

**Town of Stratton
Planning Commission
Special Meeting Minutes
Stratton Town Office
Monday, May 11, 2015**

Attendance: Planners: Kent Young - Chair, Ray Hawksley, John Wadsworth, Rodney Cooney, Rob Wadsworth, Chris Mann and George Rigoulot. Selectmen Al Dupell, Larry Bills, Chris Liller, Greg Marcucci, Kevin Robinson; Fire Dept. members – Fire Chief, Matt Underwood, John Waite and Rick Swenson; VT Division of Fire Safety – Assistant Fire Marshal, Bruce Martin.

At 7:30 p.m. this special meeting was called to order by Kent Young, jointly with the Board of Selectmen and Stratton Mountain Volunteer Fire Co..

Zoning Revision: Kent Young stated that since the Selectmen have a final say on the Zoning Regulations, he hopes to get a consensus on the Fire Protection section being developed for the upcoming Zoning Bylaw Revision, before holding the first Public Hearing required for approval.

Trusses – the Fire Dept. asked that the truss signage remain standard (12” signs) and are placed where Knox Boxes would normally be located on a building. The Selectmen concurred with that request.

A general discussion of Sprinkler system requirements ensued. Bruce Martin, Assistant State Fire Marshal, explained current State regulations in place and relayed that the Vermont Division of Fire Safety has jurisdiction over any home being rented (long-term or short-term). Sprinklers are required in any building without direct ingress / egress. Various statistics concerning fire protection were raised by John Wadsworth and discussed, as well as problems with cost, malfunctions and water supplies. John Waite asked about requirements for single family homes greater than 5000 sq. ft. in size. Kent Young stated that previously this had been mandated for homes in Tamarack Heights, as per determination by the Fire Dept. at a public hearing; however, this is not allowed for single family homes – they cannot be subject to Public Hearings (although Tamarack Heights remains so as required by the subdivision permit). If such a mandate was stated specifically in the Bylaw, then it would apply (i.e. single family homes greater than 5000 sq. ft. shall have sprinkler systems). This, however, has not been included in the revision. No further discussion. Kent Young asked for a straw poll of the Selectmen regarding whether they would approve the Zoning Bylaw if Sprinklers were not required in any way. Consensus of the Selectmen was that they would not approve it. He then asked if they would likely approve the new Bylaws if Sprinklers were required in the SkiPUD and for structures with three or more units (triplexes) throughout the Town. The Selectmen implied that they probably would do so, but they will first need to see the document.

Ladder Access: A third issue is the consideration of a requirement for ladder access to roofs. Based on the standard longest ladder the Fire Dept. brings to a call (40 ft.), this provides access to a roof drip edge 30 ft from the ground, 15 ft away from the drip line. Additionally, the regulation would allow for 5 ft of working area behind this; therefore, the requirement would be that the area 20 ft out from the drip line could be no more than 30 ft below the drip edge of the roof (not to include the gabled ends). Rob Wadsworth asked that this be required on only one side. The Fire Dept. felt it was necessary for any drip edge on a structure.

Matthew Underwood asked that whenever Sprinkler Systems are required that they also require yearly inspections in accordance with State Regulations.

Adjourn: Ray Hawksley motioned to adjourn. John Wadsworth seconded the motion – all Planning Commissioners concurred. The Planning Commission meeting adjourned at 8:40 p.m. (The Selectmen’s Meeting continued).

Minutes by:

David Kent Young
David Kent Young