

**Town of Stratton**  
**Planning Commission Meeting Minutes**  
**Wednesday, March 5, 2014**

**Attendance:** Planners: Paul Schwippert, Kent Young, Ray Hawksley, Rob Wadsworth, John Wadsworth, Rodney Cooney and Chris Mann; and Dinah Reed of WRC.

At 7:00 p.m. the meeting was called to order by Paul Schwippert, Chair.

**Correspondences:** Planning Commission Correspondences were distributed.

**New Member:** Chris Mann was welcomed as the newest member to the Planning Commission, replacing Avis Pickering. The Board wished to thank Avis for her long service on the Planning Commission for over 20 years.

**Dinah Reed's departure:** Dinah Reed, who has worked on the revision to the Zoning Bylaws, these last two years, said that she has taken a new job and will be leaving the area this month. John Bennett of WRC will be available to work on completing the revision. The Board wished her luck in the future and gave their thanks for her hard work toward revising the Stratton Bylaws. Tonight she hopes to get through the latest round of revisions made to the document, which should bring it close to a final draft.

**Organizational Meeting:** Paul Schwippert called for the board to conduct its organizational requirements. Kent Young nominated Paul Schwippert to be Chairman. All concurred and Paul Schwippert was appointed Chairman. Ray Hawksley nominated Kent Young to be Vice-Chairman. All concurred and Kent Young was appointed Vice-Chairman. Kent Young agreed to take the position of Secretary, previously held by Avis Pickering. Ray Hawksley nominated Kent Young, all concurred and Kent Young was appointed Secretary. Kent Young nominated Jenna Pugliese to be the Planning Clerk. All concurred and Jenna Pugliese was appointed Planning Clerk. Kent Young moved to conduct meetings using Roberts Rules. John Wadsworth seconded – all concurred. Kent Young stated that the Zoning regulations dictate publication of notices. Currently, notices are published in the Brattleboro Reformer and the Rutland Herald. The proposed Zoning changes will change this requirement once approved and in effect. Kent Young moved to hold regular Planning Meetings on the first Wednesday of each month at 7:00pm at the Stratton Town Office. Rodney Cooney seconded – all concurred. The Commission also agreed to recommend Paul Schwippert and Jenna Pugliese as WRC Representatives from Stratton. Kent Young will forward this to the Selectmen for their approval.

**Approval of Minutes:** Ray Hawksley made a motion to approve the January 9, 2014 meeting minutes as presented. The motion was seconded by Kent Young. All were in favor and the motion carried.

**Stratton Zoning Bylaw Work Session:** Dinah Reed conducted the work session – most issues were resolved. She will incorporate the latest changes and forward the document to the Town and to John Bennett of WRC who will continue with the process. Once again, the Planning Commission thanked Dinah Reed for all her work. The PC also wishes to hold a joint meeting with the Selectmen to discuss certain issues and to coordinate the public hearings for approval. They also would like Brian Johnson of Labor and Industry to attend to discuss Labor and Industry requirements. Kent Young agreed to make arrangements with the Selectmen.

**Next Meeting:** Kent Young explained that next meeting will include two public hearings. One for a renovation of the Carlos Otis Clinic and a second for a Tamarack Heights project. Paul Schwippert wants to arrange a site visit for the Carlos Otis Clinic project.

**Stratton Town Plan and Zoning contract:** Windham Regional Commission sent a schedule for work on the Town Plan. They also had sent an extension for the Zoning Contract. Paul Schwippert signed the extension. Kent Young will forward both to the Selectmen for approval.

John Wadsworth made a motion to adjourn. Rodney Cooney seconded the motion. The meeting adjourned at 8:55 p.m.

Transcribed by Kent Young *David Kent Young*