

Town of Proctor Planning Commission
Regular Meeting Minutes
October 6, 2015 - 6:30 P.M.

Members Present; Ray Beyette, Tom Hogan, Dick Horner, Jim Moore

Zoning Administrator: Bob Coons

Town Manager: Stan Wilbur

Guests Present; John Jozwiak, Emily Pickett, Peggy Stattel, William Stattel, Dan Pratt, Judy Morgan, Kristie Johnson, John and Jodi Jones, Kathy Brytowski

I Call to Order: Dick Horner opened the meeting at 6:30 PM

II Site Plan Review:

Dan Pratt speaking for the College of St Joseph reviewed the changes to the Site Plan of 61 Main St.

The Vermont Dept. of Historic Preservation had requested that changes be made to the initial plan. The code compliant stairs and elevators will now be in a separate building just to the west of the original structure and be connected by elevated enclosed walkways. Interior plans have also been changed to preserve historically significant features.

Ray Beyette moved approve the Site Plan, Tom Hogan 2nd. Site Plan approved with conditions that will be presented in the Hearing Findings.

III Ray Beyette moved to approve the agenda, Hogan 2nd. Passed

IV Tom Hogan Moved to approve September Regular meeting minutes, Beyette 2nd, Passed

V Citizen Comments: none

VI Jodi Jones reviewed her position that lower South Street [old route 3] was incorrectly zoned as Residential and detailed her reasons for believing that it should be zoned as a Commercial-Agricultural-Residential district.

Dick Horner said that the Board was familiar with her position and that any re-zoning would be part of the Zoning Review that the board will be undertaking during the next year. Both John and Jodi Jones made it clear that they were very displeased with this time frame and would take legal action to force the board to make the change.

VII Zoning Administrator's Report:

Bob Coons outlined recent building permits. The Board accepted his report.

IX Old Business

Site Plan Review Findings for 39 Main St were not yet prepared for Board signatures.

X New Business

Board member Vinnie Gatti resigned.

XI Other: none

XII Adjourn: 8:00 PM