

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, August 3, 2022**

Attendance: Planners: Kent Young - Chair, Ray Hawksley, Rob Wadsworth, George Rigoulot and Chris Mann (by phone); and Michael DiLorenzo, representing Remy Lane, LLC.

7:02 p.m.: The meeting was called to order by Kent Young.

Modifications to the Agenda: No modifications.

Correspondences: No correspondences or notifications were reviewed.

Remy Lane, LLC (previously Bauchiero) Subdivision Correction

The Chair said that a mylar to correct a lot-layout of the original mylar of said subdivision has been submitted for recording. This mylar requires prior approval by the Planning Commission before the Town Clerk can officially accept and record it. The Chair then stated that the Map at Bar 86E entitled Subdivision for Frank Bauchiero, Jr. did not correctly represent the layout that was approved by the Subdivision (dated 11/05/2008). The report and findings of said subdivision state that the approved map should conform with Preliminary Site Layout Plan C1 for the Bauchiero Subdivision by Dauchy Creamer Assoc., LLC, revised 05/23/08 (Exhibit A). The Planning members present reviewed the map and compared it to the recorded mylar as well as the new mylar of the revised section recently submitted. Upon review the Commission agreed that the new submission appears to correct the recorded mylar to meet the intent of the approved subdivision. It was also noted that the creation of Lot 79 (1601038) being separated out from the building site for 115 Leon Stocker Dr., which also included lots 1601039 and 1601040, violated the 50 ft. setback requirement for the house. The 2008 Subdivision had reduced the house site of 115 Leon Stocker Dr. to PIDs 1601039 and 1601040, while 1601038 was separated out as its own building site and expanded into what had been shown as part of 1601082 to meet the two-acre zoning requirement. With this change, the setback from the structure at 115 Leon Stocker Dr. and the property line is shown as 36 ft.. The Chair stated that this apparently had been an oversight when the subdivision was approved in 2008. Additionally, the house was recently sold. He believes, however, that the Planning Commission should approve the newly submitted mylar, because it conforms to what was approved in 2008. The board agreed.

The Chair asked for a motion to approve the mylar ("Property Survey Plat – Remy Land, LLC, Sheet 1 of 1, dated 6/28/2022). George Rigoulot so moved. Rob Wadsworth seconded – all concurred.

The Chair stated that since the Planning Commission Secretary, Chris Mann, is attending this meeting remotely, he requests that the board appoint George Rigoulot Acting Secretary to sign for the approval of this corrective mylar. Chris Mann so moved. Rob Wadsworth seconded – all concurred. At this time the Chair and Acting Secretary signed the Planning Commission approval of said mylar.

The Commissioners and Mr. DiLorenzo then briefly discussed the status of the requirements that need to be completed before the sale of additional lots can occur, such as completion of the road and fire pond and submittal of the Road Maintenance Agreement.

Adjourn: The Chair asked for a motion to adjourn. Ray Hawksley so moved. Rob Wadsworth seconded. All concurred and the meeting adjourned at 7:20p.m.

Minutes by:

David Kent Young

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