

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, February 1, 2012**

Attendance: Planners: Paul Schwippert, Rodney Cooney, Kent Young, , Anne Patten, Ray Hawksley and John Wadsworth, Christ Kaltsas and David Cotton representing the Stratton Mountain School, and Jenna Pugliese, PC Clerk and Stratton Mountain representative.

At 7:05 p.m. the meeting was called to order by Paul Schwippert, Chair.

Correspondences: Planning Commission Correspondences were distributed.

Approval of Minutes: Ray Hawksley moved to approve meeting minutes of January 4, 2011. John Wadsworth seconded –all were in favor.

Santo Subdivision Discussion- A discussion took place regarding the Santo subdivision. The applicant would like to continue subdividing the parcel by creating another 7 lots. It needs to be decided whether the previously subdivision of parcels should be reconsidered and charged as if they were part of a major subdivision, instead of a minor subdivision, since they were subdivided out very recently. The State groups together all subdivisions within a five-year window to determine total lots for Act 250 subdivisions. Although this is not an Act 250 issue, the town should determine how to consider grouping subdivisions made within a short period of time. Kent Young made a recommendation to accept the submittal for this subdivision of the additional lots as a separate subdivision and to wave the increased fee for the prior subdivision. All agreed. He believes the Santos will be submitting their application in time for a hearing at the next Planning meeting.

Stratton Mountain School (SMS) Hearing for Student Center and Air Awareness Building: The hearing was reconvened from the January 2011 meeting by the Chair at 7:15 p.m.. Chris Kaltsas and David Cotton were present on behalf of the applicant. The project details were reviewed for members not present at prior meetings. He informed the committee of the new proposed location for the Air Awareness Building. Anne Patten expressed concern over the third access that was being discussed. She noted that the area would need to be well maintained and cleared of brush in order to achieve a satisfactory line of sight. Ray Hawksley asked if there were any wetlands of concern on the new site. Mr. Kaltsas noted that no class 2 wetlands exist on the new site. Kent Young noted that if the proposed cupola is over 35' that it must be approved by the Stratton Mountain Volunteer Fire Department. The architect noted that the whole building is protected with a sprinkler system. John Wadsworth made a motion to close the hearing with a second from Rodney Cooney the motion was approved and carried.

Kent Young made a motion to tentatively approve the project with the following conditions.

1. The Planning Commission receives a letter of serviceability from the Stratton Mountain Volunteer Fire Department, with specific approval for the design height of the cupola, submitted to the Town before construction begins.
2. If the third access is granted by the Stratton Select Board, SMS will be required to fund the upgrade of Brazers Way in the vicinity of SMS to a legal School Zone, establish and maintain a clear line of sight, and install a gate to limit access to only warm weather use – said gate shall comply with the Town of Stratton Regulation of Private Fire Alarm and Security Gate Systems.
3. A boundary line adjustment with Stratton Corporation, as presented at the hearing, shall be approved and a deed and mylar filed with the Stratton Town Clerk, before construction begins.

Stratton Zoning Bylaw Changes – Dinah Reed was present to review her progress on the Stratton Zoning Bylaws. She provided a matrix of areas of concern and the commission provided feedback.

Anne Patten made a motion to adjourn. Kent Young seconded the Motion. The meeting adjourned at 9:00 p.m.

Transcribed by Jenna Pugliese, Clerk