

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, August 7, 2013**

Attendance: Planners: Paul Schwippert, Kent Young, Rodney Cooney, Ray Hawksley and John Wadsworth, Alan Hicks; Zoning Administrator, Dinah Reed from WRC 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 minutes for the July monthly meeting. Rodney Cooney seconded the motion. All were in favor of approving the minutes.

Stratton Zoning Bylaw Discussion- Dinah Reed was present to review additional changes to the Stratton Zoning Bylaws.

705-Noise- Dinah Reed proposed a change in the hours in the noise ordinance from 10 p.m. to 6 p.m. Jenna Pugliese was concerned that an unintended consequence of this change would be an impact on Stratton to make snow. She noted that the majority of Stratton's snowmaking occurs at night and would likely be in violation of this new rule. Dinah Reed agreed to review language. A vote was taken and 1 was in favor of the 6p.m. proposed time change and four were against. No change was recommended.

713.2 A vote was taken to remove this section in its entirety. All were in favor.

714.2 Existing Planting- A vote was taken to remove this section. Four were in favor, one was against. The section will be removed from the bylaws.

714.5 District Line Planting- It was recommended that the title of this section be changed to "Recommended District Line Planting" and all language was changed to "recommend" where it previously stated "shall". All were in favor of this change.

714.6-Roadside Trees- Dinah Reed recommended changing the language to "recommend" All were in favor.

715.2 Berms- A vote was taken to strike this section from the bylaws. All were in favor.

717.1 Parking. John Wadsworth questioned the rationale behind 1.5 spaces. Jenna Pugliese noted that Stratton's Master Plan development was constructed on this formula and it would be extremely detrimental to resort planning to change. She noted that based on the seasonality of occupancy this provided a balance between excessive parking areas and creating congestion and the only time where parking reached capacity was the US Open, which no longer is held at the resort. A vote was taken and four were in favor of leaving the original language, one was against. A motion carried to leave the 1.5 spaces as originally stated.

717.4 Handicap Parking- Dinah Reed recommended the removal of this section as it is state law and therefore this language is redundant. She noted that she will double check Labor and Industry Standards to ensure the policy. A vote was taken to strike this section, if in fact the labor and industry standards are in place. Four were in favor, one was against. The motion carried

718- Private Roads- Ms. Reed noted that there were minimum standards that needed to be set if a road was not going to be built to Town Specs. Kent Young noted that he had asked the Select Board to make a recommendation and moved to table this discussion until they received Select Board input. All were in favor.

723-Existing Use- It was recommended that the language in this section was amended to exempt Residential and Camp uses and extended the timeframe to one year. All were in favor and the motion carried.

800.3.4 Kennels- John Wadsworth reiterated his recommendation for 100' buffers for all kennel structures to the property line. All were in favor.

805 –Extraction of Sand and Gravel. Dinah Reed asked if this could be removed as sand and gravel extraction is covered under state regulations. All were in favor or removing the language if Ms. Reed could confirm the state jurisdiction.

825-Mobile Homes- It was recommended that the last sentence of the section as well as #3 was eliminated. All were in favor of this change.

Kent Young made a recommendation to reduce setbacks to 50' from center line of the road instead of the current 75'. All were in favor.

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

Transcribed by Jenna Pugliese, Clerk