

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, February 6, 2013**

Attendance: Planners: Paul Schwippert, John Wadsworth, Rodney Cooney, Anne Patten, Ray Hawksley, Kent Young, Zoning Administrator – Allan Hicks, and WRC Rep., Dinah Reed.

At 7:00 p.m. the meeting was called to order by Paul Schwippert, Chair. Correspondences were distributed and reviewed. The Chairman summarized the ongoing renewal of the Stratton Ski Resort Master Plan.

Minutes: Anne Patten moved to approve the minutes of the January 2, 2013 Planning Commission meeting, John Wadsworth seconded – all concurred.

WRC Zoning Contract: The Planning Commission had previously agreed to extend the contract and costs for WRC to revise the Town Zoning Bylaws. The Selectmen Chair, Al Dupell, had already signed the approval of this extension. As Chairman, Paul Schwippert sign to approve for the Planning Commission.

Zoning Work Session: Dinah Reed of WRC was present to continue the Zoning Bylaw Revision work session. Discussion focused on definitions, height restrictions, cupolas and living space. Although no vote was taken, it appears that the majority of the commission wish to retain the 35' height restriction, but allow for ornamental cupolas to exceed that limit – discussion will continue. Setbacks to property lines will be reduced to 25'. Also the discussion leaned toward having floor space, as it applies to a large structure, requiring Planning Commission review will include square footage of the structure minus decks, open porches, attic space and garages. Basements with proper egress and headroom will count at 50% of its total footprint regardless if it is designated to be finished or unfinished. The commission also agreed that any construction will require a zoning permit.

Sasco Farms Subdivision: Paul Schwippert asked if the mylar for this subdivision had been filed with the town. Kent Young did not recall receiving it.

Adjourn: Anne Patten made a motion to adjourn. John Wadsworth seconded the Motion and the meeting adjourned at 8:55p.m.

David Kent Young

Transcribed by Kent Young