

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, February 3, 2016**

Attendance: Planners: Kent Young - Chair, John Wadsworth, Rob Wadsworth, Chris Mann and George Rigoulot. Jeffrey Cavagnino – Stratton Resort Representative

7:00 p.m.: The meeting was called to order by Kent Young. Correspondences were distributed to Planning Commission members for review. No modifications were made to the Agenda.

Zoning Revision Public Hearing Progress: The Chair explained that the Selectmen had accepted the Zoning Revision at their meeting of January 11, 2016, and then scheduled a Public Hearing for next Monday, February 8, 2016, at 7:30pm. Planning Commissioners may attend the Hearing, if desired, but it is not mandatory that the Commission be represented. If the Selectmen agree to adopt it after the Public Hearing, then it will be effective 21 days afterward, provided there are no challenges to it.

Subdivision Bylaws: The Chair had passed around copies of the current Subdivision regulations and asked that members review it and note any comments they may have. He said that after next meeting, John Bennett of WRC will begin working with us on a revision. It needs to be brought up to date with the statutes and the new Zoning Regulations.

Permit forms and Certificate of Completion form: The Chair had passed around copies of said forms. He asked that the Commissioners review these forms and provide him with any comments for revisions. The Fire Dept. requested that the Certificate of Completion include a checkbox to show that it will not be issued for properties requiring this certificate, which also have installed automatic fire alarms, unless they are in compliance with that regulation and have the required Knox Box installed, as required. The Chair also questioned whether a Certificate of Completion requires verification that an RBES form has been filed with the Town, if required by Statute, as the Statutes require Certificates of Occupancy / Certificates of Use to have this statement included. A Certificate of Completion is not the same as a Certificate of Occupancy or a Certificate of Use because we do not necessarily limit “occupancy” or “use” in the Zoning Regulations during construction. The Chair will research this further.

Approval of Meeting Minutes: John Wadsworth moved to approve the meeting minutes of January 6, 2016. Rob Wadsworth seconded. All concurred and the minutes were approved.

Other Business: Jeff Cavagnino of Stratton Corp. relayed that the resort was gathering the required documentation to satisfy the Town, so that a Certificate of Use can be issued for that project. He also said that the only plans he can divulge for the coming summer is that they are working on a permit for the replacement of one lift.

Adjourn: The Chair asked for a motion to adjourn. Rob Wadsworth so moved. John Wadsworth seconded the motion – all concurred. The meeting adjourned at 7:45 p.m.

Minutes by:

David Kent Young

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