

**Town of Stratton  
Planning Commission Meeting Minutes  
Stratton Town Office  
Wednesday, October 5, 2011**

**Attendance:** Planners: Paul Schwippert, Rodney Cooney, Kent Young, Avis Pickering, and John Wadsworth; Selectman, Al Dupell; Christopher Kaltsas, Frank Parent, David Cotton, Paul Belaski, Gary Rapanotti and Ryan Foster representing the Stratton Mountain School; Steve and Lori Ward abutters to the Mezzalingua Lot; Ray Smith, Chris Ponessi and Jeffrey Barnes representing the Mezzalingua project; 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:** John Wadsworth moved to approve meeting minutes of August and September 2011. Rodney Cooney seconded –all were in favor.

**Stratton Mountain School Hearing for Student Center and Air Awareness Building:** The hearing was reconvened from the September 7, 2011 meeting by the Chair at 7:02 p.m.. The hearing notice was read again. In the Notice, the Student Center was referenced as the Arts Center and the Air Awareness Building was referenced as the Athletics Center. Christopher Kaltsas presented the plans for both projects to the commission. He noted that the Air Awareness Building is 80' x 120' and will house a foam pit, pump track, trampolines and other training apparatuses. He described the Student Center to include a stage with auditorium seating, a gallery, classroom space, storage, and student gathering space. The site plan was reviewed for positioning of the buildings and it was noted that a property line adjustment needs to take place between Stratton Mountain School and Stratton Mountain Resort to accommodate the setback requirements. Mr. Kaltsas noted that this was being negotiated and would be completed before the project commenced.

Kent Young asked what the maximum building height to the highest roofline for the Student Center will be. The engineers determined that the highest point of the clock tower roof is higher than 35'. However it was determined that if the building is in the Ski PUD then the roofline can be up to 75' if certain additional criteria are met – the architects agreed to review those criteria. It was also noted that the entire building is protected by a sprinkler system.

Paul Schwippert asked what energy efficiency measures were being taken. It was noted that the building will meet Vermont Energy Codes for Commercial buildings. Additional options to minimize the energy consumption of the building will be explored, including solar tubes and panels

Al Dupell asked what the plans were for the additional access onto Brazer's Way. He noted that this would need further review by the Selectboard and they were not likely to allow for two way traffic onto Brazer's Way due to safety concerns.

Kent Young asked if a jurisdictional opinion had been received from April Hensel for Act 250. Mr. Kaltsas said he had received a review from Ms. Hensel and both projects would likely be considered minor applications.

Kent Young made a motion to recess the hearing until the next scheduled monthly meeting on November 2 at 7:15 p.m. at the Stratton Town Office in order to get the access determination from the Selectboard and the boundary line adjustment completed. The motion received a second from Rodney Cooney. All were in favor and the motion carried.

**Hearing for Mezzalingua –Tamarack Heights Lot #11:** The hearing for the Mezzalingua (Southeast Properties LLC) project was called to order at 7:53 p.m. and the notice was read by the chair. Ray Smith, Jeffrey Barnes, and Chris Ponessi were present on behalf of the applicant. The proposed project is an 8900 square foot house to be built on Tamarack Heights lot #11. The house is to be 8 bedrooms and have 8 parking spaces. The landscape architect reviewed planting plans and the architect reviewed design plans. Jenna Pugliese noted that Stratton Design and Review had seen the project but had not yet given it final approval. Mr. Barnes noted the DRC had a scheduled site visit for the upcoming Friday to review the project.

Kent Young read the conditions of the Ward Permit noting all conditions were likely to be the same for this project.

Kent Young made a motion to close the hearing and received a second from Rodney Cooney.

Kent Young made a motion to tentatively approve the project with the conditions as read. Avis Pickering seconded the motion and all were in favor. A report of the final decision will be presented for approval at the next meeting.

Rodney Cooney made a motion to adjourn. Avis Pickering seconded the Motion. The meeting adjourned at 8:55 p.m.

Transcribed by Jenna Pugliese, Clerk