

**Town of Stratton  
Planning Commission Meeting Minutes  
Stratton Town Office  
Wednesday, April 6, 2016**

**Attendance:** Planners: Kent Young - Chair, Ray Hawksley, John Wadsworth, Rob Wadsworth, Chris Mann and George Rigoulot; Stratton Corp. Rep. – Jeff Cavagnino.

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

**Boundary Line Adjustment:** The Chair stated that John Webber had presented a Boundary Line Adjustment Application. He owns two contiguous lots, each with a house thereon. He intends to sell one house, but prior to the sale, he proposes to adjust the boundary line, reducing the lot he intends to sell from 7.4 to 4 acres. The Chair said that, although the boundary line adjustment is more closely covered in the subdivision regulations, this does not warrant a public hearing. He recommends the Planning Commission delegate approval to the Zoning Administrator. This change to a boundary line requires a survey, which must be recorded in the Town records. It also requires revising the deed for each property. Changes near existing septic systems and wells require engineering – a State requirement. The board discussed setback issues – the line must still meet setback requirements with existing buildings; therefore, he may have a problem with an existing shed on the property. If the applicant cannot satisfy the 50 ft. minimum, he still has the option to remove the structure or request a waiver / variance from the ZBA before proceeding with the adjustment. The Chair asked for a motion to delegate the decision to the Zoning Administrator, with the understanding that the boundary line adjustment does not create any Zoning violations. An approved mylar of the revised lots must be recorded in the land records before the property can be transferred. John Wadsworth so moved. Ray Hawksley seconded. All concurred.

**Subdivision Bylaws:** The Chair said John Bennett of WRC had asked to postpone the start of the revision of the Subdivision Bylaws until June. The Chair had told him it would be okay, as there is no deadline at this time to complete the revision.

**Certificate of Completion form:** The Chair presented a revision of said form, which includes checkoffs for: PC and ZBA conditions' compliance - if applicable; an Engineer's certification on file for the water / wastewater permit – if applicable; compliance with the Private Fire Alarm Ordinance – if applicable; and verification that an RBES (Residential Building Energy Standard) form has been filed with the Town – if applicable. The Chair stated that in discussion with a VLCT attorney, he said that it was their opinion that the Cert. of Completion falls into the State statute that requires the RBES to be addressed by this form. John Wadsworth asked that “Residential Building Energy Standard” be spelled out on the form. The Chair agreed to make that change and with that change included, he asked for a motion to approve. Ray Hawksley so moved. George Rigoulot seconded – all concurred.

**Approval of Meeting Minutes:** John Wadsworth moved to approve the Planning Commission minutes of February 3, 2016 and March 2, 2016. Rob Wadsworth seconded – all concurred.

**Other Business:** Jeff Cavagnino gave a brief overview of the Resort's upcoming plans for the end of the season and for the lift replacement this summer. The Board also briefly discussed State requirements for rental properties – long term and short term.

**Adjourn:** The Chair asked for a motion to adjourn. John Wadsworth so moved. Rob Wadsworth seconded the motion – all concurred. The meeting adjourned at 8:10 p.m.

Minutes by:

*David Kent Young*

David Kent Young