

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, January 3, 2018**

Attendance: Planners: Chair - Kent Young, Ray Hawksley, John Wadsworth, Chris Mann, George Rigoulot and Anne Patten.

7:00 p.m.: The meeting was called to order by Kent Young. No changes were made to the agenda.

McAvoy et al Subdivision – Final Plat Approval Report: The Chair presented the Report for approval of said subdivision. He read through the Conditions established for the project as follows:

Conditions:

- 1) *Prior to the submission of the Mylar, the following conditions must be met:*
 - A) *A Construction Surety in the amount of \$350,000.00 shall be submitted to the Planning Commission and must then obtain the Commission's formal approval (to be considered at a regular Planning Commission Meeting held prior to the Mylar Due-by Date [see below]). The Construction Surety shall meet the requirements set forth in the Stratton Subdivision Regulations (2017), Section 4-107.*
 - B) *The "Declaration of Roadway Maintenance..." document [see above] shall be finalized and then submitted with the Mylar for recording in the Land Records, with appropriate fees.*
- 2) *Mylar Due-by Date (180 days from the date of approval): A Mylar of the Survey shall be submitted per the Stratton Subdivision Regulations (2017), Section 3-112 for recording, unless an extension has been granted by the Zoning Administrator.*
- 3) *Any development upon the resultant parcels created here must be permitted in accordance with the Stratton Zoning Ordinance and any other requirements established by any jurisdiction within which this property exists. This shall include construction of the Private Road and Fire Pond, which shall require individual Zoning Permits prior to construction. These projects may be considered under Administrative Review unless determined otherwise by the Zoning Administrator, and shall conform to the details established by this Subdivision permit.*
- 4) *All structures to be built within this subdivision shall conform to the Town of Stratton Regulation of Private Fire Alarm and Security Gate Systems.*
- 5) *No parcel, including Lot #1 (with the existing residence), shall be deeded out separately from the remaining lands until the infrastructure has been developed which brings those lots into conformance with the Zoning Regulations (i.e. 200 feet for road frontage for each lot).*
- 6) *No buildings shall be constructed until the fire pond has been installed.*

A general discussion ensued regarding Surety Bonds. Anne Patten recommended more stringent guidelines for Surety Bonds and stressed her concerns regarding incomplete subdivisions. The Commissioners agreed that this should be reviewed and the Subdivision Regulations amended at some point in the future. The Chair recommended having a knowledgeable attorney review the current Surety Bond section of the regulations and provide recommendations for an amendment. In regard to the McAvoy Subdivision, no changes in regard to the Surety Requirement will be made to the drafted conditions. The Commission, however, agreed upon a change to Condition #6 to read as follows: *No buildings shall be constructed until the road and fire pond infrastructure has been installed as required.*

Ray Hawksley so moved. George Rigoulot seconded. All concurred. Ray Hawksley moved to approve the McAvoy subdivision and report as amended. Anne Patten seconded. All concurred. The Chair and Secretary signed the Planning Commission approval. The Chair will forward the application and report to the Zoning Administrator for his consideration.

Approval of Meeting Minutes: John Wadsworth moved to approve the minutes of December 6, 2017. Ray Hawksley seconded – all concurred.

Adjourn: With no further business, the Chair asked for a motion to adjourn. Ray Hawksley so moved. Anne Patten seconded the motion – all concurred and the meeting adjourned at 8:20p.m.
Minutes by:

David Kent Young
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