

**Town of Stratton  
Planning Commission Meeting Minutes  
Stratton Town Office  
Wednesday, February 4, 2015**

**Attendance:** Planners: Kent Young, Ray Hawksley, John Wadsworth, Rodney Cooney, Rob Wadsworth and Chris Mann; Resident – George Rigoulot; and John Bennett of the Windham Regional Commission.

At 7:00 p.m. the meeting was called to order by Kent Young, Chair. Correspondences were distributed to Commission members for review, as well as copies of the recently printed Town Plan.

**Agenda Modification:** No modifications were made.

**Zoning Revision:** John Bennett led the Commission in a review of the final pages of the ongoing changes to the Zoning Regulations. This marks the completion of the first draft of the new Zoning Regulations to incorporate all changes considered to date. Mr. Bennett will provide a pdf version of the document before the next meeting, so that all Commissioners will have the opportunity to familiarize themselves with it before the next meeting. Kent Young stated that the Commission will then review it at the next meeting and then plan to take the controversial aspects of these changes (i.e. Fire Safety) for a joint meeting with the Selectmen and perhaps the ZBA if they also desire to review it. John Wadsworth requested that Brian Johnson of the VT Dept. of Labor and Industry attend that joint meeting. The Chair agreed to invite him as well.

**Town Plan Review:** John Bennett discussed the process for the Windham Regional Commission's review of the Stratton Town Plan. Last month, the Selectmen had submitted their formal request for the WRC to review and approve the Stratton Town Plan. The Commission should be in touch with the Town in order to organize a Hearing in the near future.

**WRC Representatives:** John Bennett asked again for volunteers from Stratton to serve on the WRC. He knows that Jenna Pugliese had moved from the area, but the WRC had not yet received her letter of resignation. Kent Young apologized, as she had submitted it to the Town, but he had not thought to forward it to WRC. Kent Young said that he had discussed the vacancy with Bill Nupp of Stratton Corp., as well as Jeff Cavagnino, Jenna's replacement at the resort. Mr. Nupp had said he would recommend someone from the resort for one of the positions. No one from the Planning Commission showed an interest to fill the second position. At this time, John Bennett left the meeting.

**Approval of Meeting Minutes:** John Wadsworth motioned to approve the meeting minutes of January 7, 2015. Rodney Cooney seconded. All concurred. The minutes were approved.

**Other Business:** Kent Young stated that George Rigoulot was in attendance, as he is interested in the Planning Commission position left vacant by Paul Schwippert. Kent Young said that the Selectmen did not appoint a replacement, as it will be elected at the March 3 Town Meeting, which will occur before the Planning Commission's next monthly meeting.

**Adjourn:** John Wadsworth made a motion to adjourn. Rob Wadsworth seconded the motion – all concurred and the meeting adjourned at 8:00 p.m.

Minutes by:

*David Kent Young*  
David Kent Young