

**Town of Proctor
Special Selectboard Meeting
Re-adoption of Zoning Regulations Public Hearing
Minutes
Draft
March 13, 2017
5:30 P.M. – 5:44 P.M.**

Board Members Present:

Bruce Baccei, Chair
Bill Champine
Joe Manning
John Corliss

Employees Present:

Stan Wilbur, Town Manager

Others Present:

Richard Horner, Chair Proctor Planning Commission
Ray Beyette, Proctor Planning Commission
Thomas Hogan, Proctor Planning Commission
Robert Oberg
Scott Anderson
Jodi Jones

I. Call to Order

The Meeting/Hearing was called to order at 5:30 p.m.

II. Approve Agenda

No changes to agenda

III. Zoning Regulations Re-adoption Public Hearing

Richard Horner, Chari, Proctor Planning Commission, noted that the Planning Commission has been working on revisions to the Zoning Regulations for a year. The Planning Commission worked with the Rutland Regional Planning Commission through a Municipal Planning Grant to comprehensively update the zoning regulations.

The regulations were updated to better conform to Vermont State Statute (*24 VSA Chapter 117*), to the Proctor Town Plan, which was comprehensively updated in 2015, and to the 2013 Proctor Prosperity Plan. The zoning regulations ensure that commercial and industrial uses will be contained to the commercial and industrial districts, so that the village area and the Vermont Marble Museum may be utilized for those uses and to maintain the rural character of the town. The new Ag-commercial district allows only the commercial uses that are already present or that are compatible with the uses present in that district. Therefore, the creation of the Ag-commercial district will not change the composition or density of the town, and will not adversely affect the ability of the village/commercial/industrial areas to

attract tenants and businesses. Letters were sent to all neighbors on South Street Extension and the Commission received no comments

Major Changes to the Proctor Zoning Regulations.

1. The Zoning Districts changed – a district called ‘Ag-Commercial’ was added. This district runs along South Street and allows agricultural, residential, and some commercial uses.
2. Language on River Corridor protection was added to the Flood Hazard Regulations
3. Language on Fence regulations and temporary structures was updated
4. Language on Energy/Solar Siting was added
5. Definitions were updated

The section relating to animals was review and was left in the regulations.

There were no questions or comments from people attending the hearing,

William Champine made the motion to adopt the Town of Proctor Zoning Regulations prepared by the Planning Commission and dated February 27, 2017. The motion was seconded by John Corliss and approved by all members present.

IV. Adjourn

John Corliss made the motion at 5:44 p.m. to adjourn the March 13, 2017 Special Selectboard Meeting/ Zoning Regulations Public Hearing. The motion was seconded by William Champine and approved by all members present.