

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, May 3, 2017**

Attendance: Planners: Kent Young - Chair, John Wadsworth, Rob Wadsworth, Chris Mann and George Rigoulot, Residents – Lorraine Weeks-Newell and Brent Newell; and Windham Regional Commission representative – John Bennett.

7:00 p.m.: The meeting was called to order by Kent Young. No modifications were made to the Agenda.

Public Hearing: Kent Young read the Notice of the Public Hearing warned for 7:00pm. The Hearing is for conversion of an existing Garage to a Retail Shop at 685 Stratton-Arlington Rd.. The Zoning Application was submitted by the owner, Lorraine Weeks-Newell. She and Brent Newell were present to present the project. Notices were sent in accordance with State Statute and the Zoning Ordinance – no abutters were in attendance. The property is within a Commercial-Residential District - CR3, located across from the Town Hall. The Zoning Administrator had waived many of the requirements of the Zoning Ordinance because it is a small business with little impact on the immediate area of the business. Ms. Weeks-Newell presented a drawing showing the location, as well as a drawing showing the layout of the shop, including parking and signage. She stated that an inspector from the VT Fire Safety Dept. had reviewed the plans and she will be working with them for safety and handicap compliance, including clearances and proper ramps, as well as handicap parking. John Wadsworth asked if the parking layout will be adequate to prevent customers from backing into the roadway. Ms. Weeks-Newell said that there is plenty of room so that backing into the road will not be necessary. John Wadsworth asked if she understood that signage is limited to 16 sq. feet per sign. Ms. Weeks-Newell acknowledged the requirement. Kent Young asked that the board consider and allow for a second sign on the building. The board concurred. Ms. Weeks-Newell stated that she intends to heat the building, but no plumbing will be installed. She wanted to alter the drawing slightly to move the porch to the front of the building, instead of on the addition as shown. There were no objections. The Chair asked that an updated drawing be provided to the Zoning Administrator for filing. Following the discussion, the Chair asked for a motion to close the Public Hearing. John Wadsworth so moved. George Rigoulot seconded – all concurred and the hearing adjourned at 7:12pm.. The Clerk asked for a tentative approval of the project. John Wadsworth so moved. Rob Wadsworth seconded – all concurred. The Clerk explained that the report – a summary of the procedure, along with an approval with conditions will be developed for presentation at the next meeting (June 7, 2017) at which time, if acceptable, the project will be officially approved. Meanwhile Ms. Weeks-Newell should coordinate preparations for her project with the Zoning Administrator. At this time, Lorraine Weeks-Newell and Brent Newell left the meeting.

Subdivision Revision: John Bennett led a review of the ongoing progress in revising the Subdivision Regulations. More stream-lining has occurred and changes implemented to develop a document that conforms to the Town's routines. Following the discussion, John Bennett left the meeting.

Approval of Meeting Minutes: John Wadsworth moved to approve the minutes of the April 5, 2017 meeting. Rob Wadsworth seconded – all concurred and the minutes were approved.

Adjourn: The Chair asked for a motion to adjourn. Chris Mann so moved. Rob Wadsworth seconded the motion – all concurred and the meeting adjourned at 9:15p.m.

Minutes by:

David Kent Young

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