

Town of Proctor
Planning Commission/Zoning Board of Adjustment
September 12,2019
6:00-8:07 p.m.

Planning Commission/Zoning Board Members Present:

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

Employees Present:

Lisa Miser, Recorder
Stan Wilbur, Town Manager

Other Guests Present:

Bruce Baccei
John Casella II
Carrie Dougherty
Judy Frazier
David Fitz-Gerald
Keith Knapp
Tom Moon
Cabot Orton
Barbara Noyes Pulling
Reg Ryan
Peggy Stattel
William Stattel

Action Items

I. Call to Order

II. Review and Approve Agenda

Consensus by the Planning Commission to approve the agenda as presented.

III. Review July 11,2019 Regular Meeting Minutes

Bob Coons made the motion to approve the July 11,2019 Special/Regular Planning Commission meeting minutes.

The motion was seconded by Ray Beyette, unanimously approved.

IV. Renewable Energy Generation Informational Meeting

Barbara Noyes Pulling presented information and maps for solar sighting in the Town of Proctor.

She explained Act 174 gives towns the ability to have more say with solar sightings. The State has set a renewable energy

goal of 90% by 2050, for transportation, heating and electricity use.

The Rutland Regional Planning Commission has determined that each town in Rutland County, with no regard to community, must provide

the same solar output. This equates to 90 acres of solar, the need of 14,000 mega watt hours is what Proctor must meet for the state target.

The Hydro plant was given 7-megawatt hours credit.

Eight parcels which are all privately owned have been noted as possible solar sights on the map. All property owners received a letter

Inviting them to the meeting, being placed on the map, does not mandate a property owner to sight solar.

The Planning Commission noted they were looking at out the way locations, not in the village or on recreation land.

All power generated by solar stays in Vermont.

Public Comments: concerned about run off, questioned about the Block Yard as a possible sight.

The maps will be uploaded to the Town of Proctor website.

Two more hearing will be held.

V. Vermont Marble Company Site Plan Review – 6:47 p.m.

Keith Knapp was the spokesperson for the Vermont Marble Company. The group is seeking a permit for a change of use

Permit #12/19, property address 61 Main Street, 2.5 acres.

Keith Knapp explained that they plan to rehab the existing building, no change to the footprint of the building.

They will be processing hemp, no intention of extracting THC (state statute prevents this due to proximity of the elementary school).

Using the office space and lab for research and development, an expectation of 30 employees at the maximum. The property has a total of

40 parking spaces; 35 spaces upper lot and 5 spaces lower lot. They do not anticipate numerous delivery trucks; all deliveries will be at

the Main Street lot. Pine Street will be the main parking lot for employees. They have been in contact with the Fire Marshal, to follow all state requirements.

Questions from the public: concerned about outside noise, odors emitting from building, chemicals onsite, condition of parking lot, snow removal, outside lighting,

Production 24/7 or hours of operation.

Responses to most questions are unknown as this is a new business, they were adamant that as owners of the Vermont Marble Company they intend to be good and responsible owners and neighbors.

Conditions to Permit #12/19

No semi delivery to Pine Street lot (upper lot)

Loading off & on only at Main Street lot (lower lot)

40 parking spots total – 35 upper lot and 5 lower lot

Access for emergency vehicles must be provided at both lots

No odor generated by production of business- cross property line

Industrial noise must be contained to building

External noise generated by processing must be contained to property

No pushing of snow on abutting properties

Tom Hogan made a motion to approve Permit 12/19 with conditions. The motion was seconded by Dale Christie, unanimously approved.

VI. Zoning Board of Adjustment Hearing – Town of Proctor Side Setback Variance

Stan Wilbur, Proctor Town Manager was the spokesperson for Variance Hearing. Property address, 45 Main Street, 0.14 acres.

The request is for a 14 x 22 addition to the Town Office for a lift and stairs to the 2nd floor and renovations to the existing building.

The property line is 17 feet from the building, asking for a side lot variance. This request will reduce parking by four spaces.

The abutting property owner, John Casella II was present at the hearing.

The Variance Criteria was reviewed by the Board.

The Board determined:

This is a unique property, small lot, the building is sitting on the property line. Ledge in the back prevents any construction. Multiple options were looked explored.

The building must provide access for all employees and public, via ADA and Fire Safety.

Hardship is due to the lot and existing building.

There will be a reduction of parking spaces. There is street parking available.

Ray Beyette made the motion to grant the side lot variance for the Town of Proctor. The motion was seconded by Dale Christie, unanimously approved.

VII. Citizens Comments

No citizens comment.

VIII. Town Plan Update

Amanda from RRPC provided an update on the town Plan;

A draft went out in July, finalize in plan in the winter and hold a hearing the spring of 2020.

Working on obtaining new data for certain sections.

Images have been updated, thanks to Dale Christie.

Oct/Nov meeting review goals and actions of the plan.

Energy plan work needs to be completed by December, due to grant funding.

IX. Enhance Energy Plan

Discussed under Renewable Energy Generation.

X. Zoning Administrator Report

The Zoning Administrator provided the update on permits issued;

1. Market Street – front porch
2. Park Street – Duplex back to a single-family residence
3. River Street – Multi -family back to a single- family residence
4. Field Street - porch

XI. Economic Development

No discussion.

XII. Old Business

No old business.

XIII. New Business

Bob Coons expressed his concern about parking during the Town Office renovations.

XIV. Other /Informative

Next meeting October 3,2019 at the Town Office.

XV. Adjourn

Dale Christie made the motion to adjourn the September 12,2019 Planning Commission/Zoning Board of Adjustment Meeting at 8:07 p.m.

The motion was seconded by Mary Gilligan, unanimously approved.

