

**Town of Proctor Selectboard Special Meeting**  
**March 16, 2010**  
**5:30 – 7:30 P.M.**

**Board Members Present**

Rick Anderson, Chair  
Bill Dritschilo  
Susan Feenick  
Lloyd Hughes  
Dick Norris

**Employees Present**

Steffanie Bourque, Town Administrator

**Other Guests Present**

Proctor Planning Commission:

Lisa Miser, Chair  
Ray Beyette  
Bill Champine  
Bonnie Kelleway  
Warren McCullough  
Jim Moore  
Vincent Gatti  
Alan George, Town Attorney  
Marsha Hemm  
Amy Moore  
Jamie Stewart, REDC

**Agenda Items**

**I. Call to Order**

The meeting was called to order at 5:30 p.m. and began with a pledge of allegiance to the flag.

**II. Revitalizing Proctor's Village Center**

Rick Anderson explained the purpose of the special meeting – to engage the Planning Commission and Rutland Economic Development Corporation in a discussion about revitalizing Proctor's Village Center. Anderson described the role of the Selectboard and Planning Commission in this effort.

**III. 5-Corners Development Proposal**

Anderson introduced the redevelopment proposal for the 5-corners property, which included a brief orientation on the property maps for the project location. The group discussed the strengths and weaknesses of the proposal. A summary of the comments made is presented here:

Project Strengths:

- New development will add to the property tax base.
- Project location supports centralized development (vs. sprawl).
- Project proximity to rail, Route 3 bypass, Marble Museum (with 30,000+ visitors per year).
- Availability of municipal water, sewer, and competitively priced electric utility.
- Not many building lots in Rutland County.

Project Weaknesses:

- Project lies in an industrial zoning district and may need to rezone to accommodate best use of the property (e.g., residential, commercial, light industrial).
- Concerns about possible environmental contamination – this led to a discussion about the funds available now through the Rutland Regional Planning Commission's Brownfields Program for Phase I, Phase II, and site cleanup. Jamie Stewart emphasized that federal stimulus funds are available now to both public and private sector applicants.
- Need to make Proctor a competitive place to encourage development here vs. a surrounding community.
- Proctor's inventory tax could be a disincentive to certain types of development – this led to a discussion about how to eliminate or phase out the tax.

- How to determine a reasonable price per acre for the property – this led to a discussion about needing to accomplish the visioning/planning process to determine the best use of the land before agreeing to a price per acre. Alan George questioned the proposed acquisition model and whether it is really necessary to assume ownership of the property in order to accomplish the short and long-term redevelopment goals. George suggested the Town may want to pursue an alternate arrangement with Omya to obtain authority or control of the property without having to assume ownership (e.g., act as an agent in the redevelopment process rather than the land owner). With legal authority/control of the property the Town could immediately pursue grant funding through the 1) Community Development Planning Program to complete a conceptual plan for the property and 2) Rutland Regional Planning Commission’s (RRPC) Brownfields Program to complete an environmental assessment of the property (if Omya is unwilling to enroll in the program itself).

#### **IV. How the 5-Corners Property Fits into Larger Economic Development Initiatives**

The group discussed how the 5-corners development project fits into the efforts to update the Town Plan and obtain a Village Center Designation. The Planning Commission is responsible for updating the Town Plan and explained their process for doing so without the financial support of a Municipal Planning Grant. The Planning Commission intends to apply for a grant this year; however, if not awarded, the Selectboard agreed to discuss the possibility of funding some of the update effort in order to expedite the process.

The Selectboard is responsible for applying for a Village Center Designation. In order to qualify for this designation, the Town must have a “confirmed planning process” – meaning that the municipal land use plan (i.e., Town Plan) and planning process have been reviewed and approved by the RRPC. We can therefore work on preparing the application for Village Center Designation, but must wait to apply until after the updated Town Plan is approved by the RRPC.

#### **V. Next Steps**

Bill Dritschilo made the motion to send the draft letter to Omya with the original development proposal for the 5-corners property. The motion was seconded by Susan Feenick and upon discussion was withdrawn.

Susan Feenick made the motion to task Alan George with developing an alternative framework for discussing the 5-corners property with Barbara Cosgrove of Omya. The motion was seconded by Bill Dritschilo and unanimously approved.

Rick Anderson asked for formal support from the Planning Commission to proceed. Ray Beyette made the motion to support the revised concept for redevelopment of the 5-corners property. The motion was seconded by Warren McCullough and unanimously approved.

The group agreed the immediate next steps included a meeting with Barbara Cosgrove to discuss how to best obtain authority/control of the property and proceeding with the Community Development Planning Grant and RRPC Brownfields Program. Jamie Stewart agreed to follow-up with the Community Development Program for clarification on how to best proceed with a Planning Grant application.

In parallel, the Planning Commission will work on applying for a Municipal Planning Grant to assist with the Town Plan update and the Selectboard will work on preparing the Village Center Designation application.

#### **VI. Adjourn**

Bill Dritschilo made the motion at 7:30 p.m. to adjourn the March 16, 2010 special meeting of the Selectboard. The motion was seconded by Dick Norris and unanimously approved.