

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, November 20, 2019**

Attendance: Planners: Kent Young - Chair, Ray Hawksley, Rob Wadsworth, Chris Mann and George Rigoulot; and John Bennett of the Windham Regional Commission (WRC).

7:00 p.m.: The meeting was called to order by Kent Young.

Modifications to the Agenda: No modifications made.

ACT 250 Revision: The Planning Commission reviewed a letter prepared by the Chair in response to ongoing proposed revisions to Act 250 by the Vermont Legislature. The Chair had prepared letters to the District Rep., the Governor and Windham County Senators, duplicating letters to these individuals which were endorsed by the Stratton Select Board. Following review the Planning Commission signed each of the four letters. The Chair will mail them out. A copy of the general letter is posted on the website on the Selectman's page and recorded with the Selectmen's minutes of September 23, 2019.

Zoning Permit Application: The Commission reviewed minor changes to the Zoning Permit Application. These changes are an adjustment to the fees to reflect the increased recording fee implemented statewide and also an adjustment which allows room for the Town Clerk's recording stamp, as all permits must be recorded in the Land Records with the date and time of recording, and location [Book and Page] recorded thereon. Ray Hawksley moved to approve. Rob Wadsworth seconded – all concurred.

Town Plan: John Bennett of WRC led the Commission in a review of ongoing progress of the Revision. The main topics were the incorporation of language addressing 1) a Flood Resilience Plan and 2) Act 171 – Protection of Forest Blocks and Habitat Connections. The Commission unanimously agreed to include said language within the Town Plan as necessary for WRC approval of the plan. John Bennett also addressed other changes to the existing Town Plan, as a result of his review, as well as a work session previously conducted by him and the Chair. Mr. Bennett will update the proposed revision of the Plan and send along a final draft in the near future. The current Town Plan's WRC approval expired in October, 2019.

Assistant to the Zoning Administrator: There has been no interest by local individuals to fill this position; therefore, the Planning Commission has no recommendation to present to the Selectmen at this time. The job has been posted and will continue to be posted until it is filled.

Adjourn: The Chair asked for a motion to adjourn. Ray Hawksley so moved. Rob Wadsworth seconded the motion – all concurred and the meeting adjourned at 8:50p.m.

Minutes by:

David Kent Young

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