

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, December 5, 2012**

Attendance: Planners: Paul Schwippert, Kent Young, Avis Pickering, Ray Hawksley Rodney Cooney, and John Wadsworth, Alan Hicks Zoning Administrator, Matt Underwood from the Stratton Volunteer Fire Department, Betsy and Rob Wadsworth and Jenna Pugliese, PC Clerk and Stratton Mountain representative.

At 7:00 p.m. the meeting was called to order by Paul Schwippert, Chair.

Correspondences: Planning Commission Correspondences were distributed.

Approval of Minutes: Kent Young moved to approve minutes for the November monthly meeting. John Wadsworth seconded the motion. All were in favor of approving the minutes.

Sprinkler System Discussion with Matt Underwood: Matt Underwood was present on behalf of the Stratton Mountain Volunteer Fire Department to request that the Planning Commission adopt language to the Zoning Bylaws to require sprinkler systems in homes that meet certain criteria.

Kent Young noted that in previous applications the PC had asked applicants to obtain an Ability To Serve Letter from the S.V.F.D. However recently, when an applicant did this they were asked to install a sprinkler system. The applicant objected. Kent Young did further investigation on the PC's ability to require an Ability to Serve. He found that the Planning Commission could not legally uphold conditions from a third party and that if they would like to require sprinklers, the bylaws would have to reflect this. Therefore the SVFD was asked to recommend language regarding the possible requirement of sprinklers.

Matt Underwood first discussed the timeframe of a typical response to a fire call. He outlined that it typically would take 20-40 minutes after an alarm is called in for the department to respond. This did not include homes on the outskirts of town which would require additional driving time. He then read his letter outlining the conditions under which he believes a sprinkler system should be required:

Any structure built for human occupancy or any structure destroyed and replaced by a new principal structure that meets any of the following shall be required to have a residential sprinkler system.

- Any multi-family residence, townhouse, or condominium
- Any single-family residence over 3,850sq/ft
- Any home more than 200' from a town road or road built to town specifications
- Any home built on a road given a variance not requiring it to meet town specifications.
- Sprinkler systems shall be installed and maintained in accordance with the most recent version of the applicable sprinkler standard as set forth by the National Fire Protection Association (NFPA).
- Sprinkler system shall have yearly inspection and certification.

John Wadsworth expressed his concern over the additional cost to building a residence. He noted that he had found statistics that varied greatly and asked if anyone had concrete examples of additional cost. Ray Hawksley cited a cost of \$1.92/square foot from the provided website. However it was agreed that further investigation should be done to fully understand what the cost is of adding a sprinkler system.

Betsy Wadsworth expressed her concern over real estate sales in the town if this ordinance was to pass. She noted that a prospective buyer may choose to purchase land in another town considering the additional cost to build with a sprinkler system.

Matt Underwood agreed to contact local sprinkler installers to find the costs associated with installing a system. He noted that 9 out of 10 times the sprinkler system would in fact extinguish a fire before the department was able to arrive.

John Wadsworth asked for a straw vote and requested for the record he was opposed to the requirement as it is currently outlined.

The Commission agreed that more information was necessary to make a decision on this language.

Stratton Mountain School Boundary Line Adjustment – Jenna Pugliese was present on behalf of Stratton Mountain Resort and provided a brief update on the boundary line adjustment with the Stratton Mountain School. She informed the commission that the application was progressing and should be submitted soon. Kent Young noted that Chris Kaltsas should be reminded of the School Zone requirements as part of his zoning application.

Avis Pickering made a motion to adjourn. Rodney Cooney seconded the Motion. The meeting adjourned at 8:43p.m.

Transcribed by Jenna Pugliese, Clerk