

Town of Proctor
Regular Planning Commission Meeting Minutes
August 4, 2016, 6:30 PM

Members Present; Tom Hogan, Dick Horner, Jim Moore
Guests Present: Elysa Smigelski, Ed and Allison Bove, Bob Coons

- I. Call to Order : 6:32
- II. Approve Agenda: Jim Moore moved to approve. Tom Hogan seconded. Motion Passed
- III. Approve Minutes of July 7, 2016: Tom Hogan moved to approve. Jim Moore seconded. Motion passed.
- IV. Citizen Comments: None
- V. Zoning Administrator's Report: The board heard Bob Coons review of new permits that he has issued.
- VI. Zoning Regulation Update: The Board worked with Elysa and Ed on changes to regulations. Discussion covered setbacks in all districts and the use of a waiver in setback requirements. Dick presented the board with a waiver template that would work and the board discussed the use of public hearings in waiver applications. The board also reviewed changes to fence regulations, livestock regulations, and solar siting. Industrial Wind is not allowed presently in the Plan. Elysa and the Board came up with a tentative date of October 6 for a Public Meeting to review any changes that the Board has been working on. The Board thought it was especially important that the residents along Old RT 3 who signed a petition to have their Residential District changed to a Commercial, Agricultural, Residential District should be notified individually. The Public Meeting would be a chance for them to see what this proposed new district would allow.
- VII. Old Business : None
- VIII. New Business : None
- IX. Other/ Informative. The next Regular Planning Commission Meeting will be held on Thursday, September 1st at 6:30 PM at the Town Hall Meeting Room.