

**Town of Stratton**  
**Planning Commission Meeting Minutes**  
**Stratton Town Office**  
**Thursday May 7, 2026**

**Attendance:** Beth Liller, Rob Wadsworth, Chris Mann

At 7:08 p.m. the meeting was called to order by Beth Liller.

**Modifications to the Agenda/Correspondence:** A correspondence was received from SRH Law regarding the GMP Proposed Searsburg Repowering Wind Project in Searsburg, VT. The project involves removal of 11 existing wind turbines that have reached end of life and replacing them with 3 “modern, more efficient” turbines according to the letter. The letter was sent as a requirement under legislature **30 V.S.A.248 (f)(1)(A) and (C)** to towns within a 10-mile radius of the project. No known issues were identified, and a motion was not made to request or make comments.

**Approve Meeting Minutes:** Beth Liller asked for a motion to approve the minutes of the March 18, 2026, meeting, Chris Mann so moved, and Rob Wadsworth seconded. All concurred and the minutes were approved.

**Act 181 Draft Map Updates:** The Board discussed the draft map as currently laid out by Windham Regional Commission and feedback received by concerned citizens of the town specifically regarding the privately owned parcel(s) labeled as Rural Conservation that would be better defined as Rural General.

See definitions pulled from Act 181 legislation **24 V.S.A. § 4348a**.

(J) Rural; conservation. These are areas of significant natural resources, identified by regional planning commissions or municipalities based upon existing Agency of Natural Resources mapping that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes. The mapping of these areas and accompanying policies are intended to help meet requirements of 10 V.S.A. chapter 89. Any portion of this area that is approved by the LURB as having Tier 3 area status shall be identified on the future land use map as an overlay upon approval.

(H) Rural; general. These areas include areas that promote the preservation of Vermont’s traditional working landscape and natural area features. They allow for low-density residential and some limited commercial development that is compatible with productive lands and natural

areas. This may also include an area that a municipality is planning to make more rural than it is currently.

The Planning Commission board members present unanimously agreed that privately owned parcels should be mapped as Rural General and the Stratton Town Existing Land Use Map was used for comparison purposes. In keeping with where our current concentration of development is, the eastern portion from the Stratton Mountain Resort (mapped Resource-based Recreation Area) and heading south along the Mountain Rd., then West along Stratton Arlington Rd by the Town Hall and Town Office and East towards West Wardsboro and along Rt 100 south to Dover the Rural Conservation mapped parcels there and a privately owned parcel by Grout Pond.

Beth Liller requested a motion to present the plan to the Selectboard at its next meeting on Monday, May 11, 2026. Chris Mann so moved, Rob Wadsworth seconded, and all concurred. Beth Liller will attend the Selectboard meeting.

**Adjourn:** With no other business, Beth Liller asked for a motion to adjourn, Chris Mann so moved, Rob Wadsworth seconded and the meeting was adjourned at 8:07p.m.

Minutes by:

*Beth Liller*

Beth Liller