

Town of Proctor
Planning Commission/Energy Committee
Regular Meeting Minutes
April 2, 2026 – 6:00 P.M.
Town Office Meeting Room

Board Members Present

Dale Christie
Tom Hogan
Dick Horner
Carol Protivansky (Chair)
Anthony Preston

Others Present

Review & Approve Agenda

Motion to approve the agenda was made by Dick H., seconded by Tom H., and passed.

Review & approve Minutes from February 5

Motion to approve the minutes from February 5th was made by Dale C., seconded by Dick H., and passed unanimously.

Public Comment

No Public Comment

Zoning Regulations – Review and discuss edits to ordinances

Extensive discussion about current Zoning Regulations and what can be done. Unlike the Town Plan, there are no requirements to edit or adopt a new version within a period of time. There has been no feedback from the Town about any desired or needed changes. Incorrect references and other typos have been identified by recent reviews. That type of changes would not require a formal process to adopt a new version. Anthony was asked to provide any issues he's had as the Zoning Administrator with them, or any changes he feels should be done. The only item offered was to rewrite the section on fencing as he feels it is vague and has caused confusion. It was proposed and agreed that it would be best to invite the SelectBoard to our next meeting to share any changes they want or need and to offer direction forward.

Old or New Business

Discussion was made about the Subdivision Regulations. There was concern about if they were adopted properly. A public hearing was supposed to be held by the SelectBoard and we weren't aware of one being held. The recent S.B. meeting minutes indicated a vote was taken to adopt them, but that may not meet the legal requirements to adopt them. It was discussed what we should do in the future and it was agreed that we still want to get some regulation adopted to address Short Term Rentals. The State doesn't appear to be doing anything to address it and we'd like to get ahead of it in case it becomes a bigger issue or more popular.

Adjourn

Motion to adjourn the meeting made by Dick H., seconded by Dale C. and passed unanimously at 6:45PM.