

Town of Proctor
Planning Commission Regular Meeting Minute
(Joint Meeting with Selectboard)
January 4, 2018
6:30 p.m.- 8:14 p.m.

Planning Commission Members:

Ray Beyette
Mary Gilligan
Tom Hogan
Dick Horner, Chair
Bob Protivansky
Robert Coons

Selectboard Members:

Bruce Baccei
Bill Champine, Chair
Tom Hogan
Joe Manning
Bob Protivansky

Employees:

Bob Coons, Zoning Administrator
Lisa Miser, Recorder
Stan Wilbur, Town Manager

Guests:

Paul Costello, VCRD (left meeting at 7:34 p.m.)
Lyle Jepson, REDC

I. Call to Order

Dick Horner called the meeting to order.

II. Review and Approve Agenda

Bob Protivansky made the motion to approve the agenda as presented. The motion was seconded by Mary Gilligan, unanimously approved.

III. Review of Minutes

Ray Beyette made the motion to approve the December 7, 2017 regular meeting minutes as written. The motion was seconded by Bob Protivansky, unanimously approved.

IV. Citizens Comments

No citizen comments.

V. Guests – Lyle Jepson, REDC and Paul Costello, VCRD

Dick Horner introduced Lyle Jepson and Paul Costello. He shared his experience working with Paul Costello at the Killington Meeting and how it brought the community together and has propelled projects and cooperation within to promote Killington.

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Introductions were made of all present and their current titles/board membership.

VI. Economic Development

- Vermont Council on Rural Development: Paul Costello provided an overview of how his organization, VCRD works with communities, highlighting Killington's meeting and success. He provided several handouts, which provided a deeper understanding of his organization's work.

Paul Costello shared a handout that outlined the process for a community meeting, the process costs about \$40,000.00, however the only town requirement is to provide a community meal and a mailer to every citizen. The VCRD does not charge a fee. This process has been used in 60 communities in Vermont. The goal is unity and positivity in the community, bringing a community leadership and helping the town set a direction for success.

Paul Costello asked the group "Why this process would be useful in Proctor?" Dick Horner shared the goal of the PPP, number of empty buildings in town and the loss of the last store in Proctor. This process seems to help address these concerns

Joe Manning also spoke to the empty buildings, no interest from the outside to come to Proctor, tax base decline, lack of land to build on and the population slide in Proctor.

Assets of the Town that were highlighted; recreation opportunities, the strong school system, the library and a well-equipped fire department.

Paul Costello explained that his organization is booked for 2018, however it is possible to help assist with a shorter process, if desired by the Board. He inquired if the community has been engaged in the need/desire for a store, if an evaluation of economic feasibility had been completed for a store. He stated the Town would need to take the leadership reins in a shorter process. Members present listed the top three topics as; empty buildings, bringing a store to Town and Beaver Pond. Stan Wilbur inquired if Paul Costello would assist in helping organize a strategic plan.

Consensus of board members present to direct Stan Wilbur to write a letter to Paul Costello, VCRD requesting assistance for the short program and then apply for the more in-depth long program. The community would need to identify three areas of improvement within the Town. Tom Hogan requested that Stan Wilbur and two Selectboard members speak with Marble Museum representatives, about space availability for new business.

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Consensus that the Selectboard and Planning Commission will take ownership/leadership of the process moving forward. They will provide information on the process at the March Town Meeting.

- Village Center Designation Tax Credits: The Town of Proctor has Village Designation and tax credits are available. Stan Wilbur should be contacted for any questions about Village Designation and the procedure for receiving tax credits.
- Proctor Prosperity Plan Update: Stan Wilbur noted the need to update the Proctor Prosperity Plan (PPP) as it includes several outdated projects. The PPP is a tool that will be used to attract businesses to Proctor. Stan Wilbur will contact Bread Loaf for a cost to make the updates.
- Tax Stabilization Policy: The Selectboard is currently reviewing policies and considering a Tax Stabilization Policy. It is the belief that this will draw businesses to Proctor.
- Town Store: The Planning Commission is working on options to bring a store to Proctor. There currently are no grocery type stores in Proctor.

VII. Zoning Administrator Report

Bob Coons, Zoning Administrator was present, no report was provided. He noted he will be submitting a report to the Annual Town Report.

Tom Hogan inquired about the status of the GMP permit. Stan Wilbur noted that the requirements for the permit were not approved by the Selectboard.

IX. Old Business

No old business.

X. New Business

No new business.

XI. Other/Informative

No other business or information.

XII. Adjourn

Tom Hogan made the motion to adjourn the regular Planning Commission meeting at 8:14 p.m. The motion was seconded by Bob Protivansky, unanimously approved.