

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

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

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

**Eliot, et al Subdivision:** Chris Ponessi of Mance Eng. was present for an informal sketch plan review of a four-lot subdivision of PID 0800004.1 (24.42 acres). Mr. Ponessi introduced himself and gave a summary of the project. This project includes the construction of a private road and the upgrade of part of an existing driveway to meet private road specifications. Per a previous discussion with the Chair, Mr. Ponessi had changed the turn-around of the private road from a cul-de-sac to a hammer-head, as required by the Stratton Zoning Regulations (Section 715). After further discussion with Stratton Mt. Volunteer Fire Co. (SMVFC) personnel, they, however, would instead prefer a large cul-de-sac at the end of the road for this project. This was further explained by Ray Hawksley, who is also a SMVFC member. The Chair said we should allow for this request, but it apparently will require a variance from the ZBA, due to the way the hammer-head is required per zoning. Ray Hawksley said the Fire Dept. would also like to see a fire pond on the property – Mr. Ponessi said he would discuss this with the owners. The Chair next questioned the existence of a right-of-way to a lot bordering the southwest corner of this property, as shown on the Tax Map, which is not shown on the subdivision drawing. Mr. Ponessi will investigate. The Chair also stated that the adjacent subdivision (0800008 and 0400005), which is owned and was subdivided by this same group of individuals (with the exception of one person), was granted permission to sell out the house from that lot, without developing the private road into that subdivision – although this was a condition of the subdivision permit of that project. This exception was conditioned to require that no additional lots or development would be permitted until the private road in that development was built to specifications, bringing the house lot (since sold to Powers) into compliance with the 200 feet of road frontage requirement. The Chair believes that the Town should condition this new project to require the completion of that private road, in its entirety, before development of this subdivision (0800004.1) is allowed to proceed. Mr. Ponessi also answered various questions concerning State Water Wastewater and Storm Water Runoff concerns. Following this additional discussion, Mr. Ponessi agreed to inform the owners of the Commission’s suggestions and opinions and he will also look into the right-of-way issue, before proceeding with the permitting process. At this time, Mr. Ponessi left the meeting.

**Approval of Meeting Minutes:** John Wadsworth moved to approve the Planning Commission minutes of November 2, 2016. George Rigoulot seconded – all concurred and the minutes were approved.

**Subdivision Bylaws:** John Bennett of WRC was present to discuss the ongoing revision of the Subdivision Regulations. Previous to this meeting, the Chair had reviewed the existing draft and made corrections and changes to that document, including procedural change recommendations. He and John Bennett discussed these changes with the Commission. Following the discussion, Mr. Bennett stated that he will incorporate these changes into the document, and return to discuss further review at a future meeting.

**Adjourn:** The Chair asked for a motion to adjourn. Ray Hawksley so moved. John Wadsworth seconded the motion and all concurred. The meeting adjourned at 8:15 p.m.

Minutes by:

*David Kent Young*  
David Kent Young