

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, September 1, 2021**

Attendance: Planners: Kent Young - Chair, Ray Hawksley, Rob Wadsworth, Chris Mann and George Rigoulot. Subdivision applicants: Mark McAvoy and Walter Hurney.

7:00 p.m.: The meeting was called to order by Kent Young.

Modifications to the Agenda: The Chair stated that he would like to add “Consideration of an amendment to clarify the conditions of a 1986 Subdivision permit issued for Marcel Gisquet’s lot.” Ray Hawksley moved to add this to the agenda. Rob Wadsworth seconded – all concurred.

Correspondences: No correspondences or notifications were reviewed.

Organizational Meeting: Kent Young asked for a motion to maintain the organization of the previous year. The following organization was considered: **Chairman:** Kent Young. Kent Young agreed to act as Clerk as well. **Vice-Chair:** Ray Hawksley. **Meeting Format:** Robert’s Rules. **Notices of PC Public Hearings** to be published in the Brattleboro Reformer. **WRC Representatives:** Renee Mulkey and a vacant position. **Meetings – Date, Time and Location** on an “as needed” basis. **Secretary:** Chris Mann. Chris Mann moved to approve the above organizational structure of the PC. Rob Wadsworth seconded – all concurred.

McAvoy et al Subdivision Public Hearing

The Chair asked for a motion to recess the meeting to open the Public Hearing. Ray Hawksley so moved. Rob Wadsworth seconded. All concurred.

The Chair had posted, published in the Brattleboro Reformer, and mailed copies to abutters of Lot 0800004.1, 26.6 acres located at 92 North Rd., in Stratton. This is a four-lot subdivision, which includes the construction of a Private Road and a Fire Pond. It had previously been approved by the Planning Commission in 2017, but was voided since the mylar of the subdivision had not been submitted within the allotted statutory time period (six months). No one except for the applicant property owners, Mark McAvoy and Walter Hurney, were present for this Hearing. Mr. McAvoy briefly described the subdivision and the Chair read the voided Subdivision’s Report, specifically addressing the “Conditions” of that previous approval.

Since no additional members of the Public were present, the Chair asked for a motion to close the hearing and resume the Planning Commission Meeting. George Rigoulot so moved. Ray Hawksley seconded – all concurred and the Meeting resumed at 7:15pm.

The Discussion continued regarding the Conditions of the permit. The Chair stated that he thought that the first condition requiring a bond was not necessary, since the remaining conditions limited the ability to sell off lots or build until the infrastructure was brought up to meet the Zoning Regulations. The Board agreed. He asked for a motion to approve the Subdivision Application with the following conditions: 1) The “*Declaration of Roadway Maintenance...*” document shall be finalized and then submitted with the Mylar for recording in the Land Records, with the appropriate fees. 2) All structures to be built within this subdivision shall conform to the Town of Stratton Regulations of Private Fire Alarm and Security Gate Systems. 3) No parcel, including Lot #1 (which includes the existing residential structure), shall be deeded out separately from the remaining lands until the infrastructure has been developed, which brings those lots into conformance with the Zoning Regulations (e.g. 200 feet of road frontage for each lot). 4) No buildings shall be constructed until the road and fire pond infrastructure has been installed as required. Ray Hawksley so moved. Rob Wadsworth seconded – all concurred and the Subdivision was approved with said conditions. At this time, Mr. McAvoy and Mr. Hurney left the meeting.

Approval of Meeting Minutes: Ray Hawksley moved to approve the minutes of the October 28, 2020 meeting. Rob Wadsworth seconded – all concurred and the minutes were approved.

Gisquet Subdivision: Mr. Gisquet had requested clarification of a condition within a two-lot Subdivision Permit, approved on July 2, 1986, by the Stratton Planning Commission, which created his lot. The Clerk read the permit to the board and then stated that Condition #3, which states “No structures of any kind are permitted on these two lots.” This supposedly was meant to mean that no structures are allowed until a Water / Waste Water permit could be issued. The Chair recommended that a clarification of the said permit condition be given by the Planning Commission by amending Condition 3 as follows: “*No structures of any kind are allowed on either of these two lots, unless the Deferral of Permit for a lot is removed by the State of Vermont with regard to any lot intending to be built upon with a structure requiring water and sewer.*” Ray Hawksley moved to approve said amendment. Rob Wadsworth seconded – all concurred and the motion passed.

Adjourn: The Chair asked for a motion to adjourn. George Rigoulot so moved. Rob Wadsworth seconded the motion – all concurred and the meeting adjourned at 7:45p.m.

Minutes by:

David Kent Young

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