

Town of Proctor
Special Joint Selectboard, Building Committee, Planning Commission
Meeting

April 16 ,2018

6:00 p.m.- 6:42 p.m.

Planning Commission Members:

Ray Beyette
Dale Christie
Mary Gilligan
Tom Hogan
Dick Horner, Chair
Bob Protivansky

Selectboard Members:

Bruce Baccei, Chair
Judy Frazier
Tom Hogan
Joe Manning
Bob Protivansky

Town Office Committee Members:

Paula Kearney
Lisa Miser
John Zawistoski

Employees:

Bob Coons, Zoning Administrator
Lisa Miser, Recorder
Stan Wilbur, Town Manager

I. Call to Order

Bruce Baccei called the Selectboard meeting to order.
Dick Horner called the Planning Commission meeting to order.

II. Review and Approve Agenda

Selectboard: Tom Hogan made the motion to approve the agenda as presented. The motion was seconded by Judy Frazier, unanimously approved.

Planning Commission: Bob Protivansky made the motion to approve the agenda as presented. The motion was seconded by Mary Gilligan, unanimously approved.

III. Town Office – Where do we go from here?

John Zawistoski provided background information about the formation of the Town Office Committee, purpose of the committee and proposal presented to Selectboard. It was by direction of the Selectboard that the Town Office Committee only submitted a proposal of the current building. He noted that NBF had provide a quote for the wall.

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Bob Protivansky stated that the Selectboard should hold off on any movement with the current building. He noted that he had looked at the Marble Museum with another Selectboard member, but they do not appear interested in having the town as a tenant. He does not believe the proposal for the current building is cost effective. He would just like to see the work on the wall completed.

Dick Horner noted that dumping money into the current building is a waste. He recommended a 2,000 square foot building on a concrete slab. Current building is a money pit, need to find a piece of land in which to build. He added he is not supportive of a rental property. He suggested to stay the course with the current building keeping it viable to citizens.

Bruce Bacceti added that the current building is not energy efficient. He also thinks a building on a slab is the best choice. He stated that the Selectboard was obligated to repair the wall.

Paula Kearney does not believe that residents will support or could afford another bond for the town. She shared that many towns our size are not open M-F, and that we lack the opportunity for significant expansion in town. She does not want to see the current building set empty. She added the cost for purchasing land would become an additional expenditure.

Bob Coons noted that the Planning Commission had looked at sites in town a few years ago, to no avail. There was no land to consider at that time. He does not see the need to improve the building currently. He sees savings in building a new building.

Tom Hogan added the only reason for a rental would be if renovations were taking place.

Joe Manning supports postponing a new building and renovations on the current building until the town is in a better financial position.

Lisa Miser added that no funding mechanisms have been investigated.

The Selectboard thanked all of those involved for their time and dedication to the project and process.

Tom Hogan made the motion to postpone any expenditure at this time. The motion was seconded by Bob Protivansky, unanimously approved.

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Dick Horner shared that the Planning Commission has been appointed as the Economic Development Committee, they are looking to attract a store on RT3 as it is a high traffic volume area.

He encouraged everyone to attend the community meeting at Proctor High School on Wednesday, April 8, 2018..

IV. Adjourn

Planning Commission: Dale Christie made the motion to adjourn the Special Planning Commission meeting at 6:41 p.m. The motion was seconded by Bob Mary Gilligan, unanimously approved.

Selectboard: Tom Hogan made the motion to adjourn the Special Selectboard meeting at 6:42. The motion was seconded by Judy Frazier, unanimously approved.