

**Town of Stratton  
Planning Commission Meeting Minutes  
Stratton Town Office  
Wednesday, November 1, 2017**

**Attendance:** Planners: Chair, Kent Young, Ray Hawksley, John Wadsworth, Rob Wadsworth, and Chris Mann; and Chris Ponessi of Mance Engineering.

7:00 p.m.: The meeting was called to order by Kent Young. Correspondences were distributed and no modifications were made to the agenda.

**McAvoy et al Subdivision – Preliminary Subdivision Plan Review Public Hearing:** The Chair read the Notice of Public Hearing. Chris Ponessi of Mance Engineering was present to represent the project. He discussed the changes made to the project, as had been requested or recommended at the Formal Sketch Plan Review held at the last meeting. Mr. Ponessi stated that he had submitted a road name request to the Selectmen and that they had approved “Margeaux Lane.” He also had met with the Stratton Mountain Volunteer Fire Co. and implemented changes to the size of the fire pond, as well as driveway accesses for better Fire Truck access. He stated that the driveways meet the criteria established in the Town’s zoning, as well as State recommendations. He believes the Fire Co. was satisfied with the plans as amended, but he has not yet received a letter from the Fire Co.. Ray Hawksley, the Assistant Fire Chief, stated that a letter was forthcoming. Mr. Ponessi next presented a draft of the Road Maintenance Agreement, stating that the agreement was established for lots 2 – 4 only, as lot 1 has access from North Rd.. The Planning Commission concurred with the draft. The Chair said that a Construction Surety will be required for this project, as determined by the Planning Commission at the Sketch Plan Review. He asked if Mr. Ponessi had discussed this requirement with the owners. Mr. Ponessi confirmed that the owners understand that it will be required. The Chair stated that the permit, if approved, will be conditioned so that the Mylar will not be accepted for recording until the Surety has been activated (see Subdivision Regulations, 3-110(6)). Next, Mr. Ponessi discussed the Wastewater Systems and Water Supply Permit Application submitted to the Vermont Agency of Natural Resources. The application is still under their review, and he expects it to be approved soon. The Commission plans to perform a Site Visit prior to Final Plat Approval. The Chair will organize a date and time and warn it, as necessary – preferably on a week day. There were no further questions from the Planning Commission and so the discussion ended. The Chair stated that he would like to recess the hearing to the date, time and place of the next regular Planning Commission meeting to proceed with the Final Plat Approval Hearing. Therefore, instead of ending this hearing, he asked for a motion to approve the Preliminary Plat as presented and discussed. Ray Hawksley so moved. John Wadsworth seconded. All concurred. The Chair then asked for a motion to recess the hearing to December 6, 2017 at 7:00pm at the Stratton Town Office to continue with the Final Plat Approval process for this project. John Wadsworth so moved. Ray Hawksley seconded. All concurred – the Public Hearing recessed. At this time, Chris Ponessi left the meeting.

**Subdivision Applications:** The Chair asked for a motion to approve the revised Subdivision Application as presented at the last meeting. John Wadsworth so moved. Ray Hawksley seconded – all concurred. The Chair asked that the Commission review the Boundary Line Adjustment Application currently in use. He recommends removing Section 3 - the statement on the form listing the Book and Page of the recorded State of Vermont Permit. He said that this is inconvenient at this point, as the State permit may not be recorded until after the Boundary Line Adjustment has been approved, but before the Mylar is filed. No additional suggestions were made. Ray Hawksley motioned to approve the Boundary Line Adjustment Application with the removal of Section 3 [renumbering required following]. Rob Wadsworth seconded. All concurred. The Chair agreed to make the change. These new forms will be available immediately for any new applications.

**Zoning Administrator / Assistant to the Zoning Administrator appointment recommendations:** The Chair stated that it is time for a three-year appointment of these positions, currently held by Allan Hicks and Ray Hawksley, respectively. He stated that the Planning Commission is tasked to make

recommendations to the Selectmen. He asked that the board recommend reappointing said officers. John Wadsworth so moved. Rob Wadsworth seconded. All concurred. The Chair will present these recommendations to the Selectmen at their next meeting.

**Approval of Meeting Minutes:** Ray Hawksley moved to approve the minutes of October 4, 2017. John Wadsworth seconded – all concurred.

**Other Business:** No other business was considered.

**Adjourn:** The Chair asked for a motion to adjourn. Ray Hawksley so moved. Rob Wadsworth seconded the motion – all concurred and the meeting adjourned at 7:35p.m.

Minutes by:

*David Kent Young*

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