

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Hall
Wednesday, July 15, 2020**

Attendance: Planners: Kent Young - Chair, Rob Wadsworth, Chris Mann and George Rigoulot (remotely) and Gary Rapanotti. The Meeting was held on ZOOM, supervised by Candie Bernard.

7:00 p.m.: The meeting was called to order by Kent Young.

Modifications to the Agenda: No modifications were made.

Correspondences: No correspondences or notifications were reviewed.

Approval of Meeting Minutes: Chris Mann moved to approve the minutes of the June 24, 2020 meeting. Rob Wadsworth seconded – all concurred and the minutes were approved.

To The Trees, LLC: Gary Rapanotti, as agent, was present to informally discuss plans for a development on Stratton-Arlington Rd., on property owned by To The Trees, LLC. The Chair stated that this is an informal discussion regarding a potential project – no decisions will be made concerning it and only recommendations regarding how to proceed will be given. Mr. Rapanotti described the potential project as placing eight small single bedroom rental cabins on a 28-acre lot, with one septic system and well for all. The intention is to have cabins in the woods, accessible by trail only (e.g. ATV access), with a common parking lot on an entry access. The Chair stated that this is in a Residential Zone and that it will likely be considered a business, similar to a motel or bed and breakfast establishment. The description also seems to fall under the definition of a Planned Unit Development (PUD). The Chair read the definition of PUD from the Zoning Ordinance. He also said that he believes it will fall under ACT 250 jurisdiction, since it seems to be a business on a lot greater than 10 acres. Mr. Rapanotti read a request to and then the response from ANR, District 2. The response to the description given was that it would not fall under ACT 250 jurisdiction. The Chair highly recommended that a second request be made highlighting that this project is for a business, as the initial response may have been a result of a misinterpretation of the description as a residential project. He also said that the Town has no authority regarding Act 250 and cannot require it as a condition of any permit, as he understands it. The discussion continued. The Chair said that it appears that this project will likely be considered a Site Plan Review by the Planning Commission, as a PUD requires said review in a Residential District. Mr. Rapanotti asked what documentation would be needed for the review. The Chair pointed out the requirements as stated in the Ordinance. He said that Mr. Rapanotti should consult with the Zoning Administrator (ZA) to develop a package to be presented with the Zoning Application. The ZA can waive various requirements so that only those determined to be applicable to the project are included. Once the ZA is satisfied that the application meets the intent of the Ordinance and necessary documentation has been submitted, he should forward it to the Planning Commission for consideration. The PC can then warn a Public Hearing. Continued discussion focused on the road, and individual accesses and potential issues regarding fire and emergency responses to the sites. Mr. Rapanotti said that he will reach out to the ZA and proceed with submitting the project for review. At this time, Mr. Rapanotti left the meeting.

Town Plan: The Chair stated that the final maps have been provided by WRC and that he is waiting for the final document from John Bennett of WRC before the PC can proceed to the adoption process.

Adjourn: The Chair asked for a motion to adjourn. Rob Wadsworth so moved. Chris Mann seconded the motion – all concurred and the meeting adjourned at 7:30p.m.

Minutes by:

David Kent Young

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