

Town of Proctor, Planning Commission Regular Meeting Minutes
May 5, 2016, 6:30 PM

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

Guests Present ; Bob Coons, John Jozwiak, Elysa Smigielski, Ed Bove, Josh Ridlon, Amy Ridlon, Janine Carman, Jill Blanchard, Jodi Jones

- I. Call to Order; 6:30 PM by Dick Horner
- II. Review and Approve Agenda; Jim Moore moved Ray Beyette second. Motion Passed
- III. Review April 7 Regular Meeting Minutes; Tom Hogan moved Ray Beyette second. Motion Passed.
- IV. Citizen Comments; None
- V. Site Plan Review Public Hearing - 17 Oak St.; The Ridlons explained their proposed micro-brewery. The attending neighbors said that their questions had all been answered by the Ridlons before the meeting and they had no comments for the Board. The Board approved the site plan and application with the following conditions:
 - 1) The garage brewery will not alter the look or feel of the residential neighborhood.
 - 2) No increased traffic or parking will result.
 - 3) No Smells or Wastewater problems will be produced.
 - 4) Any complaints by neighbors will be directed to this board and resolved.
- VI. Zoning Administrator's Report Bob Coons reported two new building permits.
- VII. Zoning Regulations: The Board worked with Elysa Smigielski on the Zoning Regulation Update. The Zoning Map was reviewed and the proposed Agricultural Commercial District on Old Rte. 3 was included. Section 305, the Table of Uses was reviewed and updated for all Districts and Uses.
- VIII. Old Business; Solar Farm on West Proctor Rd. is in compliance with Right of Way setbacks. They are working on their landscaping and seeding now.
- IX. New Business; None
- X. Other; No June meeting. The next regular meeting will be held on July 7, 2016 at 6:30 PM
- XI. Adjourn; at 8:30 PM