

Town of Proctor Planning Commission Regular Meeting
August 4, 2015 - 6:30 pm

Members Present: Tom Hogan, Ray Beyette [acting chair}, Jim Moore

Guests Present: Stan Wilbur [Town Manager], Bob Coons [Zoning Admin.] Jody Jones

I. Call to Order - 6:40 pm

II. Agenda reviewed and approved

III. Review July 7, 2015 Regular Meeting Minutes; Hogan moved to accept, Moore 2nd, Passed

IV. Jody Jones presented a petition from neighbors on South St [old route 3] that requests their Zoning District be changed from Residential to a district that they would like to call Commercial-Agricultural-Residential. The board received this petition [attached] and agreed to consider it in their ongoing review of Zoning Regulations.

V. Taylor Hill Booster Pump Station Site Plan Review; Stan presented the Town's Site Plan Review. Following questions Jim Moore moved the Plan be accepted, Hogan 2nd, Passed.

VI. Zoning Administrator's Report; Bob Coons presented a list of all permits issued to date for 2015 [attached]. Bob was also concerned with a call from Michael Lethbridge concerning his denied appeal for a storage shed on Eden Ave. Michael told Bob that legal counsel had informed him that a certified letter informing him of the original permit denial was not delivered in a timely manner. Bob explained to the Board that in previous dealings with Mr. Lethbridge [his fence built on town right of way, which remains in violation] both the Post Office and the Sheriff's Department were unable to deliver a certified letter. So for this denial, Bob found a phone number that he could reach Mr. Lethbridge and contacted him to explain that his permit was denied and what his appeal/variance options were. Jim Moore moved to accept Bobs Report, Tom Hogan 2nd, Passed.

VII. Zoning by Laws: Tom Hogan moved that review of the Zoning Regulations be postponed to the next regular meeting, Moore 2nd, Passed.

VIII. Old Business; none

IX. New Business; none

X. Other Information; none

XI. Adjourn; Moved and passed at 7:30 pm

John and Jodi Jones have appeared before the Planning and Zoning Board on 7/7/2015 to request a change from residential zoning back to the previous zoning of agricultural/commercial/residential, for our area of South St. extension.

This was changed approximately 8-9 years ago, to just "residential", which we found out when the firearms discharge map was being prepared for an ordinance.

Mr. Dick Horner Chairman, from the Board of Planning, requests that we make the residents of South St. aware of our request to return the zoning back to agricultural/commercial/residential.

We also request this Planning and Zoning Board now any future Boards, to mail any proposed changes to the areas involved, prior to making them. A lot of people do not read the minutes, nor visit the posting sites of the notices.

My signature below indicates approval for a zoning change to agricultural/commercial/residential for the area of South St. extension.

NAME	ADDRESS	PHONE
John & Jodi Jones	226 South St.	459-3302 459-0042
Roy A. Galde	239 South St	353-8769
Jean Greb	232 South St	459-2999 -
Reg Ryan	224 South St.	459-6387
Barbara & Paul Corliss	185-189 South St	459-2896
John & Carol Smith	243 South St	459-3615
Robert + Wendy Webster	249 South St.	459-2092
John & Debra Corliss	253 South St	459-2248

#	2015 NAME	PERMITS ADDRESS	TYPE
01/15	PETER BISSELL	23 Williams St	Bath Addition
02/15	CHRIS HUGHES	16 CLYMPUS Rd	DECK
03/15	JOHN JONES	226 South St	LEAN TO ROOF
04/15	COREY HOAGUE	44 LOCK ST.	ADDITION & DECK
05/15	WARREN GREENE	79 High St.	DECK
06/15	TOM DOTY	18 PLEASANT ST	GARAGE
07/15	TOM DOTY	18 PLEASANT ST.	DECK
08/15	RONALD CARKMAN	55 South St.	Med Room Addition
09/15	TED PERKINS	2 LARSON ST.	SITE VLT - FUTURE GARAGE
10/15	JESSE & MARRISA RICHARDSON	53-55 North St	FRONT PORCH
11/15	MICHAEL LETHBRIDGE	4 EDEN AVE	SHED (DENIED)
12/15	HOLLY FOX	27 School St	GARAGE
13/15	GEORGE & SHARON WHITNEY	8 COLUMBIAN AVE.	GARAGE
14/15	JASON THORNTON	50 PATCH ST	DECK
15/15	AMY KIDLOW	17 Oak St.	FENCE