

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, June 3, 2015**

Attendance: Planners: Kent Young - Chair, Ray Hawksley, John Wadsworth, Rodney Cooney, Rob Wadsworth, Chris Mann and George Rigoulot; and WRC Rep. – John Bennett.

At 7:00 p.m. the meeting was called to order by Kent Young. Correspondences were distributed to Planning Commission members for review, which included a letter of notice from Windham Regional Commission (WRC), announcing WRC’s approval of the Stratton Town Plan on March 31, 2015.

Agenda Modification: Kent Young stated that he would like to add “consideration of the carved Bear replacement at Snowy Pond” and discuss a change to the Green Belt requirements. The board concurred to add these issues to the agenda.

Zoning Revision: John Bennett led the Commission through a review of changes to pages 1 – 39 (through Article III) of the Zoning Regulations. Following the review, Mr. Bennett agreed to attend the July 1 meeting to continue with the remainder of the document, which will include discussion of the Fire Protection section of zoning discussed with the Selectmen and Fire Dept. at the joint May 11 meeting. He also agreed to look into getting large copies of the Town Plan maps produced for the Town. At this time, John Bennett left the meeting.

Snowy Pond: Kent Young stated that the owner of Snowy Pond (previously Mur’s Woods) would like to replace the carved bear on the Mountain Rd. entrance with another carved bear, but would like to move it back from the road, behind the wall and closer to his driveway. The Planning Commission concurred with this request.

Green Belt: Kent Young asked for the Commission’s opinion on adding language to zoning that would allow a second access onto an existing lot that is divided by a stream, so the owner has easy access to all of his lot without having to build a bridge over the stream. The Commission did not agree to this and believed that the owner could seek a ZBA waiver, once waivers are incorporated into Zoning with the revision currently in progress. The majority of Commissioners were not interested in altering the Green Belt more so than has already been discussed for the ongoing Zoning Revision.

Approval of Meeting Minutes: Ray Hawksley moved to approve the meeting minutes of May 6, 2015 and May 11, 2015, with corrections to include Jeffery Cavagnino and correct the spelling of “Fire Chief” in the attendance section of the May 11, 2015 meeting. John Wadsworth seconded. All concurred and the minutes were approved.

Other Business: Ray Hawksley inquired about sprinkler system plans for the Tamarack Heights lot 12 project, which was issued a building permit last summer, conditioned on providing these plans to the Stratton Mountain Vol. Fire Dept.. Work has commenced on the project, but said plans have not been presented to the Fire Dept. for review, as required. Kent Young will look into this issue.

Adjourn: Ray Hawksley motioned to adjourn. Rodney Cooney seconded the motion – all concurred. The meeting adjourned at 9:05 p.m.

Minutes by:

David Kent Young
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