

**Town of Stratton  
Planning Commission Meeting Minutes  
Stratton Town Office  
Wednesday, June 5, 2013**

**Attendance:** Planners: Paul Schwippert, Kent Young, Rodney Cooney, Rob Wadsworth and John Wadsworth, Al Dupell; Stratton Select board, Alan Hicks; Zoning Administrator, Dinah Reed from WRC and Jenna Pugliese, PC Clerk and Stratton Mountain representative.

At 7:00 p.m. the meeting was called to order by Paul Schwippert, Chair.

**WRC Review Meeting:** Dinah Reed was present to review the functions and relationship of the town and WRC per the state mandate. Ms. Reed presented information on the various programs that WRC provides and the committees. Specifically she discussed Village Centers and the benefits of the designation and Ancient Roads. Additionally she asked the status of the following ongoing programs:

Road Standards- New standards were issued by the State in January of 2013. Towns can adopt or amend an adopted version.

Scenic Byways- Stratton has adopted the Scenic Byway designation for the mile of Route 100 in town boundaries

Sign Inventory- Al Dupell noted that the sign inventory is underway..

Culvert Inventory- Al Dupell updated the commission and Ms. Reed that the culvert inventory is complete and on file in the town records.

Energy Representative- Kent Young clarified that the town does not have or plan to have an energy representative at this time.

Stream Geomorphic Assessment- Dinah Reed noted that a Stream Geomorphic Assessment will be conducted on Wardsboro Brook.

Emergency Plan- Dinah Reed recalled that this was usually submitted by Chris Liller. Kent Young noted that a plan was on file and would be updated as necessary.

Hazardous Mitigation Plan- No plan is currently submitted.

Town Plan- Dinah Reed noted that Stratton's current plan expires in June of 2014 and requires a two month review period. Therefore, a plan update must be submitted by March of 2014.

Lastly, Dinah Reed asked if there was any additional support or communication that the WRC could provide the town. Jenna Pugliese noted the experience the resort and town had with the Transportation Alternatives Grant. Dinah Reed noted that Matt Mann had mentioned this and that the Transportation Committee had acted emotionally at first but that they had ultimately supported the Stratton project.

**Correspondences:** Planning Commission Correspondences were distributed.

**Approval of Minutes:** John Wadsworth moved to approve minutes for the April monthly meeting. Rodney Cooney seconded the motion. All were in favor of approving the minutes.

**Sasco Farm Mylar-** The subdivision mylar was signed by the chair and secretary.

**Stratton Retention Pond Discussion-** Kent Young noted that John Nault had been in the Town Office wondering about the final status of the retention pond at the Stratton maintenance facility. He was not present at the meeting. Jenna Pugliese noted that she would pursue a plan to add some vegetation to add to the aesthetics of the area. She noted that nothing was likely to happen until the next fiscal year, but she understood the concerns of the commission.

**Stratton Zoning Bylaw Discussion-** Dinah Reed was present to review additional changes to the Stratton Zoning Bylaws. Ms. Reed had three points of discussion as outlined below:

350.9 Certificate of Use- Dinah Reed provided a definition of “substantial completion” The Commission determined that they would like the jurisdiction to remain with the Zoning Administrator to determine completeness to issue a Certificate of Use.

721- Private Roads- Ms. Reed provided language to allow for deviation from town specs for private roads for subdivisions. Al Dupell asked whether or not there was a size of the subdivision that triggered additional town specs. Kent Young recommended that a minor subdivision of 2-5 lots could allow for such deviation and that a major subdivision would require roads built to town specifications.

800.3.5 Boarding and Riding Stable Requirements. Ms. Reed asked if the commission was satisfied with the 35 foot and 50 foot setback requirements. John Wadsworth questioned why the setbacks for Mobile Home Parks is 100’ and only 50’ for horses. The commission voted to eliminate the 35’ requirement and amend the language to 25’ from property line for the setbacks of a corral. Dinah Reed noted that corral needed to be added to the definitions.

John Wadsworth asked that the commission address section 800.3.4-Kennels. He noted that he would like the definition of a kennel to be 5 or more animals of one species, instead of 10 and the setbacks increase to 100’ from property line. The commission voted and agreed to approve the setback increase. Kent Young mentioned that five or more dogs had already been agreed upon at a previous meeting. Additionally Mr. Wadsworth noted that he would like to see commercial animals stricken as a use in the residential zone. Kent Young noted that the vast majority of the town, except for the commercial-residential zones, were all residential. Lastly, John Wadsworth noted that according to Act 117 Site Plan Reviews were no longer acceptable for single family homes.

Rodney Cooney made a motion to adjourn. Paul Schwippert seconded the Motion. The meeting adjourned at 8:55.m.

Transcribed by Jenna Pugliese, Clerk