

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

Attendance: Planners: Paul Schwippert, Kent Young, Rodney Cooney, Rob Wadsworth and John Wadsworth, Avis Pickering, Ray Hawksley, Dinah Reed representing WRC, Alan Hicks; Zoning Administrator and 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: Rodney Cooney made a motion to approve the October monthly meeting minutes as presented. The motion was seconded by Ray Hawksley. All were in favor and the motion carried.

Stratton Zoning Bylaw Discussion- Dinah Reed was present to review additional changes to the Stratton Zoning bylaws. The following changes were discussed:

Ms. Reed noted that she had changed the title of Day Care Facility to Childcare Facility in all instances.

410.3 State of Enforcement is not mentioned in any statute.

717.4(a) ADA Parking requirements section add per earlier discussions. It was decided that this section should reference the website for specifications to ensure the most up to date guidelines are being used by applicants.

Page 86 the diagram needs to move to the previous page

Page 88 Building Heights is missing a diagram

Page 107. Fine in the instance of a violation was changed to \$800.

Cupolas- It was determined that non-accessible cupolas could be 2" per lineal foot of roofline and 10' maximum.

Accessible cupolas have no limitation on size but must adhere to the maximum building height.

Kent Young brought to the commission's attention that a potential real estate buyer questioned whether or not a Bed and Breakfast was permissible in the Residential District. Mr. Young noted that as currently written Bed and Breakfasts are not permitted and asked whether this is something that should be considered. A vote was taken to allow Bed and Breakfasts as a permitted use in the residential district. Four were against and three were for and the motion did not carry. Avis Pickering, Ray Hawksley, Rodney Cooney and Paul Schwippert voted against the motion. It was decided that Bed and Breakfasts should be included in the CR3 district.

John Wadsworth asked for a vote on the language on page 86 #3 –Sprinkler Systems for Multi-Family Dwellings. John Wadsworth made a motion to change the language to "Multi-family dwellings of four units or more" Rodney seconded the motion. A vote was cast and six were in favor and one against. Ray Hawksley voted against the motion.

Ray Hawksley made a motion to adjourn. Rob Wadsworth seconded the Motion. The meeting adjourned at 8:33p.m.

Transcribed by Jenna Pugliese, Clerk