

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, October 4, 2017**

Attendance: Planners: Chair, Kent Young, Ray Hawksley, John Wadsworth, George Rigoulot, Rob Wadsworth, Chris Mann and Anne Patten; and Chris Ponessi of Mance Engineering.

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

Subdivision Regulations (2017): The Chair stated that the Selectmen had held the Legislative Hearing on September 11, 2017 and subsequently adopted said regulations, which became effective on October 2, 2017.

ECT, LLC Boundary Line Adjustment: The Mylar for said approved Boundary Line Adjustment had been submitted by Gary Rappanotti. The Chair stated that it complied with what was approved and asked for a motion to accept the Mylar. John Wadsworth so moved. Rob Wadsworth seconded – all concurred. The Chair and Secretary signed the Mylar and the Chair will submit it for recording.

McAvoy et al Subdivision - Formal Sketch Plan Review: Chris Ponessi of Mance Engineering was present for the Formal Sketch Plan Review of said subdivision. Previous to this meeting, an informal Sketch Plan Review was held on February 1, 2017. The application was not submitted to the Zoning Administrator, however, until September 18, 2017. At that time, the application was deemed incomplete, as the applicant submitted it as a Minor Subdivision, with appropriate fees for a minor subdivision; however, after review and discussion with the Zoning Administrator, the Planning Chair had informed Mr. Ponessi that this subdivision will be considered under the new Subdivision Regulations, now effective, which categorizes this as a Major Subdivision and that the higher fees will apply. The Chair also had noted a discrepancy with proposed Lot #1. At this meeting, Mr. Ponessi submitted the additional fees and the revised plan of Lot #1 and he presented the proposed application to the Planning Commission. Comments from the board included the following: Ray Hawksley stated that he did not think the proposed fire pond will be adequate. He invited Mr. Ponessi to the next Stratton Mountain Fire Dept. meeting to discuss the issue, as a serviceability letter from the Fire Dept. will be required for this subdivision. The Chair stated that a road name needs to be submitted to the Selectmen for approval – a letter of serviceability from the Selectmen is also required. Ray Hawksley questioned the use of structures on Lot#1, as currently the cabin is being occupied, while the main house is unoccupied, but is considered a dwelling. The Chair stated that the Town allows for a second residence on a lot if the second is no more than 45% the size of the main structure. This will need to be met. Ray Hawksley stated that the septic design for Lot #1 will also need to meet the design for those two structures. The discussion next continued with consideration of the need for a Construction Surety for the proposed road or whether conditioning the permit would be adequate. This same group of owners, with the exception of one person, had previously subdivided lots on the north side of this proposed subdivision. Subsequently, the Town had allowed them to sell out the house lot of that subdivision, regardless of the fact that it did not meet Zoning Requirements (i.e. road frontage). This waiver was with the understanding that the road, Sky Top Dr., would be built to specifications before any additional lots could be developed or sold out from that subdivision. It has not yet been constructed. For this reason, the Planning Commission agreed that a Construction Surety would be required for this proposed subdivision, to include the proposed road, as well as all of Sky Top Dr., as proposed in the Sky Top subdivision, previously approved. Ray Hawksley so moved. Anne Patten seconded – all concurred. John Wadsworth moved to schedule a Site Visit. Rob Wadsworth seconded – all concurred. The date and time is to be determined. The Chair will warn it appropriately once a date and time have been established. The Chair reviewed the remaining requirements and procedure necessary for final approval. He stated that if Mr. Ponessi will be ready to proceed with the process, he will warn a public hearing for the Preliminary Subdivision Plan Review for November 1, 2017. He will need to know if Mr. Ponessi is prepared to continue by October 12, as the

notice must be published no later than October 17. At this time, the Review concluded and Mr. Ponessi left the meeting.

Approval of Meeting Minutes: Ray Hawksley moved to approve the minutes of August 2, 2017. George Rigoulot seconded – all concurred.

Other Business: No other business was considered.

Adjourn: The Chair asked for a motion to adjourn. George Rigoulot so moved. Anne Patten seconded the motion – all concurred and the meeting adjourned at 8:15p.m.

Minutes by:

David Kent Young

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