin moved and Melody 2nded to close the hearing on the proposed Town Plan, all voted in favor. It was added to the agenda of the December 11th SB meeting for final approval.

In other business, the Board moved into executive session to discuss attorney/client correspondence at 5:55, exited at 6:08, no action taken.

There being no further business to discuss, the meeting adjourned at 6:08 pm.

Respectfully submitted,

Gail Fallar, Select Board Assistant