

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, September 17, 2014**

Attendance: Planners:, Kent Young, Rob Wadsworth, John Wadsworth, Rodney Cooney, and Chris Mann, and Jenna Pugliese, PC Clerk and Stratton Mountain representative.

At 7:00 p.m. the meeting was called to order by Kent Young, Vice Chair.

Town Plan Hearing: The hearing was called to order by Kent Young, acting chair, at 7:00p.m. and the Hearing Notice was read. Kent Young noted the final changes that had been made to the Town Plan. He cited that district uses had been updated to match the Zoning Bylaws and updates had been made to the map to reflect conservation areas as designated by Stratton Corp and The Power's Subdivision.

John Wadsworth made a motion to adjourn the hearing. The motion received a second from Rob Wadsworth. All were in favor and the hearing was adjourned.

John Wadsworth made a motion to approve the plan with changes as discussed and forward to the Select Board for their hearing. Chris Mann seconded the motion. All were in favor.

Agenda Modification: Review Lerner Report prior to the 7:15 hearing.

Review of the Lerner Report: Kent Young reviewed the report as written for the Lerner application for a home at Tamarack Heights. The report reflects statutory requirements and the standard conditions for all Tamarack Heights permits.

John Wadsworth made a motion to approve the Report. The approval was seconded by Rob Wadsworth. All were in favor and the project was approved. The permit application will be forwarded to the Zoning Administrator for final approval.

Correspondences were distributed to Commission members for review.

Minutes: John Wadsworth motioned to approved the minutes of September 3, 2014. Rodney Cooney seconded. All concurred.

Stratton Corporation Base Lodge Renovation Hearing: The Hearing opened as warned at 7:15pm. Jenna Pugliese was present on behalf of the Stratton Corporation to present the plans for a renovation and addition to the existing main base lodge at Stratton Mountain. Ms. Pugliese outlined the proposed changes which include a second floor addition to both the east and west wings, some external modifications, an expansion to the existing deck, and an internal remodel to better accommodate guest services.

Kent Young recommended that conditions include:

1. Approval by the Stratton Design and Review Committee
2. A copy of the Ability to Serve Letter from the Stratton Volunteer Fire Department to be filed with the Town
3. All vehicles carrying loose material shall be covered
4. Construction traffic signage should be used as necessary.

John Wadsworth made a motion to close the hearing. The motion received a second from Rodney Cooney. All were in favor and the hearing was closed.

John Wadsworth made a motion to tentatively approve the project with all the above conditions. The motion received a second from Rob Wadsworth. All were in favor and the project was tentatively approved pending approval of the hearing report.

John Wadsworth made a motion to adjourn. Rob Wadsworth seconded the motion. The meeting adjourned at 7:35 p.m.

Transcribed by Jenna Pugliese, Clerk