

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, September 4, 2013**

Attendance: Planners: Paul Schwippert, Kent Young, Rodney Cooney, Rob Wadsworth and John Wadsworth, Avis Pickering, Gary Rapanati, Jenna Pugliese, PC Clerk and Stratton Mountain representative.

At 7:02 p.m. the meeting was called to order by Paul Schwippert, Chair.

Correspondences: Planning Commission Correspondences were distributed.

Approval of Minutes: John Wadsworth moved to approve minutes for the August monthly meeting. Rodney Cooney seconded the motion. John Wadsworth had the following changes:

He asked that when the vote was split that the decenter was named. He noted that he made a nay vote on 705 and 717.1. He was not sure who the nay vote was for 717.4.

Mr. Wadsworth noted that the title to section to 713.2 was not included and should say "Barriers to Direct Solar Radiation"

Section 825 should end after "the last sentence of the section as well"

835.1 Telecommunication Facilities should be added to include the recommendation to eliminate #3 as previously listed under 825.

John Wadsworth also noted that it was questioned whether or not Telecommunication Application Requirements were necessary at all.

Lastly, he noted that it was discussed to remove the Zoning Permit Tracking sheet from the bylaws.

Kent Young made a recommendation to confirm that Ray Hawksley was the descending vote in 717.4 and table the vote till the October meeting. Paul Schwippert made a motion to accept Kent Young's recommendation. The motion was seconded by Rodney Cooney. All were in favor and the motion to table the minutes was carried.

Sheehy/Steiner Boundary Line Adjustment- Gary Rapanati was present on behalf the applicant to discuss the boundary line adjustment of two property owners. The proposal includes taking four lots and creating three of different size and shape. Kent Young recommended that the application be turned over to the Zoning Administrator for review. Rodney Cooney seconded the motion and all were in favor.

Stratton Mountain School Discussion- Kent Young noted that the Stratton Mountain School had submitted additional information for the completion of their Act 250 application. Mr. Young noted that the siting of the Air Awareness building had moved and may impact set back requirements. The chair asked that Kent Young reach out to Christopher Kaltsas for further details.

Stratton Zoning Bylaw Discussion- Kent Young presented the changes that he had made to the Zoning Map. The changes reflected the new CR3 as well as the new limits to the Green Belt. Mr. Young noted that he discussed the 400 acre lot near Stratton Pond with the owner and agreed to leave it as a residential district.

Kent Young also presented the recommendations from the Select Board on Private Roads. He noted that the Select Board agreed to reducing the requirements of a private road. They recommended using the guidelines as required for the Bacchierio Subdivision. They requested that the 10% maximum grade remain in place.

Kent Young made a motion to accept the Select Board's recommendation. Rob Wadsworth seconded the motion. All were in favor

Avis Pickering made a motion to adjourn. Kent Young seconded the Motion. The meeting adjourned at 8:35p.m.
Transcribed by Jenna Pugliese, Clerk