

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, April 5, 2017**

Attendance: Planners: Kent Young - Chair, Ray Hawksley, John Wadsworth, Rob Wadsworth, Chris Mann and George Rigoulot and Windham Regional Commission representative – John Bennett.

7:00 p.m.: The meeting was called to order by Kent Young. No modifications were made to the Agenda.

Organizational Meeting: Kent Young asked for a nomination for **Chairman:** John Wadsworth nominated Kent Young. Rob Wadsworth seconded. No further nominations. All concurred to appoint Kent Young as Chairman. Kent Young agreed to act as Clerk as well. **Vice-Chair:** John Wadsworth nominated Ray Hawksley. Rob Wadsworth seconded. No further nominations. All concurred to appoint Ray Hawksley as Vice-Chairman. **Secretary:** Kent Young nominated John Wadsworth. Ray Hawksley seconded. No further nominations. All concurred to appoint John Wadsworth as Secretary. **Meeting Format:** Kent Young motioned to conduct meetings using Robert’s Rules. Ray Hawksley seconded – all concurred. **Meetings – Date, Time and Location:** Kent Young moved to hold regularly scheduled meetings at the Stratton Town Office, 9 W. Jamaica Rd., in Stratton on the first Wednesday of each month at 7:00pm. Ray Hawksley seconded – all concurred. **Publication of Notices:** Kent Young moved to post notices of its Public Hearings in the Brattleboro Reformer. Rob Wadsworth seconded – all concurred. **WRC Representatives:** Kent Young stated that the Selectmen had already re-appointed Renee Mulkey and no one else has shown interest in filling the second position, so there is no point in making a recommendation to the Selectmen.

Subdivision Revision: John Bennett led a discussion about the ongoing progress in revising the Subdivision Regulations. The majority of the work has been aimed at stream-lining the document to conform to the Town’s routines. The Chair also presented a revised Subdivision application that represents the revisions of the regulations. Additionally, the Planning Commission discussed the implementation of sureties. The discussion addressed sureties, which are designed to ensure that the required infrastructure of a subdivision gets built, should the owner be unable to complete the project. The Chair asked Mr. Bennett to investigate whether sureties could also be used to reverse a subdivision (i.e. re-merge lots remaining in an unfinished project). Additionally, the Chair suggested implementing a Certificate of Completion for subdivisions. Currently, the filing and recording of the official mylar have been the final steps for a subdivision, while completion of any infrastructure associated with the project, has only been addressed within the conditions established in subsequent building permits for the infrastructure or for the structures to be built on those new lots. Mr. Bennett and the Chair will discuss this further. Following the discussion, John Bennett left the meeting.

Approval of Meeting Minutes: Ray Hawksley moved to approve the minutes of the March 1, 2017 meeting. John Wadsworth seconded – all concurred and the minutes were approved.

Adjourn: The Chair asked for a motion to adjourn. Ray Hawksley so moved. Rob Wadsworth seconded the motion – all concurred and the meeting adjourned at 8:05p.m.

Minutes by:

David Kent Young

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