

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, July 9, 2014**

Attendance: Planners: Paul Schwippert, Kent Young, Rob Wadsworth, John Wadsworth, Rodney Cooney, Ray Hawksey and Chris Mann, Alan Hicks; Zoning Administrator, Jenna Pugliese, PC Clerk and Stratton Mountain representative and John Bennett of WRC.

At 7:00 p.m. the meeting was called to order by Paul Schwippert, Chair.

Agenda Modification: Kent Young moved to amend the agenda to include appointment recommendation for the Assistant to the Zoning Administrator as well as the Zoning Administrator. Ray Hawksley seconded – all concurred.

Correspondences: Planning Commission Correspondences were distributed.

Approval of Minutes: John Wadsworth made a motion to approve the June 4, 2014 monthly meeting minutes as presented. The motion was seconded by Kent Young. Mr. Wadsworth pointed out that Rodney Cooney was not included in the attendance list. All were in favor of approving the minutes with amendment to the attendance list and the motion carried.

Open Meeting Law Discussion Kent Young distributed a copy of an FAQ on the recent changes to the Open Meeting Laws. He noted that fines can be administered after July 1, 2015.

Zoning Administrator and Assistant Zoning Administrator Appointment: Kent Young made a motion to reappoint Alan Hicks as Zoning Administrator. Ray Hawksley seconded the motion. All were in favor and the motion carried. The nomination will be forwarded to the Select Board for approval.

Kent Young made a motion to reappoint Ray Hawksley as Assistant Zoning Administrator. John Wadsworth seconded the motion. All were in favor and the motion carried. The nomination will be forwarded to the Select Board for approval.

Town Plan and Zoning Bylaw Discussion: John Bennett was present for a discussion on additional changes to the Town Plan and Zoning Bylaws. John Wadsworth asked for clarity on the process of approving the updated plan. John Bennett walked through the approval process for the board and noted that the town is currently without an active Town Plan.

Act 250 standing will be reinstated after the Public Notice from the Selectboard hearing.

John Bennett provided new copies of updated Town Plans to all members and walked through the changes as proposed. Mr. Bennett noted that significant formatting changes needed to be made and Kent Young offered to work on formatting changes.

Stratton Mountain Resort applications for Third Propane Tank Connection and Snowbowl Lift Upgrade: Jenna Pugliese of Stratton Mountain Resort presented plans for the corporation to connect the third propane tank, already in place, at the propane farm to help with supply issues experienced last winter. Kent Young recommended that a permit was not required as no construction was taking place. Allan Hicks agreed.

Ms. Pugliese discussed the proposed upgrade of the Snowbowl Lift. The resort is proposing to upgrade both terminals and move the lift line slightly to accommodate a high speed lift as well as adjust for current difficult weather conditions. She will be submitting a permit application shortly for this project.

Other Business: Kent Young discussed upcoming changes to Waste Hauling legislation. He noted that the changes would further encourage a discussion between Stratton resort and the town to figure out a transfer station option on site.

Ray Hawksley made a motion to adjourn. Kent Young seconded the motion. The meeting adjourned at 8:45 p.m.

Transcribed by Jenna Pugliese, Clerk