

**Town of Stratton  
Planning Commission Meeting Minutes  
Stratton Town Office  
Wednesday, July 8, 2015**

**Attendance:** Planners: Kent Young - Chair, Ray Hawksley, John Wadsworth, Rodney Cooney, Chris Mann and George Rigoulot; Zoning Administrator – Allan Hicks; Stratton Corp Rep. – Jeffery Cavagnino; Drew Pierce and Maxanne Carroll of Mountain View Modular representing the Gibbons family; and Bill and Josh Wylie representing the Sires Trust.

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

**Gibbons Public Hearing:** At 7:01, the Public Hearing was called to order for the Site Plan Review for the Gibbons family for construction of a single family home at 77 Tamarack Rd., (Lot 12 of Tamarack Heights / PID 0700022) in Stratton. The Chair read the Notice. Drew Pierce and Maxanne Carroll of Mountain View Modular presented the project. Sprinkler Systems, Height, snow removal, Truss construction and the method and path of bringing in modular sections for this home were discussed. Jeff Cavagnino informed the Commission that the Stratton Resort Design Review Committee will review the project next Monday. The Chair stated that this was a routine project similar to the other projects at Tamarack Heights and recommended that the project be approved contingent on the standard conditions established in those previously approved permits: a serviceability letter from the Stratton Mountain Volunteer Fire Co., adherence to the Tamarack Heights subdivision permit conditions, approval from Stratton Resort’s Design Review Committee, verification of building height and a standard RBES form to be completed – all obtained and provided to the Zoning Administrator for inclusion in the Zoning file prior to issuance of the Certificate of Completion. With no other questions, the Chair asked for a motion to close the Public Hearing. John Wadsworth so moved. Rodney Cooney seconded. All concurred and the Hearing was closed at 7:12pm. The Chair asked for a motion to approve the Site Plan Review with the above-mentioned conditions. John Wadsworth so moved. Rodney Cooney seconded – all concurred. The Chair will issue the report, approve the permit and forward it to the Zoning Administrator for final approval. At this time, Drew Pierce and Maxanne Carroll left the meeting.

**Sires Trust Public Hearing:** At 7:15, the Public Hearing was called to order for the Site Plan Review for the Sires Trust for construction of a single family home at 26 Tamarack Rd., (Lot 1 of Tamarack Heights / PID 0700011) in Stratton. The Chair read the Notice. Josh Wylie and Bill Wylie of Wylie Construction presented the project. Sprinkler Systems, Height, and snow removal for this home were discussed. Jeff Cavagnino informed the Commission that the Stratton Resort Design Review Committee has not yet reviewed the project. Ray Hawksley recommended that the sixth bedroom which may be added in the basement should be included into this project for approval. Wylie Construction agreed and requested that this be included in the consideration. The Chair stated that this was a routine project similar to the other projects at Tamarack Heights and recommended that the project be approved contingent on the standard conditions established in those previously approved permits: a serviceability letter from the Stratton Mountain Volunteer Fire Co., adherence to the Tamarack Heights subdivision permit conditions, approval from Stratton Resort’s Design Review Committee, verification of building height and a standard RBES form to be completed – all obtained and provided to the Zoning Administrator for inclusion in the Zoning file prior to issuance of the Certificate of Completion. This is to also include approval of the sixth bedroom in the basement. With no other questions, the Chair asked for a motion to close the Public Hearing. John Wadsworth so moved. Rodney Cooney seconded. All concurred and the Hearing was closed at 7:30pm. The Chair asked for a motion to approve the Site Plan Review with the above-mentioned conditions. John Wadsworth so moved. Rodney Cooney seconded – all concurred. The Chair will issue the report, approve the permit and forward it to the Zoning Administrator for final approval. At this time, Bill and Josh Wylie left the meeting.

**Zoning Revision:** The Chair relayed that John Bennett of WRC was not able to attend this meeting to review the Zoning Bylaw revision. He had forwarded an updated revision for review. The Commission, however, agreed to postpone further discussion on the Zoning Revision to the next meeting.

**Stratton Corp projects:** Jeff Cavagnino reported on the progress of the Base Lodge renovation. He also said that Liftline Lodge renovations may be the next major project to be undertaken by Stratton Corp.. Kent Young said that he had again received complaints about the esthetic condition of the Maintenance Bldg. corner up to the Propane tanks and asked that he relay that to upper management. Jeff Cavagnino agreed.

**Approval of Meeting Minutes:** John Wadsworth moved to approve the meeting minutes of June 3, 2015. Ray Hawksley seconded. All concurred and the minutes were approved.

**Adjourn:** John Wadsworth motioned to adjourn. Rodney Cooney seconded the motion – all concurred. The meeting adjourned at 7:49 p.m.

Minutes by:

*David Kent Young*

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