

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, November 2, 2016**

Attendance: Planners: Kent Young - Chair, Ray Hawksley, John Wadsworth, Rodney Cooney, Rob Wadsworth, Chris Mann and George Rigoulot; and John Bennett of the Windham Regional Commission (WRC).

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

Approval of Meeting Minutes: Chris Mann moved to approve the Planning Commission minutes of October 5, 2016. Rob Wadsworth seconded – all concurred and the minutes were approved.

Building Projects: Zoning Summary and Check Sheet: The Chair presented this document, intending to provide a guideline for projects, which can be posted online and handed out when Zoning Permit applications are given out. Changes were recommended and agreed upon. The Chair will revise and put the new document on the “Planning and Permitting” page of the Town’s website.

Subdivision Bylaws: John Bennett presented changes to the document, and discussed questions and comments that the Chair had relayed to him following the last meeting. Various issues were resolved and additional changes were noted. Following the discussion, Mr. Bennett agreed to provide a revised copy a week prior to the next meeting. John Bennett next presented a “Physical and Topographical Limitations to Development” Map, which may accompany the Subdivision Regulations if so agreed upon. This color-coded map is referenced in the Winhall Regulations, which were used as a guide for the Stratton Regulations. WRC produced one specific to Stratton, which shows limitations due to elevation and steep slopes, as well as locations of Wetlands and Hydric Soils, which can be referenced in the Stratton Subdivision Regulations. The Chair asked that the commissioners each take a copy with them to review for comments and to contemplate whether it should be included within the Subdivision Regulations.

Adjourn: The Chair asked for a motion to adjourn. Ray Hawksley so moved. Rob Wadsworth seconded the motion and all concurred. The meeting adjourned at 8:32 p.m.

Minutes by:

David Kent Young
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