

Town of Proctor Planning Commission
Regular Meeting Minutes
Draft
November 3, 2015 - 6:30 P.M.

Members Present; Richard Horner, Ray Beyette, Tom Hogan

Zoning Administrator: Bob Coons

Town Manager: Stan Wilbur

Guests Present; Michael Scarzello, GMP, Bill Champlin, John Jozwiak, William Stattel, Jodi Jones

- I. Call to Order: Dick Horner opened the meeting at 6:30 P.M.
Because of new job responsibilities Dick Horner asked to change the regular meeting to the 1st Thursday of the month at 6:30 P.M. Ray Beyette made the motion, Tom Hogan 2nd, Passed.
- II. Ray Beyette moved to approve the agenda, Hogan 2nd. Passed
- III. Tom Hogan moved to approve October 6, 2015 regular meeting minutes, Beyette 2nd, Passed
- IV. Citizen Comments: none
- V. Michael Scarzello, GMP reported that the Proctor Station Hydro Project is winding down and all units are in service. FERC permit requires GMP to provide recreation improvement at the site. The improvements will all be on GMP property except for a proposal on a town parcel on South Street. Mike distributed a plan sheet and a detail sheet showing a canoe access point on the Creek, safe portage, a foot path, steps and public warning signs. The proposal will require an easement from the Town. Mike had made the presentation to the Selectboard and they had agreed in concept but had asked that he meet with the planning commission for their comments. Concerns regarding liability and maintenance will be addressed in an easement agreement. He will look into parking concerns.

Dick Horner moved to approve the plan and refer back to the Selectboard for action, Beyette 2nd, Passed.

John Jozwiak asked if GMP will provide shrubs for around the valve vault. Mike responded that they would.

- VI. Bob Coons, Zoning Administrator reported that there has been one more permit since the last meeting, a fence on Chapel Street. This is the 24th permit this year.

He also reported that he had permission from the Selectboard to use the Town Attorney regarding the Lethbridge zoning violation and thank action will to be filed in court on November 9. Bob will stake out the right-of-way (3 rod). The Town Attorney feels it is winnable, but Bob to try to talk with Lethbridge. Ray Beyette volunteered to assist Bob with the stakeout. John Jozwiak asked how this works in court. It will be filed in environmental court and could go to mediation.

VII. At the next meeting the commission will begin a page by page review of the zoning regulations.

VIII. Old Business

- The commission reviewed College of St. Joseph 39 Main Street Finding and Decision and the conditions of approval. Ray Beyette moved to approve and to authorize the Chair to sign the Finding and Decision for the Commission, Tom Hogan 2nd, Passed.
- The commission reviewed College of St. Joseph 61 Main Street Finding and Decision and the conditions of approval. Ray Beyette moved to approve and to authorize the Chair to sign the Finding and Decision for the Commission, Tom Hogan 2nd, Passed.

IX. New Business

The commission reviewed Rutland Town's resolution to increase the input of Vermont municipalizes regarding the siting of renewable energy projects in certificate of public good proceedings before the public service board. Dick Horner moved to approve, sigh and return the resolution to Rutland Town, Tom 2nd, Passed.

X. Other:

Bill Champine to recommend a planning commission member to replace Vinnie Gatti on the Rutland Regional Planning Commission. Ray Beyette volunteered.

John Jozwiak asked that maintenance of fences be addressed in the zoning regulations.

XI. Ray Beyette move to adjourn at 7:30 P.M.