

**Town of Stratton  
Planning Commission Meeting Minutes  
Stratton Town Office  
Wednesday, June 7, 2017**

**Attendance:** Planners: Kent Young - Chair, Ray Hawksley, John Wadsworth, Rodney Cooney, Rob Wadsworth, Chris Mann and George Rigoulot; and Windham Regional Commission representative – John Bennett.

7:00 p.m.: The meeting was called to order by Kent Young. No modifications were made to the Agenda.

**Weeks-Newell Zoning Application:** Kent Young read the Permit Report which summarized the application, the public hearing, the consideration and the approval with conditions of Lorraine Weeks-Newell's application to convert her garage to a retail shop at her residence of 685 Stratton-Arlington Rd.. John Wadsworth moved to accept the report and approve the project. George Rigoulot seconded – all concurred. The Chair and Secretary signed the Permit Report and the Chair signed the approval of the Zoning Application (1100064-5). The Chair will forward the application to the Zoning Administrator for final approval.

**Ross Powers Subdivision:** The Chair stated that Ross Powers's attorney had contacted him with the intention that he or a representative of Ross Powers would attend the meeting to discuss the potential sale of a group of lots of his subdivision selling to an abutter – no representative is in attendance. The Chair stated that it is his understanding that the buyer's intention is to separate out those six lots from the greater subdivision. They will, therefore, need to rewrite the current covenants and agreements to reflect it as a separate subdivision. Currently, no infrastructure has been created within the greater subdivision, limiting the ability to sell out individual lots; however, it is the Chair's opinion that the lots intended to be transferred will remain in conformance with the Zoning Ordinance, since the lots being separated out (as a whole and in common ownership) will have adequate acreage and road-frontage. The Chair also believes that the buyer eventually intends to reconfigure the lots to provide himself with a larger buffer, therefore, creating fewer lots left to develop. This possibility is not something the Commission should take into consideration at this point – the only question being: What is the opinion of the Commission concerning the transfer as described above? This is also an Act 250 project, so the State will have to approve of it as well. Since no representative attended the meeting, the Planning Commission tabled the discussion.

**Subdivision Revision:** John Bennett led a review of the ongoing progress in revising the Subdivision Regulations. Several changes were made to conform to statutory requirements, as well as the Town's routines. Following the review, the Chair stated that he believes the document is nearly complete and he would like to schedule a Public Hearing for the August Meeting to begin the adoption process. Following the discussion, John Bennett left the meeting.

**Approval of Meeting Minutes:** John Wadsworth moved to approve the minutes of the May 3, 2017 meeting. George Rigoulot seconded – all concurred and the minutes were approved.

**Other Business:** Rodney Cooney presented his letter of resignation from the Planning Commission. He recently registered as a resident of Florida and, therefore, is ineligible to remain as a commissioner. The Chair said that he will forward the resignation to the Selectmen. Once they accept it, the vacancy will be posted. As Chair, I wish to thank Rodney for serving on the Planning Commission these past ten years. It has been a pleasure working with him.

**Adjourn:** The Chair asked for a motion to adjourn. John Wadsworth so moved. George Rigoulot seconded the motion – all concurred and the meeting adjourned at 8:35p.m.

Minutes by:

*David Kent Young*

David Kent Young