

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, October 2, 2013**

Attendance: Planners: Paul Schwippert, Kent Young, Rodney Cooney, Rob Wadsworth and John Wadsworth, Avis Pickering, Ray Hawksley, Dinah Reed representing WRC, Alan Hicks; Zoning Administrator and Jenna Pugliese, PC Clerk and Stratton Mountain representative.

At 7:02 p.m. the meeting was called to order by Paul Schwippert, Chair.

Correspondences: Planning Commission Correspondences were distributed.

Approval of Minutes: John Wadsworth noted that he can no longer open the electronic version of the minutes. Jenna Pugliese noted that she was using a newer version of word that might cause this and would send a hard copy until the issue was resolved.

Rodney Cooney made a motion to approve the September minutes. The motion received a second from Avis Pickering and all were in favor.

Kent Young made a motion to approve the minutes of the August monthly meeting as amended in the September minutes. Ray Hawksley seconded the motion. It was confirmed that Ray Hawksley was the nay vote in the vote regarding 717.4 as discussed.

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

Gravel Pits- Ms. Reed had reached out to April Hensel from the District 2 Environmental Commission regarding language on gravel pits. It has previously been discussed to remove the bylaws regarding gravel pits because it was under state jurisdiction. Ms. Hensel recommended leaving the language. A vote was taken and all were in favor of including the existing language regarding the extraction of sand and gravel.

Telecommunications- A vote was taken to amend the language under telecommunications to remove section #13 regarding setbacks but keep the remaining language. All were in favor.

Permitted use for small wind energy systems- It was agreed upon to update the language in section 845 regarding wind systems to reflect that lighting was not permissible unless required by FAA.

Development Rights- Kent Young made the recommendation that section 840 be removed from the bylaws. After discussion it was agreed upon to remove the 30 year minimum for conserved land but to maintain the remainder of the section. All were in favor

Kent Young discussed the issue of setting a deadline for acting on an application after its receipt by the town. It was decided that a 60 day deadline would be enacted from the receipt of a full receipt of an application. If an application is considered complete but not acted on within the 60 day limit the application shall be deemed approved.

Jenna Pugliese questioned the ADA parking requirements that Ms. Reed was going to follow up on. Dinah Reed noted she still needed to follow up on this.

Cupolas- Dinah Reed noted that the commission needed to decide on a definition of ornamental cupolas. After significant discussion it was decided to table the issue until next meeting.

Rodney Cooney made a motion to adjourn. Avis Pickering seconded the Motion. The meeting adjourned at 8:35.m.

Transcribed by Jenna Pugliese, Clerk