

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, November 5, 2014**

Attendance: Planners: Kent Young, Rob Wadsworth, John Wadsworth, and Rodney Cooney; Alan Hicks, Zoning Administrator; and John Bennett of the Windham Regional Commission.

At 7:00 p.m. the meeting was called to order by Kent Young, Vice Chair.

Agenda Modifications: Kent Young requested that the agenda be modified to move the discussion regarding Zoning Bylaw changes to follow approval of the minutes. All concurred.

Correspondences were distributed to Commission members for review.

Approval of Meeting Minutes: John Wadsworth made a motion to approve the meeting minutes of October 1, 2014. Rodney Cooney seconded. All concurred and the minutes were approved.

Town Plan: Kent Young stated that the Town Plan had been considered and adopted by the Selectmen after a Legislative Public Hearing was held on October 27, 2014. The next step is to get the approved revisions made to the maps in that document, after which copies of the plan can be printed. John Bennett said that once we have copies printed, the Selectmen will need to formally request that WRC consider the Stratton Town Plan for approval – a process limited to two months, which will include a public hearing to be held in Stratton. Kent Young and John Bennett will coordinate with WRC's Mapping Dept. to get the maps updated so the process can begin.

Zoning Revision Work Session: John Bennett led the Commission in a review and discussion of ongoing changes to the Zoning Bylaws. The session will continue at the December PC Meeting.

Triple Tree Lodge: Gary Montemagni had submitted an application for installation of a 1000 gallon fuel tank at Triple Tree Lodge, which is within a Commercial-Residential District. His intention is to provide gasoline for snowmobilers. The Vice-Chair and Zoning Administrator wanted the Commission's opinion concerning the approval process for this application. General Consensus was that this qualifies as a partial Change of Use (addition of a new use) for the business and, therefore, requires a Public Hearing – a "Gas Station" is listed as a "Major Review Use" in a Commercial-Residential District.

Other Business: Jenna Pugliese's Resignation: The Commission was disappointed to receive word from Jenna Pugliese that she has taken a new job with Efficiency Vermont in Burlington and, therefore, will need to resign her position as Planning Commission Clerk and as one of the Windham Regional Commissioners from Stratton. We wish her all the best in her future.

Adjourn: John Wadsworth made a motion to adjourn. Rob Wadsworth seconded the motion. The meeting adjourned at 9:05 p.m.

Minutes by:

David Kent Young

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