

**Town of Stratton  
Planning Commission Meeting Minutes  
Stratton Town Office  
Wednesday, December 6, 2017**

**Attendance:** Planners: Chair - Kent Young, Ray Hawksley, John Wadsworth, Rob Wadsworth, Chris Mann and George Rigoulot; Chris Ponessi of Mance Engineering and Jeff Cavagnino of Stratton Corp..

7:00 p.m.: The meeting was called to order by Kent Young. Correspondences were distributed. A discussion of permit applications for replacements of the Snow Bowl lift and Tamarack lift by Stratton Corp. was added to the agenda.

**McAvoy et al Subdivision – Final Plat Approval Public Hearing:** The Chair reconvened the Public Hearing, in accordance with the recess called at the last meeting, which also moved the hearing into the Final Plat Approval phase. No Site Visit was made by the Commission. The Chair said that he did not give notice for a site visit, as he did not believe a site visit was necessary in this case. Ray Hawksley agreed that it would not have been beneficial. There were no objections by the remaining Commissioners. Chris Ponessi of Mance Engineering was present to represent the project. He presented the plat with changes previously requested by the Planning Commission. He also stated that the Water/Waste Water Permit had been issued by the State, but that it needs to be revised to show the changes made, which also includes a replacement field for the house. The existing septic system had been grandfathered in under the existing State rules. Mr. Ponessi agreed to send the recording fees to have the approved permit recorded. He will then submit an application to the State to amend the permit as previously stated. The Planning Commission reviewed the new site plan. There were no further questions. Ray Hawksley moved to close the hearing, Rob Wadsworth seconded and the hearing ended. The Chair asked for a motion for a tentative approval of the project as shown on “*The Subdivision Recording Plat of Lands of McAvoy, Hurney, Kalin, Elliot & Kalin,*” draft, dated 11/22/17. Ray Hawksley so moved. Rob Wadsworth seconded – all concurred. The Chair then explained that the approval was tentative. He will produce the Report for this project, which will include all conditions of the approval placed on the project by the Planning Commission. The Zoning Administrator will then give final approval. He reminded Mr. Ponessi that one of the conditions is that a Construction Surety for infrastructure must be in place before the Mylar can be recorded. Mr. Ponessi confirmed that he is aware of this fact. The Chair stated that the report should be ready for approval at the next meeting (January 3, 2018) and that it will not be necessary for Mr. Ponessi to attend that meeting. The Chair will send Mr. Ponessi a draft of the report prior to that meeting, as well as a copy of the approved report afterward. At this time, Mr. Ponessi left the meeting. The Chair and Secretary signed the accepted draft version of the site plan.

**Stratton Corp. Lift Replacements:** Jeff Cavagnino attended the meeting to present Stratton Corp.’s plans to replace the Snow Bowl lift with a new detachable quad and to move the existing Snow Bowl lift over to replace the Tamarack lift. Both lifts will be placed roughly in the same locations as the existing lifts. Mr. Cavagnino is also pursuing the required Construction General Permits and the required Act 250 permit from ANR for these projects. He stated that these two projects are estimated to cost \$8,400,000.00. He has completed two Zoning Applications – one for each lift. The Chair stated that he believes that these projects, being lift replacements, can be handled administratively. He asked for a motion to defer the applications to the Zoning Administrator for Administrative Review. Ray Hawksley so moved. John Wadsworth seconded – all concurred. The Chair will forward the applications to the Zoning Administrator, and Mr. Cavagnino agreed to submit the fees to the Town as soon as possible.

**Annual Planning Commission Report:** The Chair provided the Commissioners, for their review, copies of the Commission’s yearly report to be published in the Town Report. John Wadsworth moved to approve said report as written. George Rigoulot seconded – all concurred.

**Approval of Meeting Minutes:** Ray Hawksley moved to approve the minutes of November 1, 2017. John Wadsworth seconded – all concurred.

**Other Business:** The Chair stated that the Selectmen had re-appointed Allan Hicks as Zoning Administrator and Ray Hawksley as Assistant to the Zoning Administrator for respective three-year terms.

**Adjourn:** With no further business, the Chair asked for a motion to adjourn. Ray Hawksley so moved. Rob Wadsworth seconded the motion – all concurred and the meeting adjourned at 7:40p.m.

Minutes by:

*David Kent Young*

David Kent Young