

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, September 2, 2015**

Attendance: Planners: Kent Young - Chair, Ray Hawksley, John Wadsworth, Rodney Cooney, Rob Wadsworth, Chris Mann and George Rigoulot; Mountain School at Winhall representative Chris Giuseppe.

7:00 p.m.: The meeting was called to order by Kent Young. Correspondences were distributed to Planning Commission members for review. Kent Young asked for an amendment to the Agenda to add "Presentation of the Mountain School project plans." Ray Hawksley so moved. Rod Cooney seconded. All concurred.

Presentation of the Mountain School project plans: (This is an informal discussion – no decisions were made.) Chris Giuseppe, who represents the Mountain School, presented potential plans to build a new school in Stratton. The Mountain School is an independent Pre-K through 8th Grade school, which currently exists in the neighboring town of Winhall. Many children from Stratton attend this school, as it accepts all Stratton students, who wish to attend. Their intention is to build a new school within Stratton, at the intersection of Mountain Rd. and County Rd.. Mr. Giuseppe said that the Trustees of the school have an ambitious agenda to have the new school ready for use for the 2017/8 school year. The discussion highlighted that this will be an Act 250 project. The site is within the Town's Residential district and along the Greenbelt Overlay district, which may alter the original concept of the site, as may the terrain, which is somewhat steep. Mr. Giuseppe explained that the school is independent and will not directly be funded by public taxes, as it instead collects tuition for its students. It is currently in the process of raising funds and obtaining loans to fund the project. The Chair said that this project will require a Subdivision Hearing, as well as a Site Plan Review by the Planning Commission, and, since it is in a Residential Zone, a Conditional Use Review by the ZBA will also be required (the Site Plan Review and Conditional Use Review may be combined into a single hearing with both boards present). He recommended that the subdivision and project be combined which would mean that Stratton Corp. would remain as owner of the property, with the School acting as Stratton's Agent, through the permitting process. This would expedite the process and also it would mean that the land would not be transfer to the school unless the project is fully approved. Additionally, it was noted that a traffic study will likely be required. Mr. Giuseppe also said that Stratton Corp. had stipulated an agreement for their use of the facility for overflow parking during heavy ski weekends, if deemed necessary. Other factors discussed included that the site will have sewerage available through the Winhall-Stratton Fire District, which has indicated that capacity exists for this project. Water may also be available through the Fire District. Ray Hawksley added that a hydrant should be installed on site for fire protection. Following the discussion, Chris Giuseppe left the meeting.

Approval of Meeting Minutes: Ray Hawksley moved to approve the meeting minutes of August 5, 2015. Rodney Cooney seconded. All concurred and the minutes were approved.

Zoning Revision: The Chair stated that John Bennett of WRC was not able to attend this meeting, but he had prepared the Final Draft of the Zoning Regulations for review and forwarded them to the Town. The Chair passed around printed copies of the document and asked that Board members independently review the document and relay any corrections or comments to him within two weeks, so that we can move toward scheduling a Planning Commission public hearing in November.

Adjourn: The Chair asked for a motion to adjourn. Ray Hawksley so moved. Rob Wadsworth seconded the motion – all concurred and so the meeting adjourned at 7:50 p.m.

Minutes by:

David Kent Young

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