

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, November 4, 2015**

Attendance: Planners: Kent Young - Chair, John Wadsworth, Rob Wadsworth, Chris Mann and George Rigoulot.

7:00 p.m.: The meeting was called to order by Kent Young. Correspondences were distributed to Planning Commission members for review. No modifications were made to the Agenda.

Zoning Revision: The Chair stated that John Bennett of WRC met with him yesterday, November 3rd, to discuss revisions to the Zoning Map and wrap up changes to the Zoning document. Jeff Nugent of WRC is incorporating changes to the new Zoning Map to be included within the Zoning Regulations. An issue concerning the designation of areas as Conservation Districts and Public Districts was noted, in that they do not match the descriptions in the Zoning Regulations. Kent Young and John Bennett had worked out the revisions necessary so that the document and the map coincide with one another, maintaining what they believe was the original intent of those Districts' descriptions. Kent Young then explained the changes that will leave Residential Districts and Public Districts under 2500 ft. in elevation unchanged, but areas greater than 2500 ft. adjacent to the Dover town line, areas west of Range 5, north of the Stratton-Arlington Rd. and areas west of Range 9, south of the Stratton-Arlington Rd. will be designated as Conservation Districts (with exception of a strip of the Recreation District which encompasses ski slopes at the Resort). Most of the changed areas are owned by the Federal Government, as National Forest, while areas above 2500 ft. in elevation already fall within Act 250 jurisdiction, which allows almost no development above that elevation. Once these last changes are made, John Bennett will turn over the document to the Planning Commission. Once we have possession of the master document, Kent Young and John Wadsworth have agreed to update the Table of Contents and Kent Young will develop the required "Report." He noted that the Report is a vital part of the approval process, as there is precedent of at least one Zoning decision being overturned in Superior Court due to an inadequate report.

Approval of Meeting Minutes: John Wadsworth moved to approve the meeting minutes of October 7, 2015, with a correction to the fifth sentence in "Zoning Revision," by replacing "*the major the changes*" with "*the major changes*" in that sentence. Rob Wadsworth seconded. All concurred and the minutes were approved with the change.

Other Business: The Chair relayed Jeff Cavagnino's report that the contractor for the Base Lodge project at the Resort believes that the project will be complete by November 23, in time for opening of the resort on Thanksgiving weekend.

Adjourn: The Chair asked for a motion to adjourn. John Wadsworth so moved. Rob Wadsworth seconded the motion – all concurred. The meeting adjourned at 7:30 p.m.

Minutes by:

David Kent Young

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