

**Town of Stratton  
Planning Commission Meeting Minutes  
Stratton Town Office  
Wednesday, August 3, 2011**

**Attendance:** Planners: Paul Schwippert, Rodney Cooney, Avis Pickering, Anne Patten and John Wadsworth, Zoning Administrator, Allan Hicks; resident – Rona Hicks; and Robert Forbes of Forbes Construction Co..

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

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

**Abandoned Structures:** Rona Hicks was present to ask the Planning Commission to act on the abandoned structure located beside her property. She explained that this issue had been addressed 3 years ago, and that her husband, Allan Hicks had recused himself as Zoning Administrator for that reason and, therefore the Assistant to the Zoning Administrator, Ray Hawksley, had addressed the issue, but nothing came of it. She is asking again that the Planning Commission intervene. Kent Young stated that the Planning Commission has no authority to act, as this is an enforcement issue. If a party to an issue is not satisfied with the results, then that party has a right to appeal the decision (or lack of a decision) to the Zoning Board of Adjustment. If that decision is not acceptable to either of the sides of the dispute, then the decision can be appealed to Environmental Court. Paul Schwippert agreed with this interpretation of the process. Rona Hicks felt that the Town should become more involved. She said that the property is a health issue as well. Ray Hawksley is also the Health Officer, who works directly for the Select Board. Apparently he did not find a health issue with the property at that time. Kent Young provided Rona Hicks with a copy of a letter he believed had been sent out to the owner of the property at that time and recommended that the above procedure be followed. At the end of the discussion Rona Hicks left the meeting.

**Lot 10 Tamarack Heights Public Hearing:** At 7:15pm, Paul Schwippert opened the scheduled Public Hearing for the construction of a home on Lot 10, Tamarack Heights (PID 0700020), owned by Lori Ward and presented by Robert Forbes of Forbes Const. Co.: The Notice of Hearing was read and Mr. Forbes presented the project. He stated that the project had been approved by the Stratton Resort's Design Review Committee. He will forward the approval to the Zoning Administrator. The Stratton Mountain Fire Dept. will be reviewing the sprinkler system plan, as the owner understands this is a requirement. Mr. Forbes stated that the plan structure will be within the buildable area of the lot, it is approx. 6000 sq ft of living space with 6 bedrooms and that the height of the highest roofline will be under 34 ft to average grade. The storm water runoff permit has been applied for as well. Paul Schwippert questioned the lighting plan, which must comply with section 9035 of the Zoning Bylaws. Mr. Forbes will forward the plan and his report to the Zoning Administrator for review. Compliance to 9035 will be conditioned in the permit. Kent Young read the conditions of a similar permit, which will apply to this project. It was noted that a driveway may be shared with an adjacent lot, which requires a maintenance agreement. The current owner of that adjacent lot is Stratton Corp.. Work hours will be set at Monday through Friday 8am to 5pm – special conditions may be coordinated through the Zoning Administrator if necessary. No blasting is expected for this project. With no further questions from the Commission, Kent Young moved to close the Hearing. Avis Pickering seconded. All concurred. Kent Young moved to tentatively approve the project, with the conditions previously read. These conditions will be stated in the Project Approval Report, which will be presented at the September meeting for final approval. Anne Patten seconded. All agreed.

**Approval of Minutes:** A motion was made by Kent Young to approve the minutes of the July monthly meeting. The motion received a second from Avis Pickering. All concurred and the motion carried.

Anne Patten made a motion to adjourn. Kent Young seconded and the meeting adjourned at 8:20 p.m..

Minutes by:

*David Kent Young*