Town of Stratton
Zoning Board of Adjustment Meeting Minutes
Stratton Town Office
Wednesday October 7, 2026

The Town of Stratton Zoning Board of Adjustment conducted a hearing on Wednesday October 7, 2026, at the Stratton Town Office, 9 West Jamaica Rd. Stratton, VT., regarding an application submitted by Wadsworth Co. on behalf of Nazim & Gabrielle Zilkha, for a proposed second story addition above the existing garage, for a waiver of the setback at the applicant's residence at 91 West Ridge Rd. (Parcel ID 0301007)

Attendance: ZBA: Boomer Walker, Chair, Paul Bernard, Greg Marcucci, DR Holton, and Steve Fletcher; Rob Wadsworth, Randy Begin of Wadsworth Co., representing the Zilkhas; Ray Hawksley, Zoning Administrator, Amy & Arthur (Turk) DeGraff, Winhall abutting property owners & Beth Liller, ZBA Clerk.

The meeting was called to order at 7:00 pm.

The Board reviewed "Proposed Addition To Existing Residence" dated October 7, 2026, submitted (Exhibit A) by Randy Begin. Testimony was then heard from DeGraffs, owners of the abutting property at 77 West Ridge Rd on the northwest side. Their concern includes the setback, as well as blocking their southerly view of Stratton Mountain (slopeside).

Amy DeGraff stated that they had not been properly notified of the addition built in 2019 at 91 West Ridge Rd. (Parcel ID 0301007). Known in testimony as the "Game Room," the addition was built in violation of the Town of Stratton's setback requirements. Testimony referenced the ZBA's 2019 approval of permit application #0301007-2R, issued to the Zilkhas for that addition. (See Stratton Zoning for further reference). Amy DeGraff did confirm she was properly notified of the current hearing. The DeGraff's expressed concern that the proposed addition would further encroach on their property and obstruct their remaining view.

Ray Hawksley, Zoning Administrator, testified that the project is encroaching on the property line setbacks and that the DeGraff's view is framed by the Zilkha's existing garage roofline view, anything built higher will block it.

Randy Begin, of Wadsworth Co., submitted sets of drawings of the project at the time of the hearing with testimony that the project is not increasing the footprint of the property. The proposed addition will not be built any higher than the existing house roofline. (Drawings marked Exhibit A.) The height measurement of the addition will be within the zoning guidelines.

After some discussion, Greg Marcucci stated a site visit to the property was warranted. The board members concurred. A site visit was scheduled for October 20, 2026, at 5:00 p.m. at 91 West Ridge Rd.

Greg Marcucci moved to adjourn to the date and time certain. DR Holton seconded. All concurred. The meeting adjourned at 7:30 pm.

The site visit took place at 5:00pm at 91 West Ridge. Present were ZBA Board Members: Boomer Walker, Chair, Greg Marcucci, DR Holton, Steve Fletcher, & Paul Bernard, Rob Wadsworth, Randy Begin of Wadsworth Co.; Amy & Turk DeGraff and Beth Liller, ZBA Clerk.

The hearing reconvened at 5:45 pm at the Stratton Town Office after completion of site visit with all board members present. Boomer Walker asked for a motion to enter deliberative session, Greg Marcucci so moved, Paul Bernard seconded, all concurred. At 6:30 pm the board came out of deliberative session with a motion to adjourn to date and time pending scheduling with attorney Bob Fisher to continue deliberation. Greg Marcucci so moved, DR Holton, seconded and all concurred.

On October 22, 2026, the Board reconvened at 6:30 pm at the Stratton Town Office with the following members present: Boomer Walker, Greg Marcucci, DR Holton, Steve Fletcher, and Paul Bernard. Beth Liller ZBA clerk; Robert Fisher Town Attorney.

Boomer Walker requested a motion to enter executive session and invite Attorney Fisher at 6:30 p.m., Greg Marcucci so moved and DR Holton seconded and the board entered executive session.

The Board exited executive session at 7:15pm and Boomer Walker asked for a motion to adjourn to October 26, 2026, at 6:45pm pending further instruction from Attorney Fisher. Paul Bernard so moved, and DR Holton seconded, all concurred.

On October 26 ,2026 at 6:47pm the Board reconvened with the following members present: Boomer Walker, DR Holton, Greg Marcucci and Paul Bernard. Beth Liller ZBA clerk.

The Board reviewed the legal memorandum from town counsel, Attorney Robert Fisher. (Exhibit B). The Board approves the application to construct a second story to the garage structure. The new construction does not increase any degree of pre-existing non-conformity since the variance to the side yard set-back in 2002. The building height is within the town's height limitation. The Applicant shall not exceed the footprint or 'drip edge' of the eaves when constructing the addition.

Boomer Walker asked for a motion to approve the zoning application # 0301027.2026, Greg Marcucci so moved, DR Holton seconded and all concurred.

With no further business. A motion to adjourn was moved by Greg Marcucci, seconded by Paul Bernard and the board adjourned at 6:51 p.m.

Minutes by: Beth Liller, ZBA Clerk