

**Town of Stratton**  
**Zoning Board of Adjustment Meeting Minutes**  
**Stratton Town Office**  
**Tuesday, January 13, 2026**

**Attendance:** Board Members- Boomer Walker, DR Houlton, Greg Marcucci and Paul Bernard. Londonderry Building Co- Ben Foltz

**Modifications to the Agenda:** Nominate an interim Zoning Board Chair. Boomer Walker called for a motion to nominate an interim Chair. Greg Marcucci nominated Boomer Walker, Paul Bernard seconded, all concurred, none opposed. Boomer Walker accepted the position.

**Alexander/Hansen Amended Access Request Hearing:** The Board met to vote on the amended access waiver request submitted by Ben Foltz of Londonderry Building Co. on behalf of property owners, Kevin Alexander and Julie Hansen at 234 Mountain Road, Stratton, VT.

In 2022 the ZBA gave approval for a second access to the upper portion of Lot 0800046. As part of approval the board designated a point of 200 ft south of the property corner at Mountain Rd. for said access. The second access was installed by the current property owner and has since been discovered by the homeowner and builder to be a dangerous access point to the property from Mountain Rd. The Board of Selectman approved moving the access, with the agreement of the Road Foreman (see Selectman's minutes July 14, 2025). A new, safer access was constructed immediately with this amended zoning application to follow.

**Conditions:** The initial access granted to be conditionally used until the time at which construction is complete and then shall be removed and allowed to return to natural forestry growth.

The Interim Chair made a motion to approve the amended zoning permit. DR Houlton seconded, all concurred and the change passed and will be forwarded to the Zoning Administrator for his final signature.

**Adjournment:** As no other business was to be addressed, the Interim Chair called for a motion to adjourn the meeting, DR Houlton made a motion to adjourn, Greg Marcucci seconded, all concurred and the meeting adjourned at 7:38 p.m.

Minutes by:

*Beth Liller*

Beth Liller