

Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, March 18, 2026

Attendance: Planners: Ray Hawksley, George Rigoulot, Chris Mann, and Beth Liller.

Town Clerk, Kent Young; Windam Regional Commission Senior Planner, Alyssa Sabetto

7:06pm the meeting was called to order.

Modifications to the agenda: None

Organizational Meeting: The following organizations were considered: **Chairman: Beth Liller** Ray Hawksley nominated Beth Liller as Chair, Chris Mann Seconded. All concurred **Vice Chair: Chris Mann.** Chris Mann nominated Ray Hawksley, George Rigoulot seconded, Ray Hawksley declined and nominated George Rigoulot, George Rigoulot declined. Ray Hawksley nominated Chris Mann, George Rigoulot seconded, all concurred. **Secretary: Rob Wadsworth:** Chris Mann nominated Rob Wadsworth, Beth Liller seconded, all concurred. Beth Liller asked for a motion for the following:**Meeting Format:** Roberts Rules. **Notices of PC Public Hearings** to be published in the Brattleboro Reformer. **Meetings, Date, Time & Location:** on an “as needed” basis. Ray Hawksley so moved, Chris Mann seconded -all concurred.

Correspondence: Alyssa Sabetto from Windam Regional Commission joined the meeting via Zoom to present Act 181 Draft Land Use Maps for Stratton and the corresponding jurisdictional Act 250 updates. Stratton has been mapped into the Tier 2 & Tier 3 categories. The impact of Tier 3 and the new Road Rule was briefly discussed as well as the July 1, 2026 effective dates and pending impact of Act 325 potential to push that back to 2030. The Board did not request any changes to be made at this time to the map. WRC will continue to work with the town and the newly formed Land Use Review Board as ACT 181 effective dates roll out.

Adjournment: Beth Liller made a motion to adjourn, Ray Hawksley and George Rigoulot simultaneously seconded and the meeting adjourned at 8:23 pm.

Minutes by:

Beth Liller

Beth Liller

Planning Commission Chair