

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, April 2, 2014**

Attendance: Planners: Paul Schwippert, Kent Young, Ray Hawksley, Rob Wadsworth, Rodney Cooney, John Wadsworth, and Chris Mann, Seth Boyd on behalf of the Carlos Otis Clinic, Greg Kepler on behalf of the Topper House 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: John Wadsworth made a motion to approve the March monthly meeting minutes as presented. The motion was seconded by Rodney Cooney. All were in favor and the motion carried.

Stratton Zoning Bylaw Discussion- Kent Young noted that he had met with John Bennett to review final changes to the Zoning Bylaws last Thursday. Mr. Bennett noted that the Town Plan expires in July and therefore recommended that his focus changes for the time being to make the necessary updates to get the Town Plan approved. Mr. Young noted that changes include updating census data, statute changes, and defining the village center to ensure grant eligibility. Jenna Pugliese noted that it is important to take into consideration that in Act 248 proceedings only the Town Plan language is applicable and not Zoning, therefore if the commission has any concerns in terms of energy development they should look at the Plan language.

John Wadsworth noted that he would like to send a note to Dinah Reed thanking her for her effort on the Zoning Bylaws prior to her departure from the WRC.

Kent Young noted that the Zoning currently required a monthly update from the Zoning Administrator. He asked the commission if this could be changed to only requiring a report when the commission felt it was necessary and requested one. All were in favor of this change.

Carlos Otis Clinic Hearing- The hearing was called to order at 7:15 by the Chair. The hearing notice was read. Seth Boyd, Director, was present on behalf of the Clinic. Mr. Boyd outlined the proposed 750 square foot addition to the clinic. The addition includes two stories of patient treatment space off of the existing building. He noted that the materials would match the current exterior, there would be no loss in parking spaces, and there would be the addition of a covered ambulance port to provide better patient service.

John Wadsworth made a motion to tentatively approve the project with two conditions:

1. Approval by the Stratton Mountain Volunteer Fire Department
2. A site visit

Kent Young seconded the motion and all were in favor.

Kent Young made a motion to adjourn the hearing to April 9th at 5:00 p.m. to conduct a site visit. The motion received a second from Rodney Cooney. All were in favor and the motion carried.

Tamarack Heights Topper Hearing- The Hearing was called to order at 7:45 and the hearing notice was read by the Chair. Greg Kepler was present on behalf of the applicant to review the proposed home for Lot#2 at Tamarack Heights. Mr. Kepler noted that the proposed home was 10,800 square feet, completely inside the allotted building envelope, had 6 bedrooms, 6 parking spaces-including a two car garage and had plenty of room for snow storage.

Kent Young made a motion to approve the application with the following conditions:

1. A letter of Serviceability from the SVFD to be filed with the Town Clerk.
2. All construction conditions established within the Tamarack Heights Subdivision Permit are adhered to during construction of the project
3. A letter from the Stratton Design and Review Committee giving their approval of the project be submitted to the Stratton Town Clerk
4. All conditions are to be satisfied through coordination with the Stratton Zoning Administrator prior to the issuance of a Certificate of Occupancy.

John Wadsworth made a motion to adjourn. Ray Hawksley seconded the motion. The meeting adjourned at 8:34 p.m.

Transcribed by Jenna Pugliese, Clerk