

**Town of Stratton  
Planning Commission Meeting Minutes  
Stratton Town Office  
Wednesday, December 3, 2014**

**Attendance:** Planners: Kent Young, John Wadsworth, Rodney Cooney, Rob Wadsworth and Chris Mann; Alan Hicks, Zoning Administrator.

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

**Agenda Modification:** The agenda was modified to include discussion of the 2015/16 budget and to postpone continued discussion of Zoning changes with John Bennett to the January 7, 2015 meeting. John Wadsworth so motioned. Rodney Cooney seconded. All concurred.

**Triple Tree Lodge Public Hearing:** At 7:03, Kent Young called the Hearing to order and read the NOTICE of HEARING. The hearing is for consideration of an application submitted by Gary Montemagni for installation of a 1000 gallon fuel tank at Triple Tree Lodging, which is within Commercial-Residential District 2. His intention is to provide gasoline for snowmobilers. A "Gas Station" is listed as a "Major Review Use" in a Commercial-Residential District. Abutters and the property owner were notified by mail. With exception of the Commission and the Zoning Administrator, no one attended the hearing. Concerning the application, Kent Young explained that Mr. Montemagni was aware that the tank would require a permit from the VT Dept. of Labor and Industry, and will need to meet other regulations concerning the sale of gasoline. Mr. Montemagni had submitted a plan for placement of the tank. Kent Young recommended that the Planning Commission approve the application with the condition of deferring the location of the tank to follow Labor and Industry requirements. John Wadsworth recommended that the deferral should restrict placement to >50 feet from property lines. Kent Young said that since no signage was addressed in this permit, any signage should require a separate signage permit under administrative review. With no further discussion, the Chair asked for a motion to adjourn the hearing. John Wadsworth so moved. Rob Wadsworth seconded. All concurred and the hearing adjourned.

The Chair asked for a motion to tentatively approve the application with the following conditions: 1) To defer location of the tank to meet the VT Dept. of Labor and Industry requirement for Fire Safety, to a position greater than 50 feet from property lines. 2) Signage will require an additional Zoning Permit under administrative review. John Wadsworth so moved. Rob Wadsworth seconded. All concurred. Kent Young said that he will have the Zoning Report ready for official approval at the January 7, 2015 Planning Commission Meeting.

**Approval of Meeting Minutes:** John Wadsworth motioned to approve the meeting minutes of November 5, 2014. Rob Wadsworth seconded. All concurred and the minutes were approved.

**2015/16 Budget:** Kent Young stated that we had budgeted \$6,000.00 for the current year and that this amount should suffice for next year. John Wadsworth so moved. Rob Wadsworth seconded. All concurred. Kent Young will report this amount to the Selectmen for next year's budget.

**Adjourn:** John Wadsworth made a motion to adjourn. Rodney Cooney seconded the motion – all concurred and the meeting adjourned at 7:50 p.m.

Minutes by:

*David Kent Young*  
David Kent Young