

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, August 1, 2012**

Attendance: Planners: Paul Schwippert, Anne Patten, Avis Pickering, Rodney Cooney, Ray Hawksley, Kent Young, and John Wadsworth, Alan Hicks Zoning Administrator, Dinah Reed from the Windham Regional Commission, and Jenna Pugliese, PC Clerk and Stratton Mountain representative.

At 7:00 p.m. the meeting was called to order by Paul Schwippert, Chair.

Correspondences: Planning Commission Correspondences were distributed.

Approval of Minutes: Kent Young moved to approve meeting minutes of June 27, 2012 John Wadsworth seconded the motion. All were in favor of approving the minutes.

McArdle Major Project Report Review – Kent Young updated the commission on recent developments regarding this permit application. He noted that the applicant had requested an Ability to Serve letter from the Stratton Volunteer Fire Department and had been asked to install a sprinkler system in the home. The applicant requested additional clarification as to whether or not this was a necessary precaution. Kent Young sought the opinion of the Vermont League of Cities and Towns and found that it is not recommended to require permit conditions that rely on third parties and are not found in the bylaws.

The permit language recommends, but does not require, a sprinkler system for the project.

Rodney Cooney made a motion to approve the report as presented. Kent Young seconded the motion. All were in favor and the report was approved.

Sasco Farms Subdivision Report Review: Kent Young read the report for the Sasco Farm Subdivision. Paul Schwippert recused himself from the voting and signing of the permit as he represents the sale of the land. Anne Patten made a motion to approve the subdivision report as presented. Rodney Cooney seconded the motion. All were in favor, Paul Schwippert abstained and report was approved.

Zoning Bylaw Changes: Dinah Reed was present on behalf of the Windham Regional Commission to review additional work she has completed on the Stratton Zoning Bylaws. Her changes were reviewed and suggestions made. Ms. Reed will attend the September meeting to continue the progress on the Bylaws.

Anne Patten made a motion to adjourn. John Wadsworth seconded the Motion. The meeting adjourned at 9:05 p.m.

Transcribed by Jenna Pugliese, Clerk