

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, March 4, 2015**

Attendance: Planners: Kent Young, Ray Hawksley, John Wadsworth, Rodney Cooney, Rob Wadsworth, Chris Mann and George Rigoulot; and Jeff Cavagnino, Stratton Mountain Resort Representative.

At 7:00 p.m. the meeting was called to order by Kent Young, Chair. Correspondences were distributed to Commission members for review.

Agenda Modification: Kent Young stated that John Bennett of WRC had not completed the draft of the Zoning Regulations as discussed at last month's meeting; therefore, the Zoning Revision review with John Bennett should be removed from the agenda. John Wadsworth so moved. Rodney Cooney seconded – all concurred.

Zoning Revision: John Bennett has scheduled a pre-meeting review with Kent Young at 10:30am on March 19, 2015. He hopes to complete preparations of the final draft, prior to the next Planning Commission Meeting. All members of the Commission are welcome to attend that review as well. Kent Young said that he would like to organize the document by highlighting all variable parameters, such as setbacks, height restrictions, fire safety issues, etc. so that that criteria can be easily identified for discussion at the joint meeting with the Selectmen and Fire Dept.. He hopes to schedule the joint meeting for either late April or May, depending on John Bennett's progress with the document. He said he had invited Brian Johnson from the Dept. of Fire Safety; however, Mr. Johnson is out due to an injury and may not be back before that meeting. His supervisor, Bruce Martin, said he would attend in his place.

Organizational Meeting: Kent Young asked for a nomination for **Chairman:** John Wadsworth nominated Kent Young. Rob Wadsworth seconded. No further nominations. All concurred to appoint Kent Young as Chairman. Kent Young agreed to act as Clerk as well. **Vice-Chair:** John Wadsworth nominated Ray Hawksley. Kent Young seconded. No further nominations. All concurred to appoint Ray Hawksley as Vice-Chairman. **Secretary:** Kent Young nominated John Wadsworth. Ray Hawksley seconded. No further nominations. All concurred to appoint John Wadsworth as Secretary. **Meeting Format:** John Wadsworth motioned to conduct meeting using Robert's Rules. Ray Hawksley seconded – all concurred. **Meetings – Date, Time and Location:** Ray Hawksley moved to hold regularly scheduled meetings at the Stratton Town Office, 9 W. Jamaica Rd., in Stratton on the first Wednesday of each month at 7:00pm. John Wadsworth seconded – all concurred. **Publication of Notices:** Kent Young stated that currently the Commission is required to post notices of its Public Hearings in the Rutland Herald and the Brattleboro Reformer, as mandated by the Zoning Regulations. This may change when the new Zoning Regulations are adopted. If the Commission is given a choice for publishing, the Commission will make that decision once the new regulations have been approved. **WRC Representatives:** No one volunteered to fill either of the two vacant WRC Representative positions.

Town Plan Review: Kent Young reminded members that the WRC will be reviewing the Stratton Town Plan for their approval at 7:00pm on Monday, March 9, 2015 at the Stratton Town Office, prior to a regularly scheduled Selectmen's Meeting. Planning Commissioners are encouraged to attend.

Approval of Meeting Minutes: John Wadsworth motioned to approve the meeting minutes of February 4, 2015. Rob Wadsworth seconded. All concurred and so the minutes were approved.

Other Business: Jeff Cavagnino discussed the progress of permitting for the Base Lodge renovation project and the damages caused by the recent fire in Grizzly's Restaurant. He said that the damage was limited, as the sprinkler system suppressed the fire rather quickly. The resort has been working diligently to restore services there, needed to finish out the ski season. Currently, some services have been relocated to the Sunbowl and other facilities within the resort. Some offices have been re-opened.

Adjourn: Rob Wadsworth made a motion to adjourn. John Wadsworth seconded the motion – all concurred and the meeting adjourned at 7:35 p.m.

Minutes by:

David Kent Young

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