

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, February 21, 2024**

Attendance: Planners: Kent Young - Chair, Ray Hawksley, Chris Mann and George Rigoulot, property owners – Kathleen and Mitch Plimpton and surveyor Ben Joyce.

7:00 p.m.: The meeting was called to order by Kent Young.

Modifications to the Agenda: No modifications.

Correspondences: No correspondences or notifications were reviewed.

Subdivision Hearing: At 7:05pm, the chair asked for a motion to open the Public Hearing for a subdivision of lot 1601007 – 37 acres – owned by Harvey and Kathleen Plimpton. Ray Hawksley so moved. Chris Mann seconded – all concurred and the Public Hearing commenced. The Chair read the NOTICE for said hearing, which had been published in the Brattleboro Reformer, posted and mailed out to all abutting property owners. He noted that no one from the public was in attendance for said meeting.

A survey of the proposed subdivision was presented to the board and Mitch Plimpton summarized the project, which is a three-lot subdivision. Two upper lots – Lot 2 of 11.65 acres and Lot 3 of 9.49 acres are proposed to be separated out from the main lot – Lot 1 of 15.84 acres. Currently Lot 1 has road frontage on Stratton-Arlington Rd.. Lots 1 and 2 require that a Private Road be built into it to meet the 200ft of required road-frontage on each lot. The majority of these back lots are located on higher ground and they are adjacent to the Snow Mountain Farms West subdivision. The intent is to provide access to these two lot (Lots 1 and 2) from that subdivision’s private roads – specifically to be connected to Leon Stocker Dr., via a right-of-way through property owned by Chris Mann. The chair confirmed and presented documents which show that an easement across the Mann property has been recorded in the Stratton Land Records, as well as a letter of Agreement and Road Maintenance Agreement with the Snow Mountain Farms West Homeowners Assoc.. Additionally, a road easement into 1601007 was created for the road, meeting the private road requirements of the Town. It includes a turn-around adequate for emergency vehicles. The above conditions satisfy lot requirements for subdivision.

Ray Hawksley questioned the lack of Water Wastewater plans. Ben Joyce explained that the intent is to include deferral language in the deeds. This will allow prospective buyers to design their sites. An Engineer did do test-pits and was confident that site plans could be developed for single family homes, as these are all large lots, although Lot 2 is somewhat restricted due to the steep grade down to the brook. Ray Hawksley, who is the Town’s Zoning Administrator and Health Officer, was skeptical of the lack of site plans and thought they should accompany the subdivision. The Plimptons assured the board that the deeds will have deferral language so that in the unlikely event that building sites cannot be created, the owner / purchaser of said lot will have been informed that the possibility exists that the lot cannot be developed. The Chair did not believe that this was an unreasonable approach and that the deferral language should be stipulated among the conditions for this permit, if approved. Kent Young also noted that the gate across the entrance of Lot 1 will need to be removed or brought into compliance with the Town Ordinance. Additionally, it was noted that, in regard to fire protection, a fire pond already exists adjacent to the upper lots on Chris Mann’s land.

Following the discussion, the Chair asked for a motion to close the hearing. Chris Mann so moved. George Rigoulot seconded – all concurred and the hearing closed.

The chair then asked for a motion to tentatively approve the subdivision as presented. Chris Mann so moved. George Rigoulot seconded. Discussion: The Chair stated that the board should determine the conditions for this subdivision, which will be included in the approval / report to be finalized at a subsequent meeting. The following conditions were determined to be included by the board: 1) The gate for lot one shall be removed or brought into compliance with the Town of Stratton Regulation of Private Fire Alarm and Security Gate Systems. 2) Water / Wastewater deferral language shall be included in the deeds for any lot within this subdivision, which may be sold out prior to the development of the site plan for said lot. 3) An easement from the Manns connecting PID 1601007 to Leon Stocker Dr., must be

recorded in the Stratton Land Records (already completed). 4) An Easement and Road Maintenance Agreement with Snow Mountain Farms West Homeowners Assoc. with and between owners of Lots 1 and 2, to be recorded in the Stratton Land Records (already completed). 5) Before any of the three lots are sold out from the others, the private road proposed between lots 2 and 3, and across the Mann easement to Leon Stocker Dr., must be properly permitted, constructed under the supervision of the Zoning Administrator, completed, and have issued a Certificate of Completion recorded in the Stratton Land Records. 6) Before construction on lots 1 or 2 can begin, the owner must apply for and get approval of a road name by the Stratton Selectboard. 7) A mylar of said subdivision as shown on “A Subdivision Plat prepared for Harvey M. Plimpton and Kathleen G. Plimpton Stratton-Arlington Rd. Parcel 16-01-007 Stratton, Vermont” dated January 30, 2024 by Benjamin A. Joyce shall be submitted to the Town of Stratton for recording in the Land Records within six months of the final approval of said subdivision or said subdivision shall be voided in accordance with statute.

Following the discussion, the Chair asked for a vote to tentatively approved the subdivision with the above conditions. All concurred.

The Chair said that he will complete the Subdivision Report for Final Approval at the next meeting, which he intends to schedule for Wednesday, March 6, 2024 at 7:00pm.

Adjourn: The Chair asked for a motion to adjourn. George Rigoulot so moved. Chris Mann seconded. All concurred and the meeting adjourned at 8:00p.m.

Minutes by:

David Kent Young

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